

# 2.06 AC DEVELOPMENT SITE

8075-8139 OH-108, WAUSEON, OHIO 43567

CBRE

FOR SALE



**SITE**

±234'

±374'

±376'

±245'

108

7,474 VPD

INTERSTATE  
**90**  
TURNPIKE  
EXIT  
25,815 VPD

tru  
by Hilton

Days Inn

Holiday Inn  
Express

RODEWAY  
INN

SUNOCO

## EXCLUSIVE CONTACTS:

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# THE OPPORTUNITY

- 2.06 AC Development Site Available For Sale
- Sale Price: \$300,000
- Located off the exit from the Ohio Turnpike with traffic counts of 24,832 VPD and 7,474 VPD on SR 108 (Source: ODOT).
- Unzoned, Development Permit Required
- Population of 177,706 and average household income of \$104,262 in a 30-min drive radius.



## Quick Stats - 20 Minute Drive Radius



DAYTIME  
POPULATION  
**45,634**



POPULATION  
**46,842**



HOUSEHOLDS  
**18,829**



POPULATION  
25 & OVER  
**32,627**



AVG. HOUSEHOLD  
INCOME  
**\$92,213**

# AERIAL VIEW



108

# DEMOGRAPHICS

	10 Minutes	20 Minutes	30 Minutes
2024 Population - Current Year Estimate	12,998	46,842	177,706
2024 Daytime Population	12,462	45,634	174,683
2024 Households - Current Year Estimate	5,281	18,829	74,100
2024 Average Household Income	\$91,540	\$92,213	\$104,262
2029 Average Household Income Projection	\$100,366	\$102,015	\$115,680
2024 Median Household Income	\$72,348	\$70,908	\$76,173
2024 Population Over 25	8,934	32,627	127,142

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