

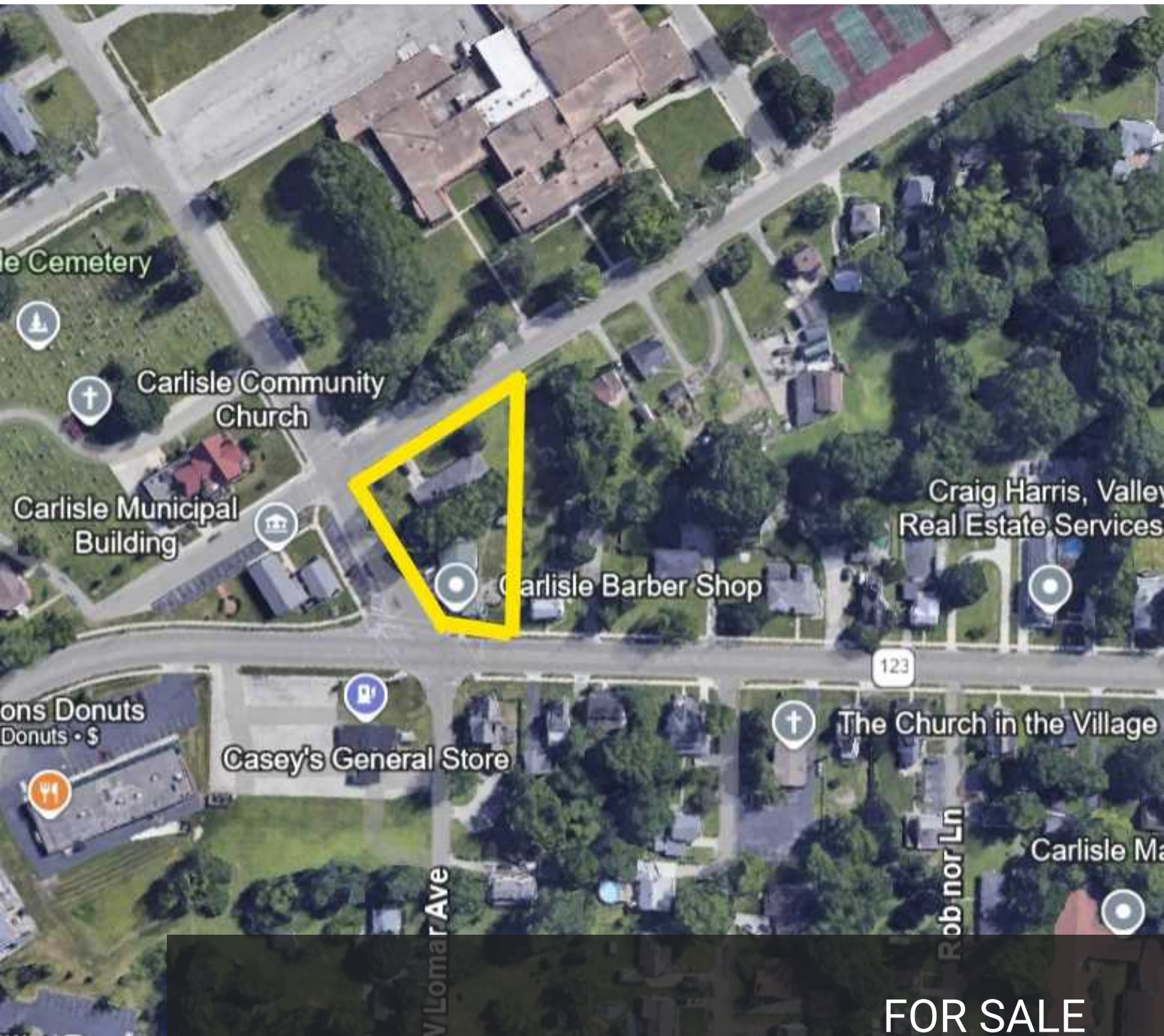
LAND FOR SALE

CARLISLE REDEVELOPMENT

750 CENTRAL AVE & 741 FAIRVIEW DR, CARLISLE, OH 45005



COMMUNITY
PARTNERS



KELLER WILLIAMS COMMUNITY

2835 Miami Village Dr. Suite 200
Dayton, OH 45342



kw ADVISORS
KELLERWILLIAMS REALTY

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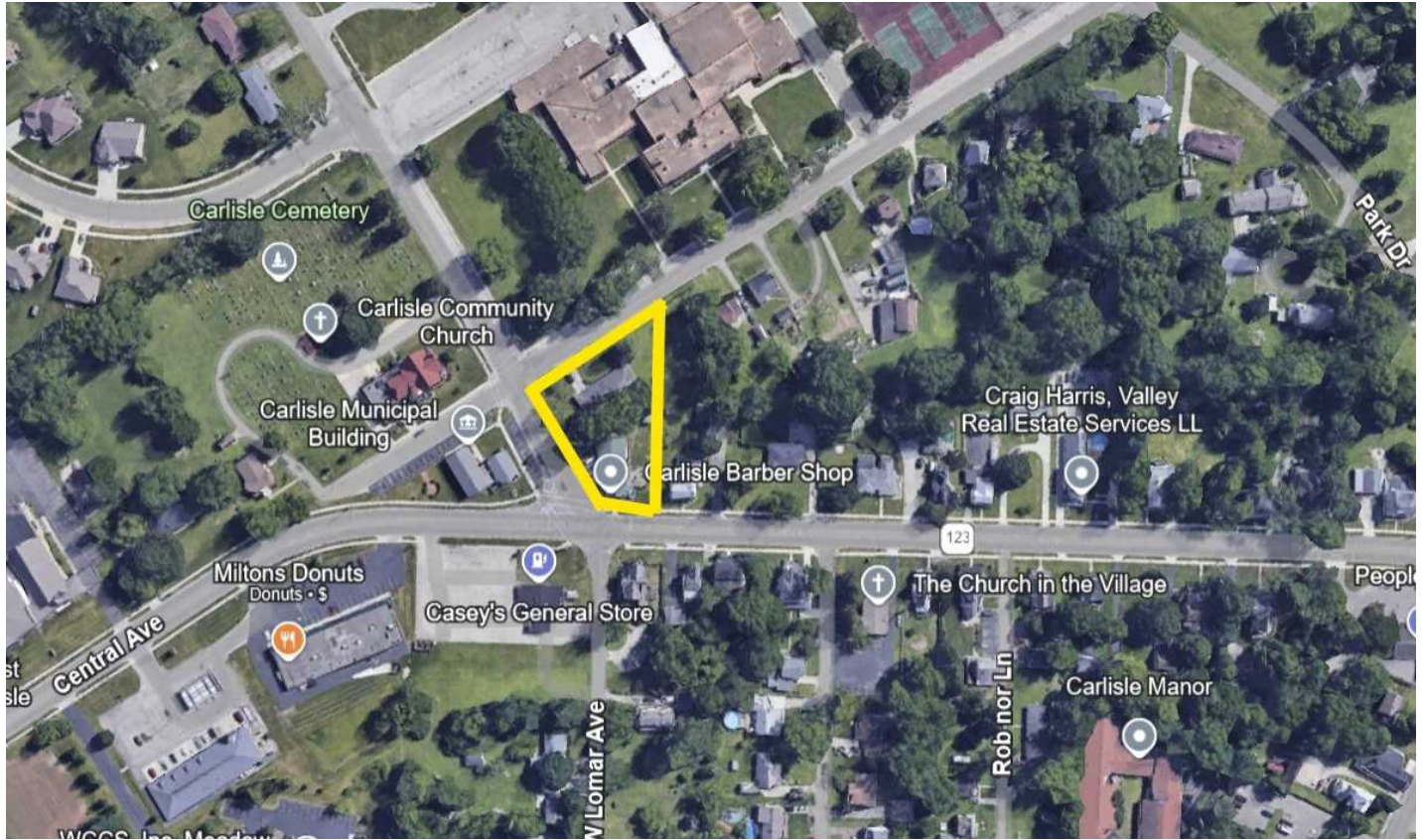
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PROPERTY DESCRIPTION

750 CENTRAL AVE & 741 FAIRVIEW DR



Property Description

Prime Redevelopment Opportunity - 741 Fairview Dr & 750 Central Ave, Carlisle, OH

Presenting a unique investment opportunity in the heart of Carlisle, Ohio. These two adjoining properties, located at 741 Fairview Drive and 750 Central Ave, offer a combined .75-acre parcel ideal for redevelopment. With 80 feet of frontage on busy Central Ave, 182 feet on Jamaica Rd, and 215 feet on Fairview Dr, the location provides excellent visibility and accessibility.

Strategically situated across the street from the newly opened Casey's General Store and the brand-new school building complex, this location benefits from high traffic exposure, with 14,594 cars passing daily on Central Ave. The surrounding area is vibrant and ideal for a variety of commercial redevelopment opportunities.

Don't miss out on this prime location in a growing area!

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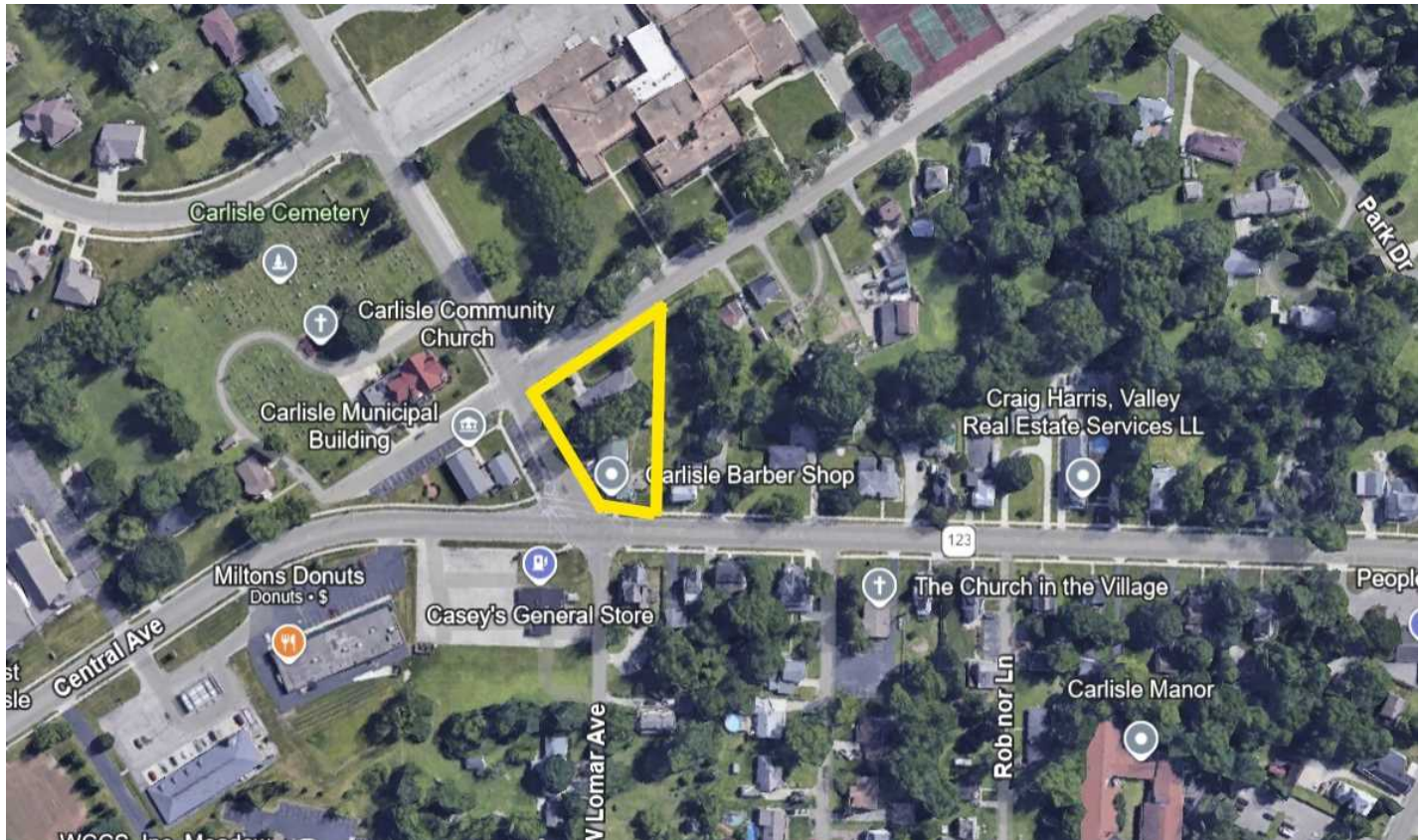
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PROPERTY SUMMARY

750 CENTRAL AVE & 741 FAIRVIEW DR



Property Summary

Lot Size:	0.75 Acres
Price:	\$1,025,000
Zoning:	Retail or Mixed Use

Property Overview

Nearly 15,000 cars daily
Minutes from brand new Scholl facilities
Across the street from Casey's General Store

Location Overview

Nestled in the southwestern part of the state, Carlisle is a charming and tight-knit community known for its small-town appeal and growing potential. Located between Dayton and Cincinnati, Carlisle offers the best of both worlds: the peaceful atmosphere of a small town with easy access to larger city amenities.

The town is home to a newly built school complex, showcasing the community's commitment to education and future growth. Local businesses, such as the recently opened Casey's General Store, add to the convenience and vibrancy of the area. Residents enjoy a mix of historical homes, new developments, and family-friendly parks.

Carlisle's central location along key highways provides excellent connectivity, making it a desirable spot for families and businesses alike. The community is proud of its strong sense of unity, offering annual events and activities that bring people together, all while maintaining a quiet, welcoming environment.

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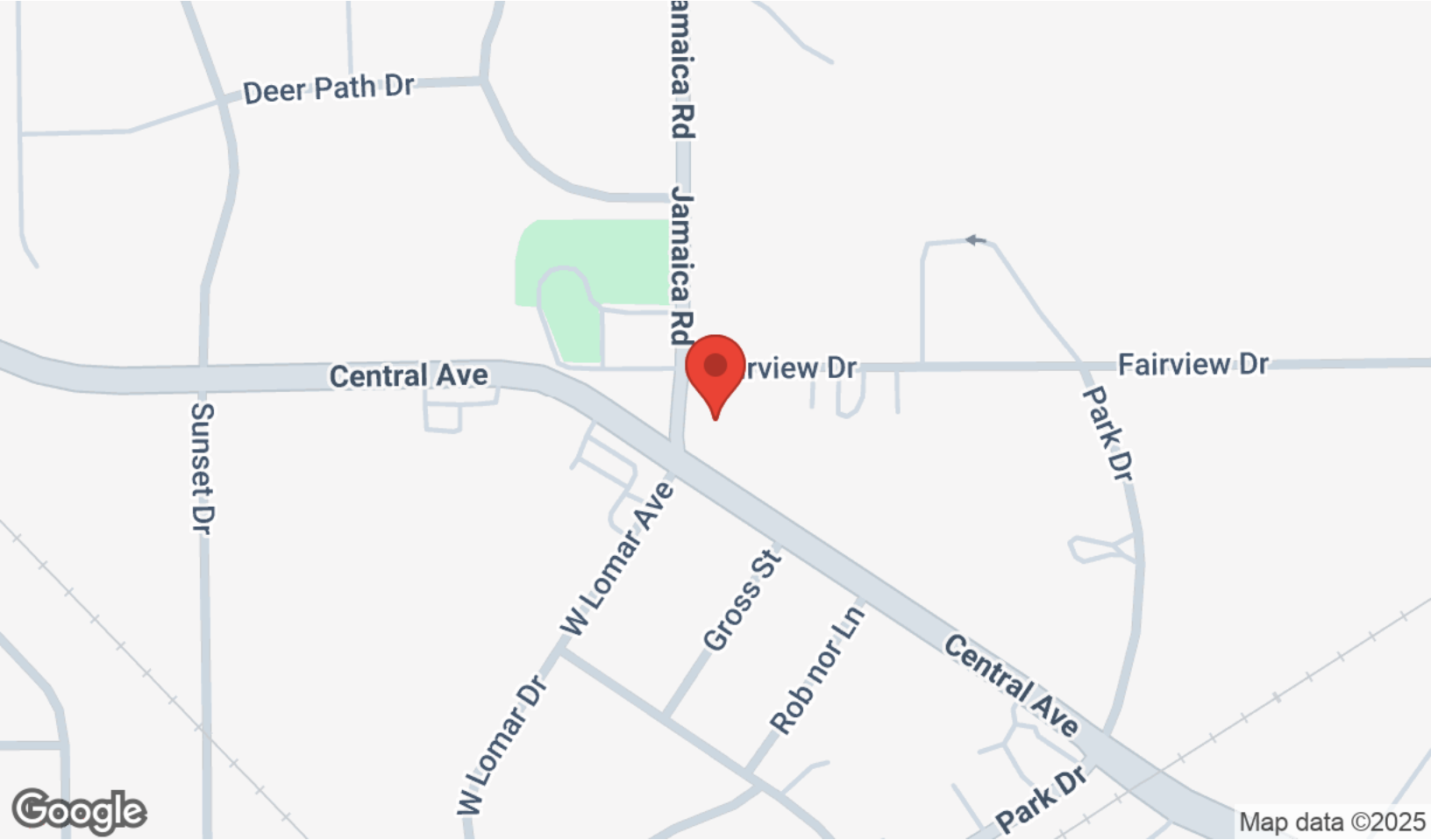
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LOCATION MAPS

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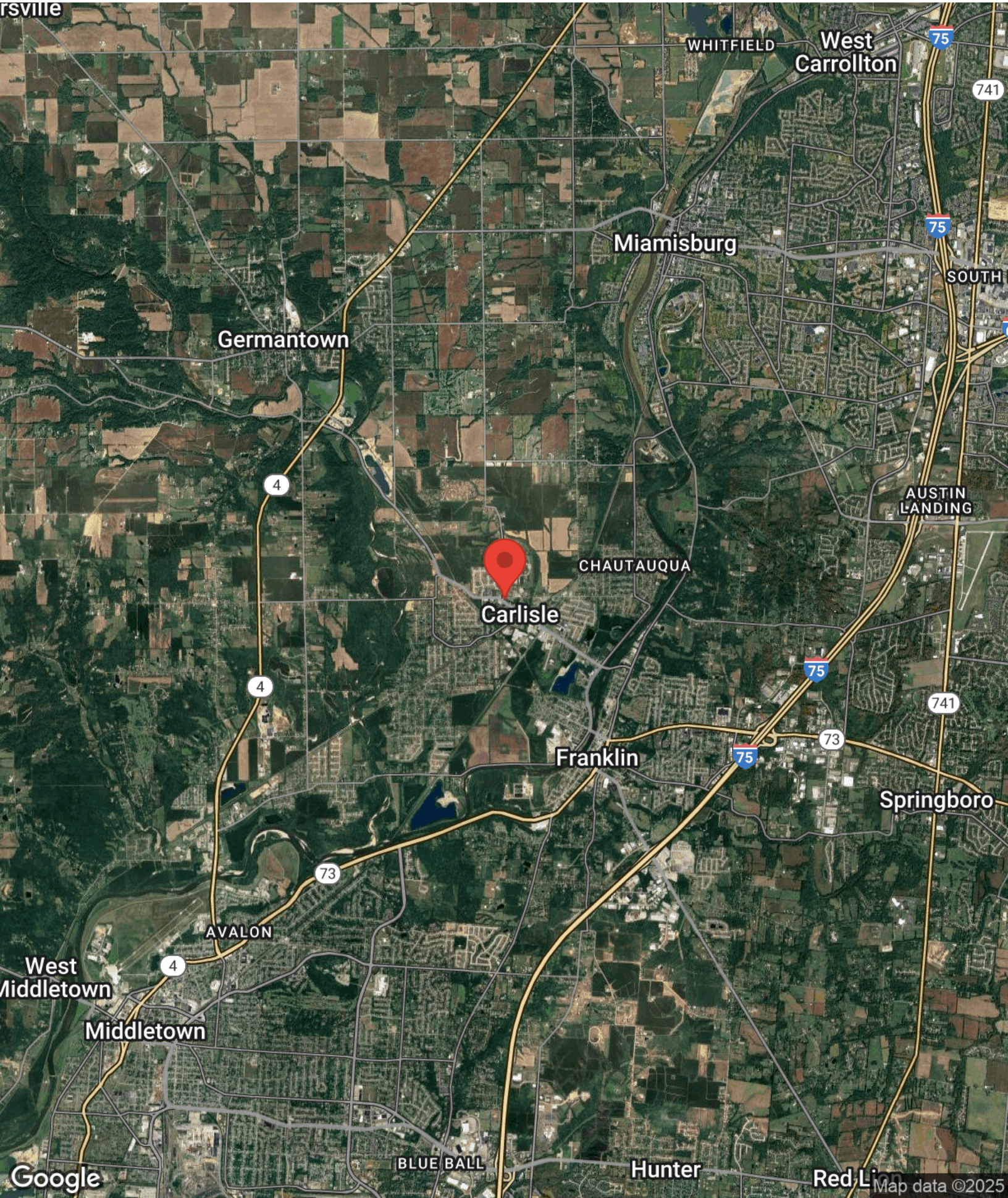
REGIONAL MAP

750 CENTRAL AVE & 741 FAIRVIEW DR



COMMUNITY PARTNERS

rsville



AERIAL MAP

750 CENTRAL AVE & 741 FAIRVIEW DR



COMMUNITY
PARTNERS

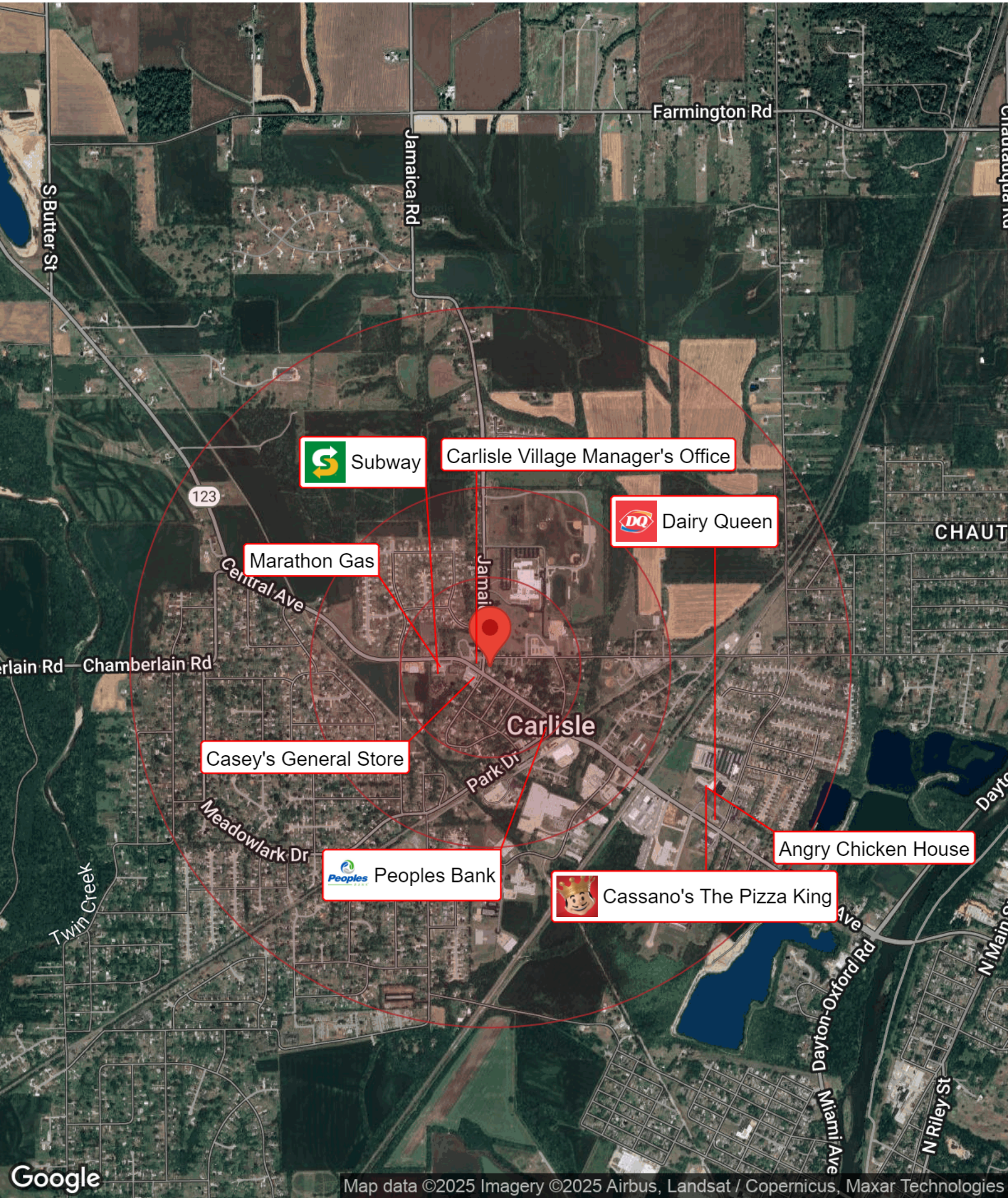


BUSINESS MAP

750 CENTRAL AVE & 741 FAIRVIEW DR




COMMUNITY
PARTNERS




 Subway

Carlisle Village Manager's Office


 Dairy Queen

Marathon Gas

Casey's General Store

 Peoples Bank

Angry Chicken House

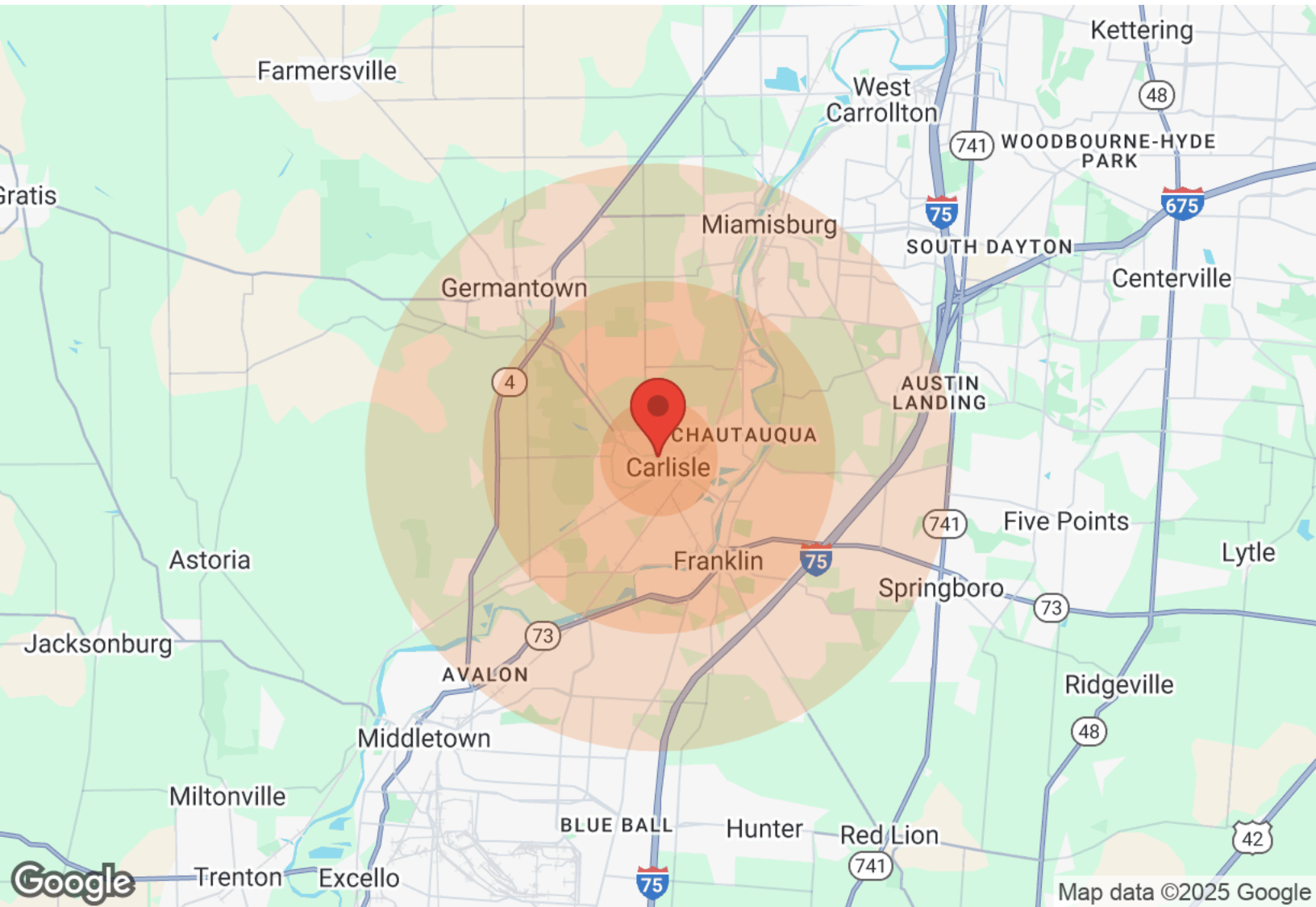
 Cassano's The Pizza King

DEMOGRAPHICS

750 CENTRAL AVE & 741 FAIRVIEW DR



COMMUNITY
PARTNERS



Population	1 Mile	3 Miles	5 Miles
Male	2,823	10,917	34,016
Female	2,775	11,147	35,471
Total Population	5,598	22,064	69,487

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	1,051	4,256	13,173
Ages 15-24	761	2,950	9,339
Ages 25-54	2,179	8,594	26,089
Ages 55-64	709	2,700	8,734
Ages 65+	898	3,564	12,152

Race	1 Mile	3 Miles	5 Miles
White	5,583	21,838	67,700
Black	N/A	30	943
Am In/AK Nat	N/A	2	18
Hawaiian	N/A	N/A	N/A
Hispanic	19	158	535
Multi-Racial	30	324	1,328

Income	1 Mile	3 Miles	5 Miles
Median	\$54,945	\$49,980	\$49,396
< \$15,000	84	1,049	2,891
\$15,000-\$24,999	176	910	2,890
\$25,000-\$34,999	221	1,041	3,206
\$35,000-\$49,999	454	1,510	4,296
\$50,000-\$74,999	542	2,055	6,009
\$75,000-\$99,999	321	1,073	4,028
\$100,000-\$149,999	230	798	3,050
\$150,000-\$199,999	26	126	710
> \$200,000	10	47	294

Housing	1 Mile	3 Miles	5 Miles
Total Units	2,388	9,984	30,260
Occupied	2,192	9,139	27,837
Owner Occupied	1,777	6,262	20,249
Renter Occupied	415	2,877	7,588
Vacant	196	845	2,423

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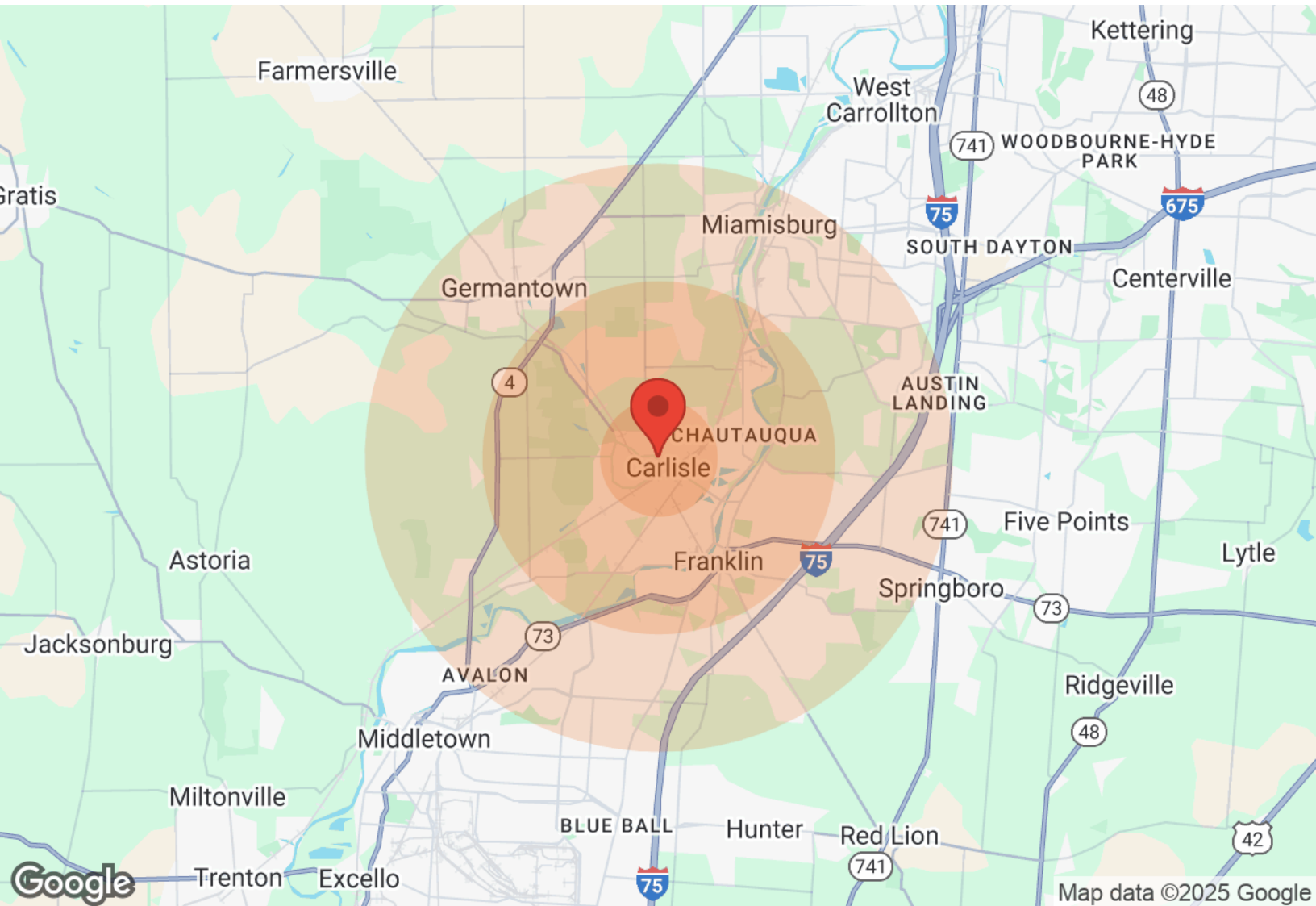
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DETAILED DEMOGRAPHICS

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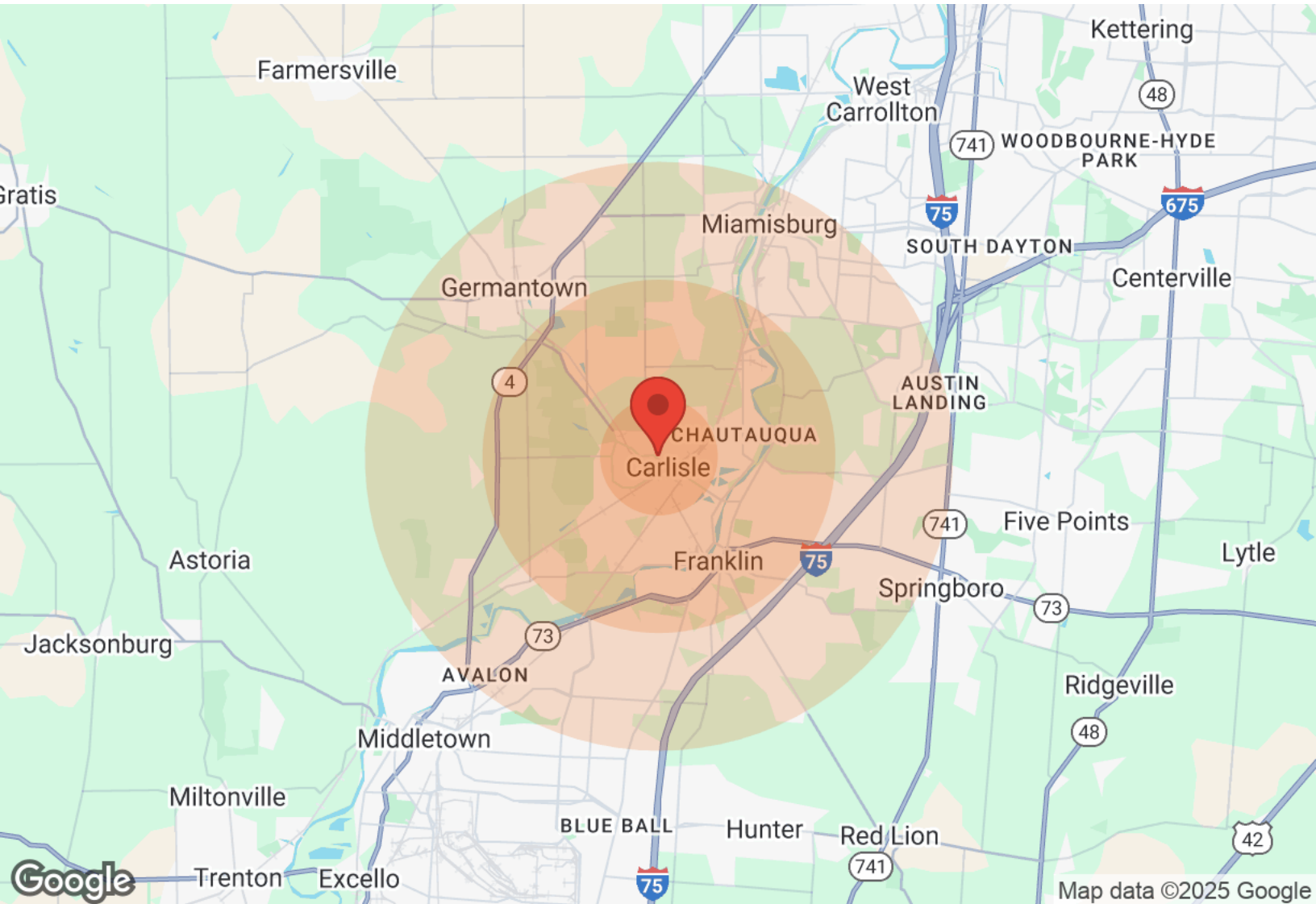
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DETAILED DEMOGRAPHICS

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COMMUNITY
PARTNERS



Age	1 Mile	3 Miles	5 Miles	Income	1 Mile	3 Miles	5 Miles
Ages 0-4	295	1,228	3,696	Median	\$54,945	\$49,980	\$49,396
Ages 5-9	380	1,541	4,762	< \$10,000	40	549	1,533
Ages 10-14	376	1,487	4,715	\$10,000-\$14,999	44	500	1,358
Ages 15-19	385	1,493	4,749	\$15,000-\$19,999	70	389	1,334
Ages 20-24	376	1,457	4,590	\$20,000-\$24,999	106	521	1,556
Ages 25-29	364	1,409	4,319	\$25,000-\$29,999	136	633	1,507
Ages 30-34	340	1,380	4,109	\$30,000-\$34,999	85	408	1,699
Ages 35-39	337	1,411	4,114	\$35,000-\$39,999	192	608	1,484
Ages 40-44	360	1,437	4,309	\$40,000-\$44,999	96	412	1,393
Ages 45-49	387	1,467	4,549	\$45,000-\$49,999	166	490	1,419
Ages 50-54	391	1,490	4,689	\$50,000-\$60,000	256	893	2,865
Ages 55-59	370	1,421	4,568	\$60,000-\$74,000	286	1,162	3,144
Ages 60-64	339	1,279	4,166	\$75,000-\$99,999	321	1,073	4,028
Ages 65-69	291	1,069	3,581	\$100,000-\$124,999	176	570	1,888
Ages 70-74	230	871	2,951	\$125,000-\$149,999	54	228	1,162
Ages 74-79	163	641	2,225	\$150,000-\$199,999	26	126	710
Ages 80-84	107	438	1,520	> \$200,000	10	47	294
Ages 85+	107	545	1,875				

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Disclaimer

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