



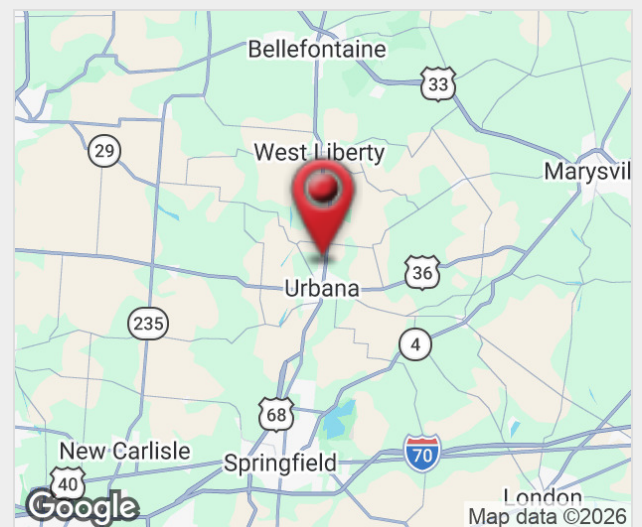
1246 North Main Street

1246 North Main Street, Urbana, Ohio 43078

Property Features

- Former Auto Dealership | 3 Buildings on 10.06 Acres
- ±20,334 SF Showroom & Vehicle Maintenance Facility
- 18 Drive-In Doors (12' x 14') — 8 Full Drive-Thru Bays
- Former Paint Booth/Wash Bay
- Parts Department with Mezzanine
- Floor Drains | Waste Oil Heat | Oil/Water Separator
- 3-Phase Power | LED Lighting
- Showroom with 3 Private Offices, Restrooms, Storage & Upstairs Conference Room
- Two Additional Maintenance Buildings: 3,200 SF & 1,500 SF
- Monument Signage | High Visibility Signalized Corner on US-68
- Zoning: M-1, Manufacturing District

Sale Price: \$3,500,000



For more information:

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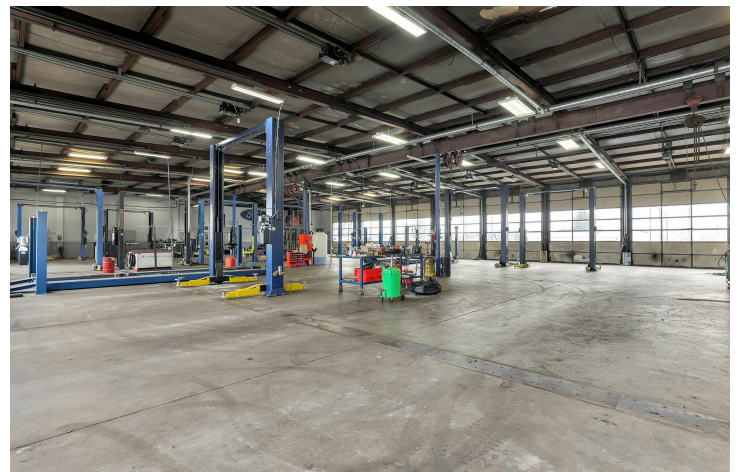
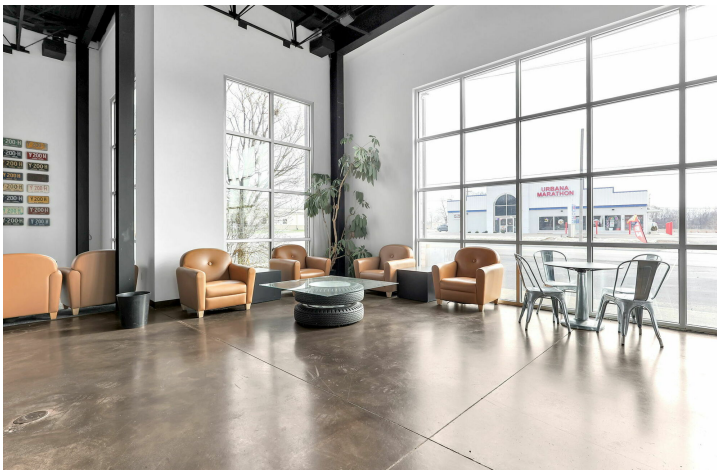
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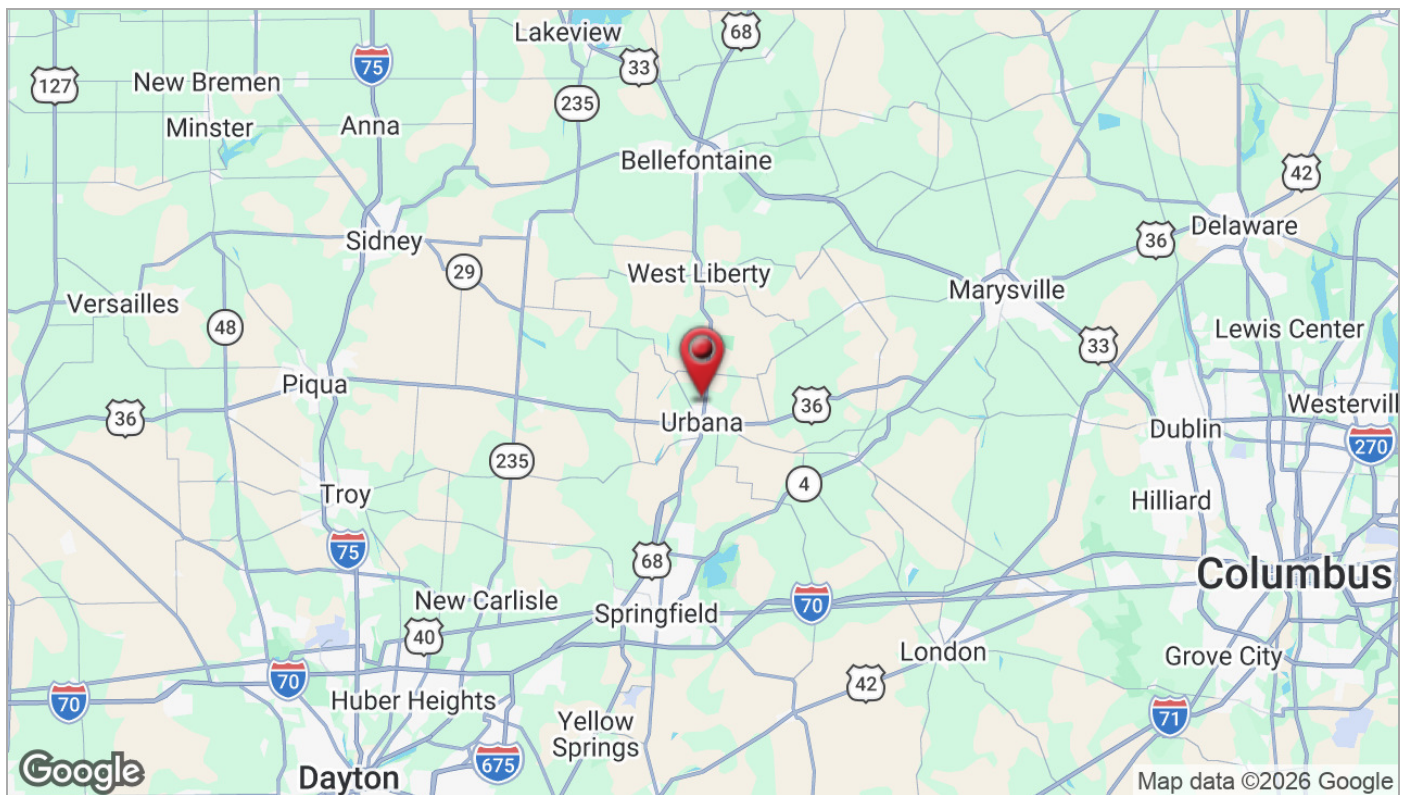
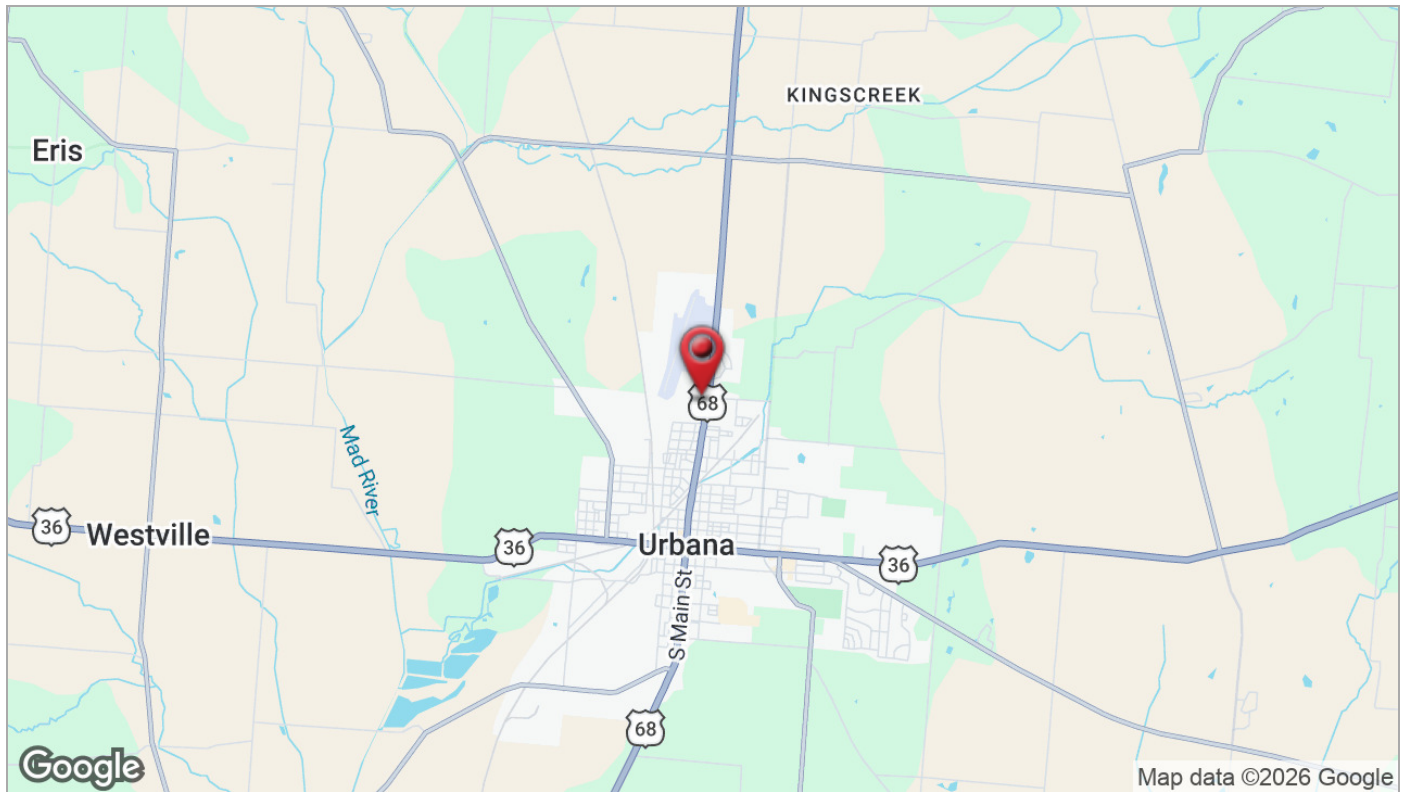
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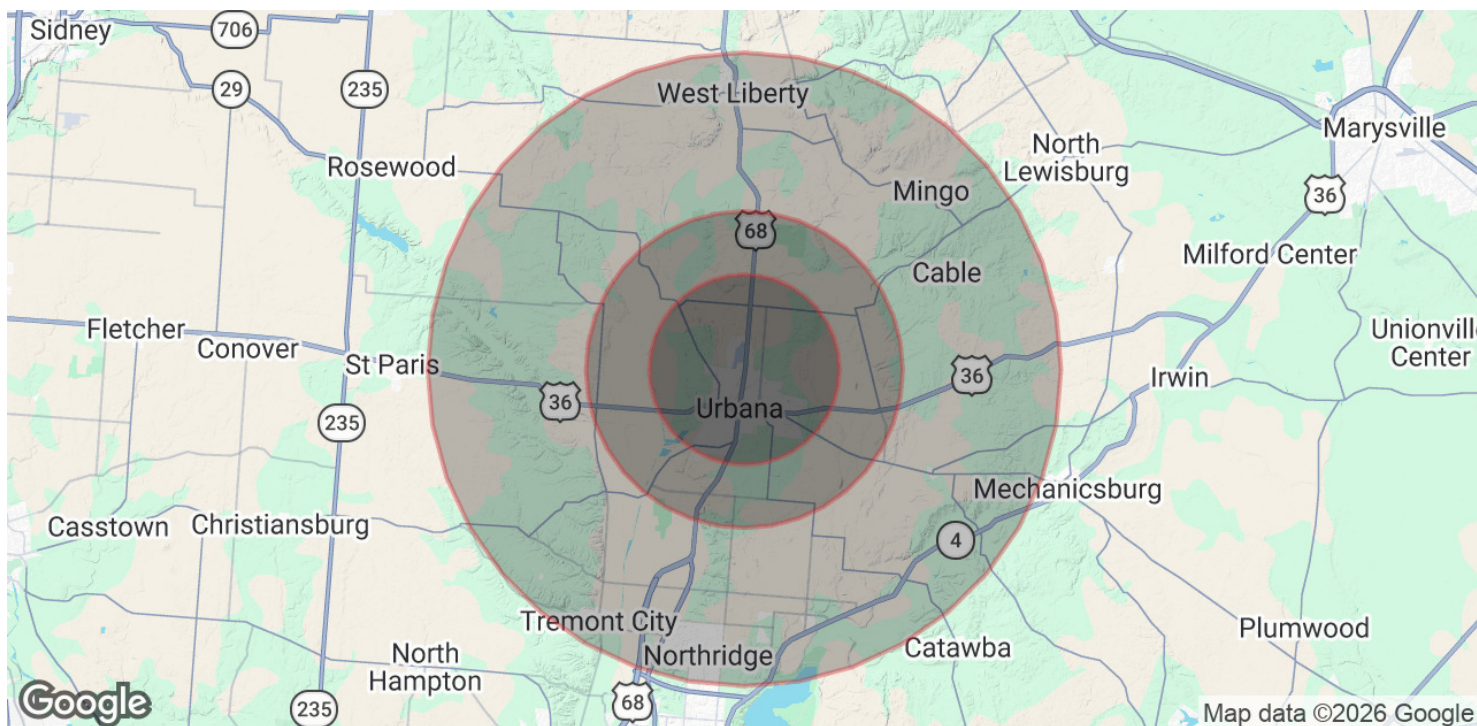






Red outline is for illustration purposes only.





POPULATION	3 MILES	5 MILES	10 MILES
Total Population	11,314	15,396	39,473
Average Age	39.9	41.0	42.8
Average Age (Male)	39.3	39.8	39.7
Average Age (Female)	41.0	42.3	45.6
HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	4,656	6,267	15,908
# of Persons per HH	2.4	2.5	2.5
Average HH Income	\$81,370	\$84,830	\$90,182
Average House Value	\$163,083	\$179,665	\$213,638

2023 American Community Survey (ACS)