

1703 Harding Hwy, Lima, OH 45804

**\$1,200,000**

1703 Harding Hwy, Lima, OH 45804

Service Station For Sale in Ohio | On the Highway Corner



Brian Smith  
954.776.7900

Listing Added: Today  
Listing Updated: Today



**Details**

Asking Price	\$1,200,000	Property Type	Retail
Subtype	Auto Shop, Convenience Store, QSR/Fast Food	Lease Type	NNN
Tenancy	Vacant	Square Footage	2,071
Net Rentable (sq ft)	2,071	Price/Sq Ft	\$579.43
Year Built	1994	Buildings	1
Stories	1	Permitted Zoning	C
Lot Size (acres)	0.14	APN	37-32-12-005.000
Sale Condition	For sale by owner		

## Marketing Description

### Prime Service Station Property with Endless Potential in Lima, OH

This corner lot property offers a perfect blend of convenience and potential, situated in a desirable location in Lima, OH. Great Interstate location at I-75 & Harding Highway.

#### Key Features:

Location: Prime spot on Harding Hwy, ensuring easy access to amenities and transportation routes.

Size: Generous lot size offering ample outdoor space.

Structure: Well-maintained property with a sturdy structure, ready for customization to suit your needs.

Potential: Ideal for investment purposes, or commercial ventures (subject to zoning regulations).

#### Property Details:

Address: 1703 Harding Hwy, Lima, OH 45804-3414

Lot Size: 0.14 Acres

Year Built: 1994

#### Additional Information:

Easy access to major highways for convenient customer flow and traffic.

Great Interstate location at I-75 & Harding Highway.

Don't miss out on this fantastic opportunity to own a property with endless potential! Whether you're looking for an investment opportunity, or a strategic location for your business, 1703 Harding Hwy offers it all.

Schedule a viewing today and explore the possibilities that await you at this wonderful property in Lima, OH.

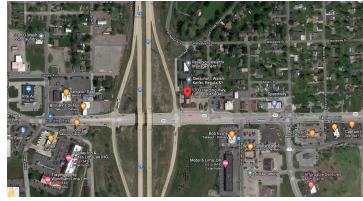
Price and terms are subject to change. Please contact us today for the latest details and to arrange a showing.

## Location (1 Location)

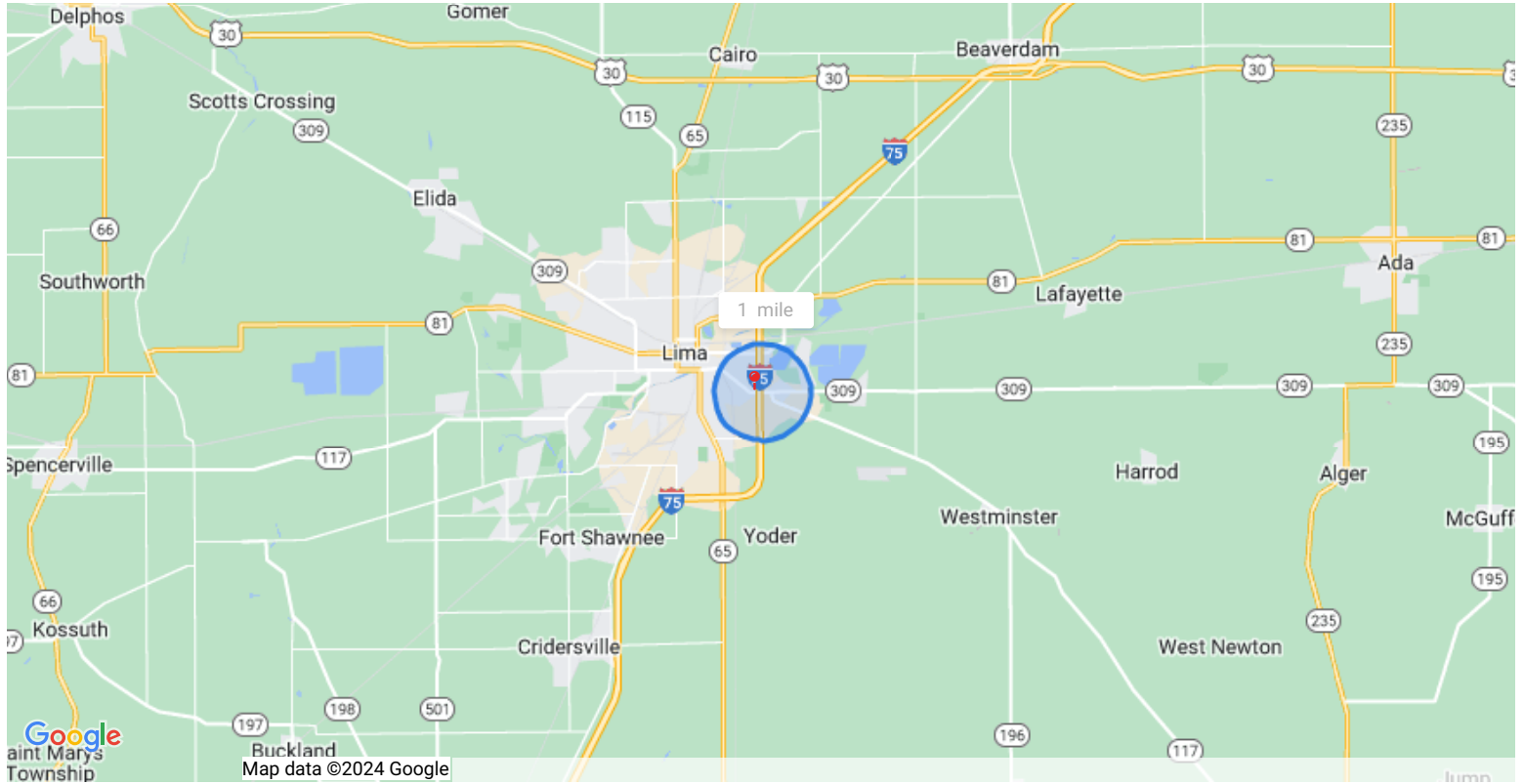


Property Photos (3 photos)

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Demographic Insights



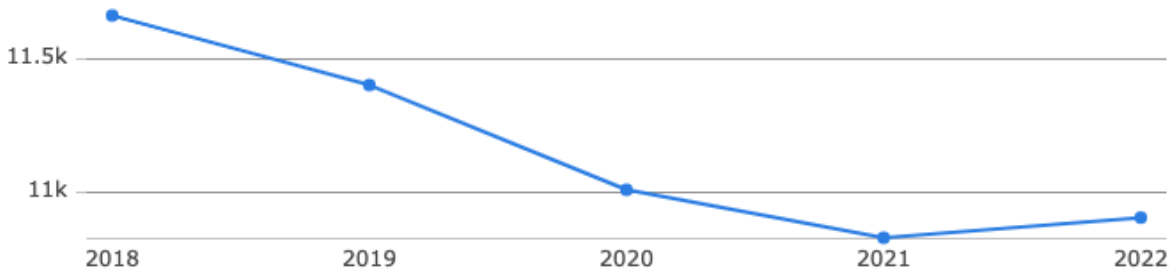
10.8k

0%

Compared to 10.8k in 2021

↓ -6%

Compared to 11.6k in 2018



**\$45.2k**

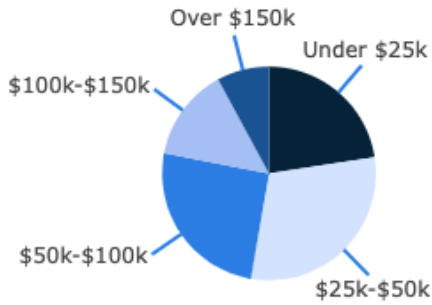
Median Income

**\$49.5k**

2028 Estimate

↑ **10%**

Growth Rate



**40**

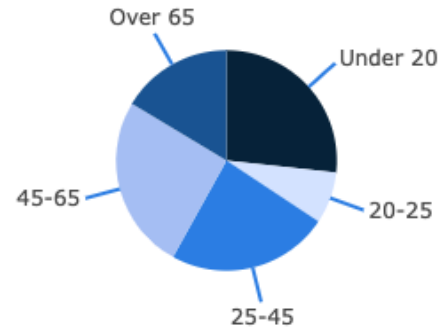
Median Age

**40**

2028 Estimate

↓ **-2%**

Growth Rate



**8,745**

### Top Employment Categories

Management, business, science, and arts occupations

Manufacturing

Educational services, and health care and social assistance

Retail trade

Arts, entertainment, and recreation, and accommodation and food services

Transportation and warehousing, and utilities

Construction

Finance and insurance, and real estate, and rental and leasing

Other services, except public administration

Professional, scientific, and management, and administrative, and waste management services

Public administration

Wholesale trade

Agriculture

Information

**6:1**

12:1 predicted by 2028

Occupied

Vacant

**1:2**

1:2 predicted by 2028

Renters

Homeowner