

Retail Land Development

US-23, South Bloomfield

Property Highlights

Planned retail redevelopment in South Bloomfield, Ohio. The site is positioned directly off of US-23, with excellent visibility and access to the highway. This development is within proximity to planned residential developments that will total 300 hundred units. There have already been 250+ new residential units in the market within the past two years.

- + Retail Ground Lease/Sale Opportunity
- + 9+ Acres Available
- + Parking Lots on Site
- + Excellent Visibility
- + Quick Access to US-23
- + 31,089 (21) VPD on US-23

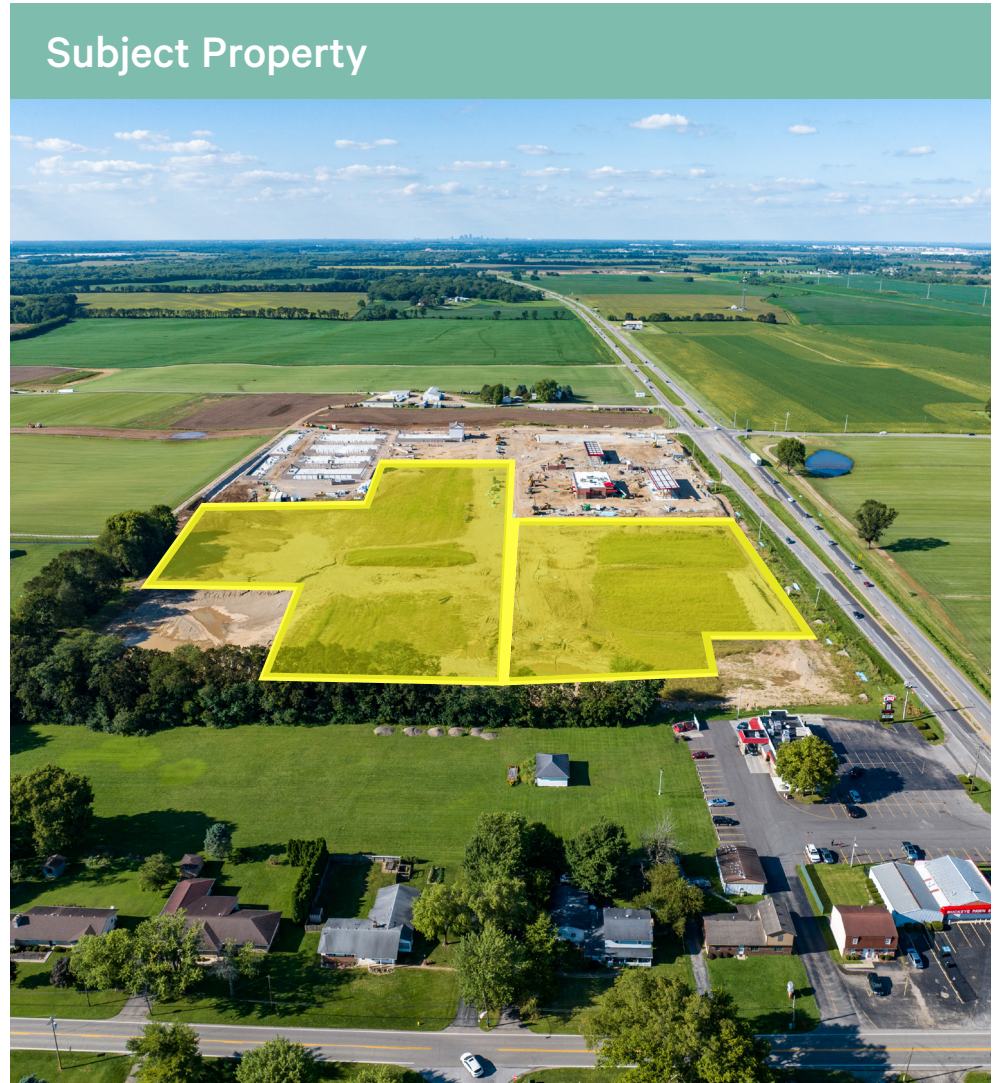
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Subject Property



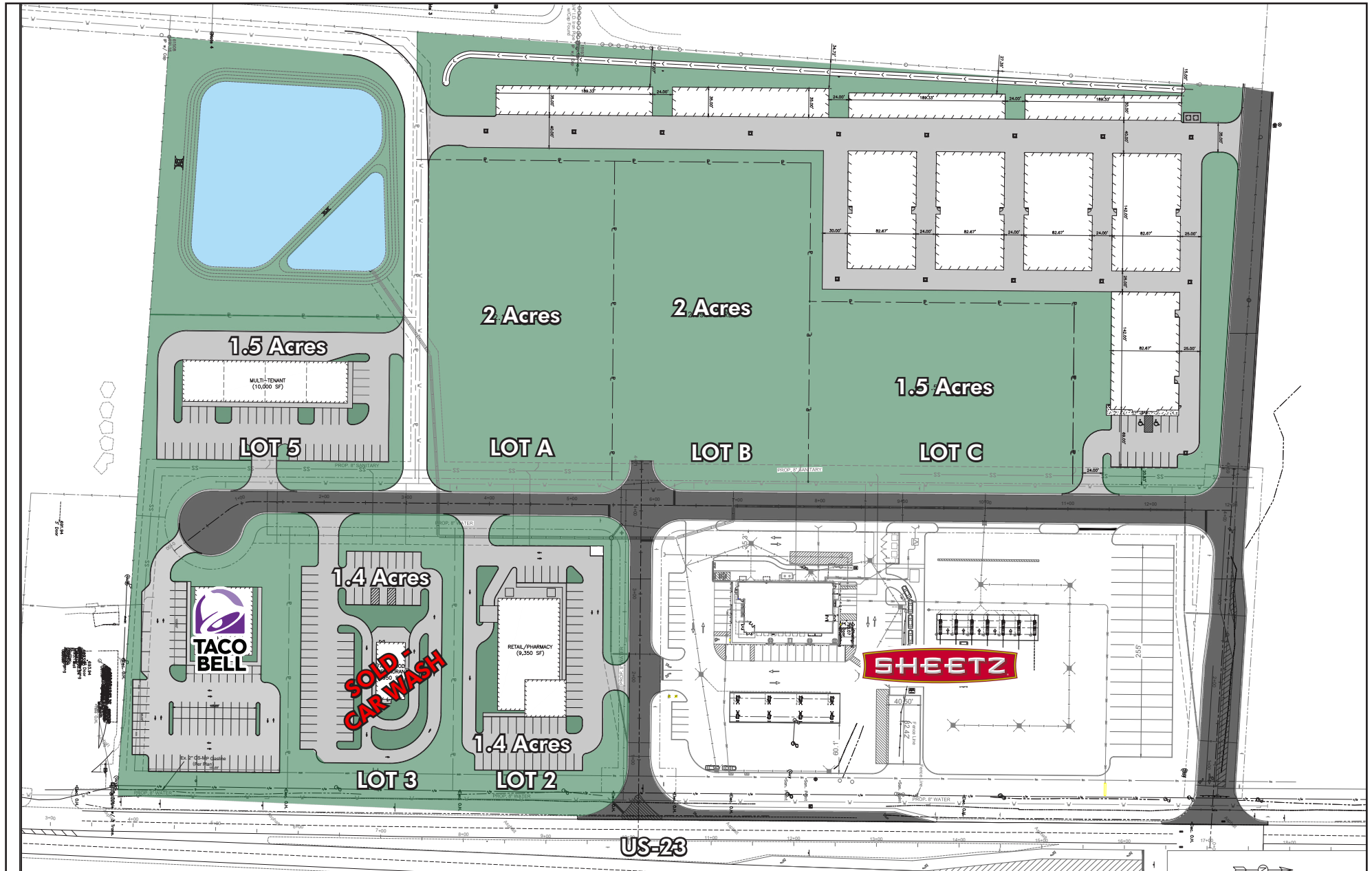
Land Availability



Land Photography



Overall Master Plan



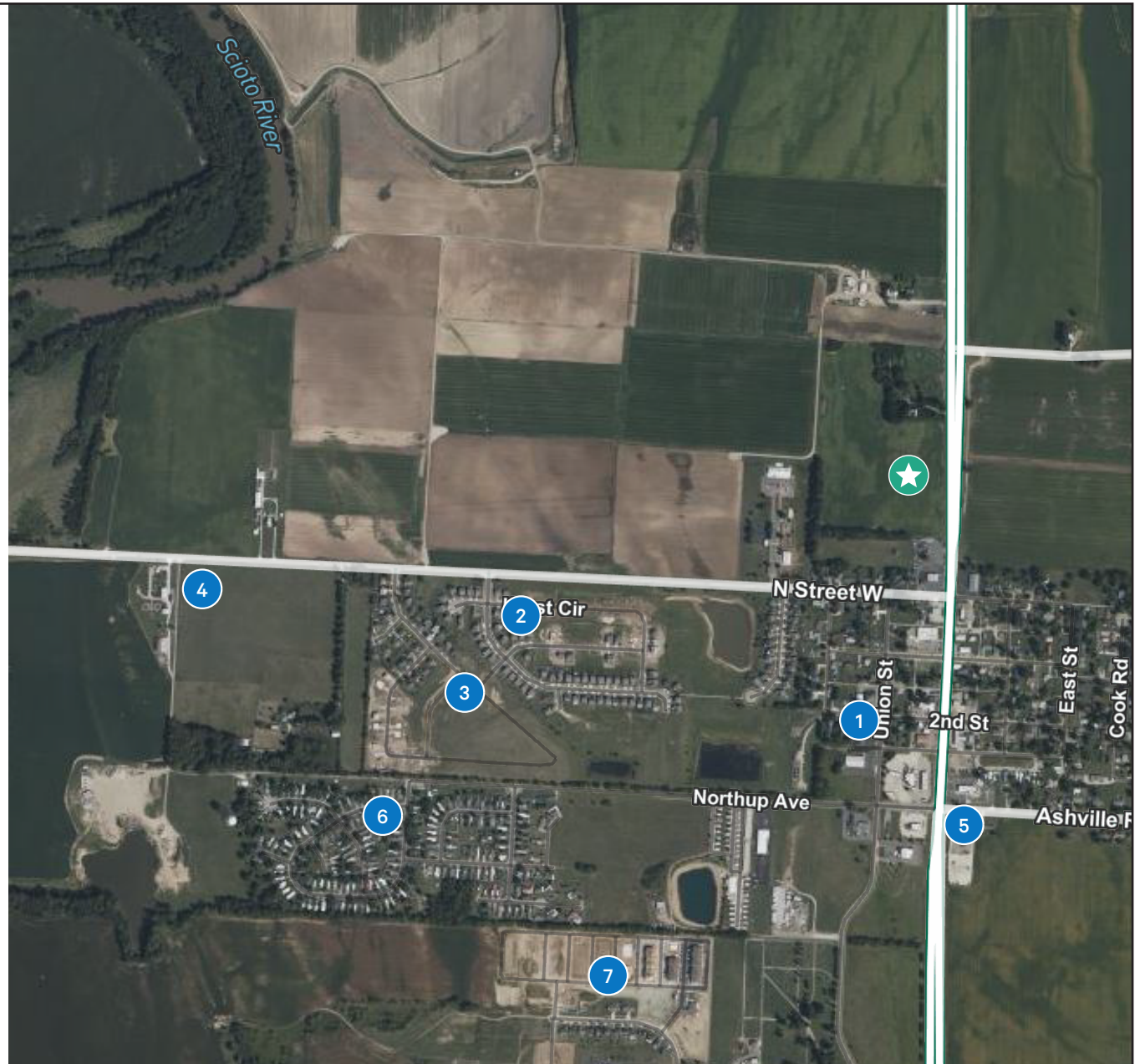
Recent Residential Developments

RESIDENTIAL DEVELOPMENT

- 1 Bloomfield Hills
304 Single Family Homes
- 2 Riverbend at Scioto Landing (Maronda)
109 Single Family Homes
- 3 Scioto Landing (Fischer Homes)
79 Single Family Homes
- 4 DayFarm
150 Single Family Homes
- 5 Scioto Commons
301 - Mix of Single and Multi Family Homes
- 6 Scioto Estates 108
94 Single Family Homes
- 7 Hutchison Place
600 Units - Mix of Apartments & Multifamily

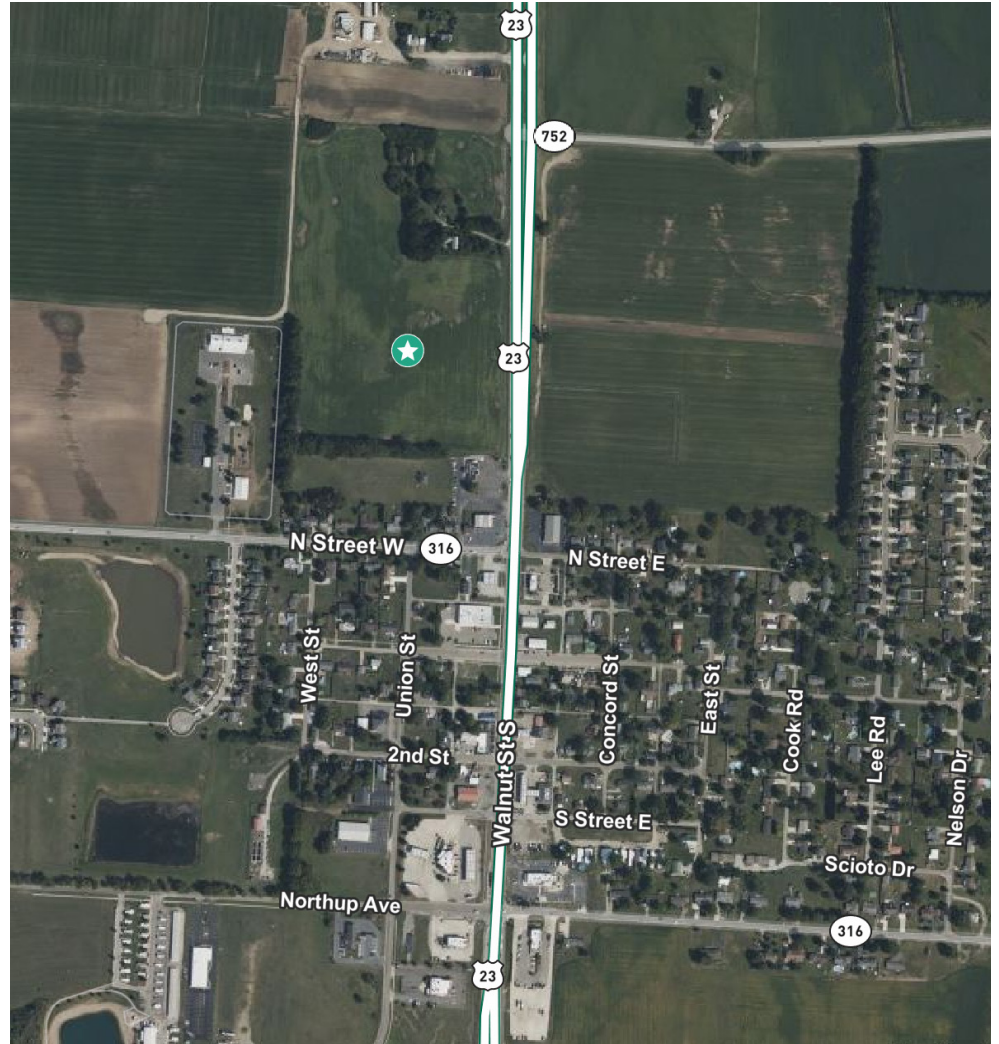
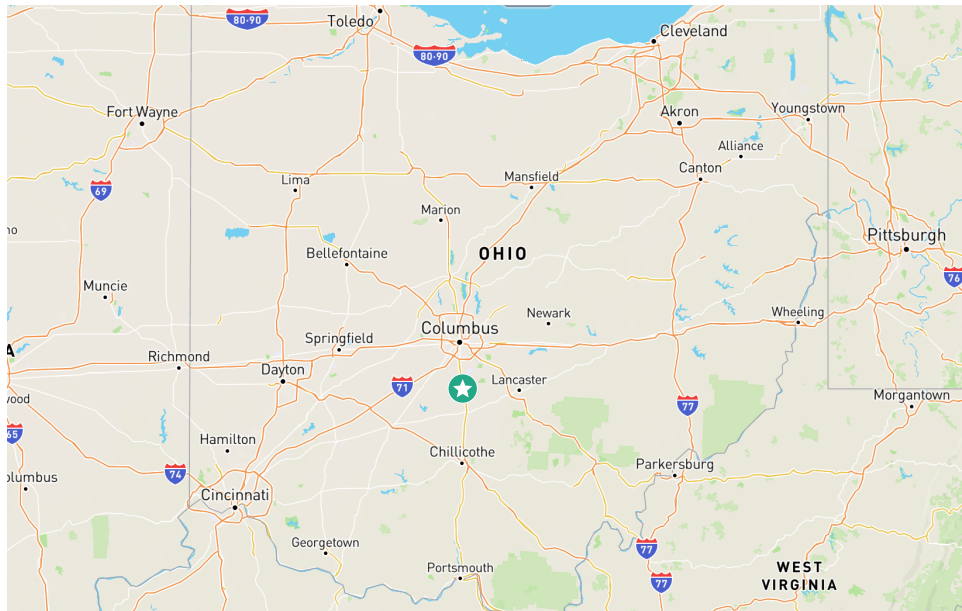
SITE

- ★ LISTED SITE



For Ground Lease or For Sale

CATEGORY	1 MILE	3 MILE	5 MILE	10 MILE
POPULATION	1,235	8,151	12,270	59,285
DAYTIME POPULATION	894	5,777	8,404	60,270
MEDIAN AGE	38.3	37.4	38.7	40.5
MEDIAN HOUSEHOLD INCOME	\$62,513	\$73,589	\$75,790	\$71,880
SOME COLLEGE	15.1%	17.9%	16.9%	17.6%



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