

SALE

340 CENTRAL AVE | LAKE FREEDOM FISHING CLUB

340 Central Avenue Carlisle, OH 45005



PROPERTY DESCRIPTION

94-Acre Private Fishing & Recreation Club – Real Estate + Business

Lake Freedom Fishing Club is a one-of-a-kind investment opportunity located in Carlisle, Ohio. This 94-acre private property (78 acres of pristine water) combines both income-producing real estate and a thriving membership-based business.

The Club offers members exclusive access to a professionally managed, fully stocked lake featuring largemouth and smallmouth bass, striper bass, trout, walleye, catfish, crappie, and more. Amenities include rental fishing boats, docks, launches, hiking trails, picnic areas, and secure gated entry – all designed to create a premier recreational experience.

With active members paying an of \$1,075 annually, the business generates a stable cash flow supported by rolling 12-month memberships provide predictable revenue throughout the year, and all capital improvements have been completed – making this a turnkey operation.

Significant upside exists through expansion opportunities such as event pavilion rentals, corporate memberships, weekend lodging, food & beverage operations, tournaments, and fishing camps.

OFFERING SUMMARY

Sale Price:	\$1,250,000
Lot Size:	94 Acres

DEMOGRAPHICS	3 MILE	5 MILE	10 MILE
Total Households	10,050	30,451	112,541
Total Population	25,066	78,418	281,156
Average HH Income	\$84,212	\$99,835	\$104,085

Patrick Williams
(937) 360-9952

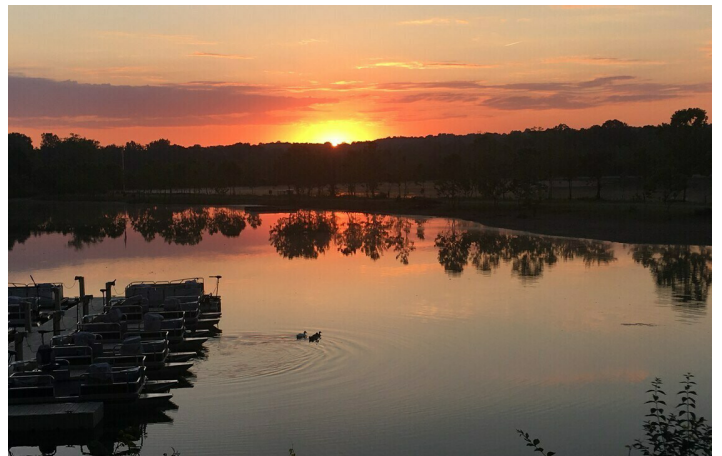
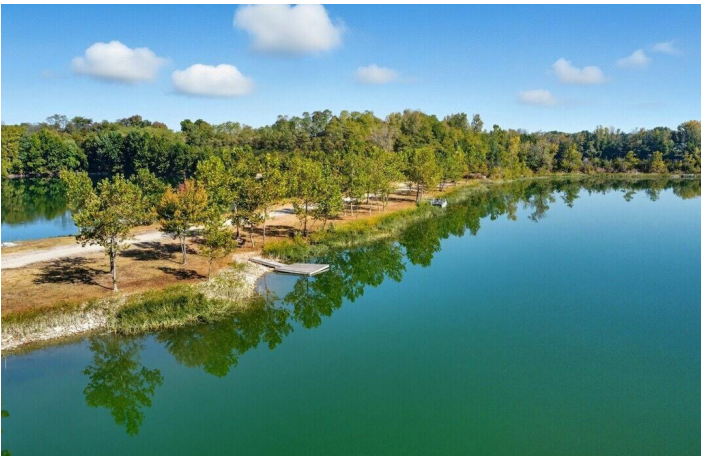
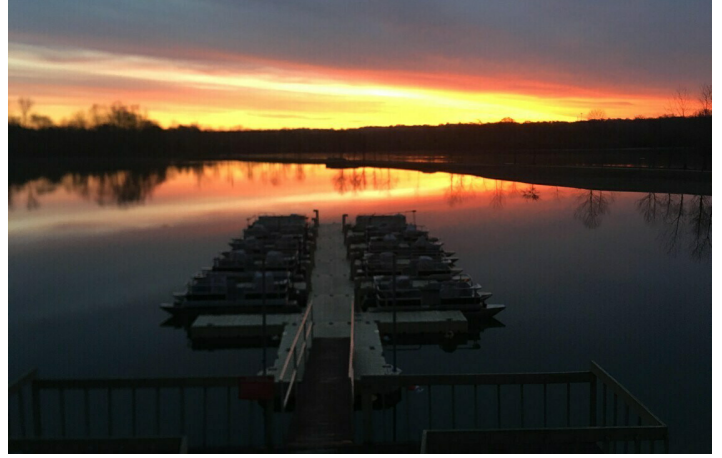


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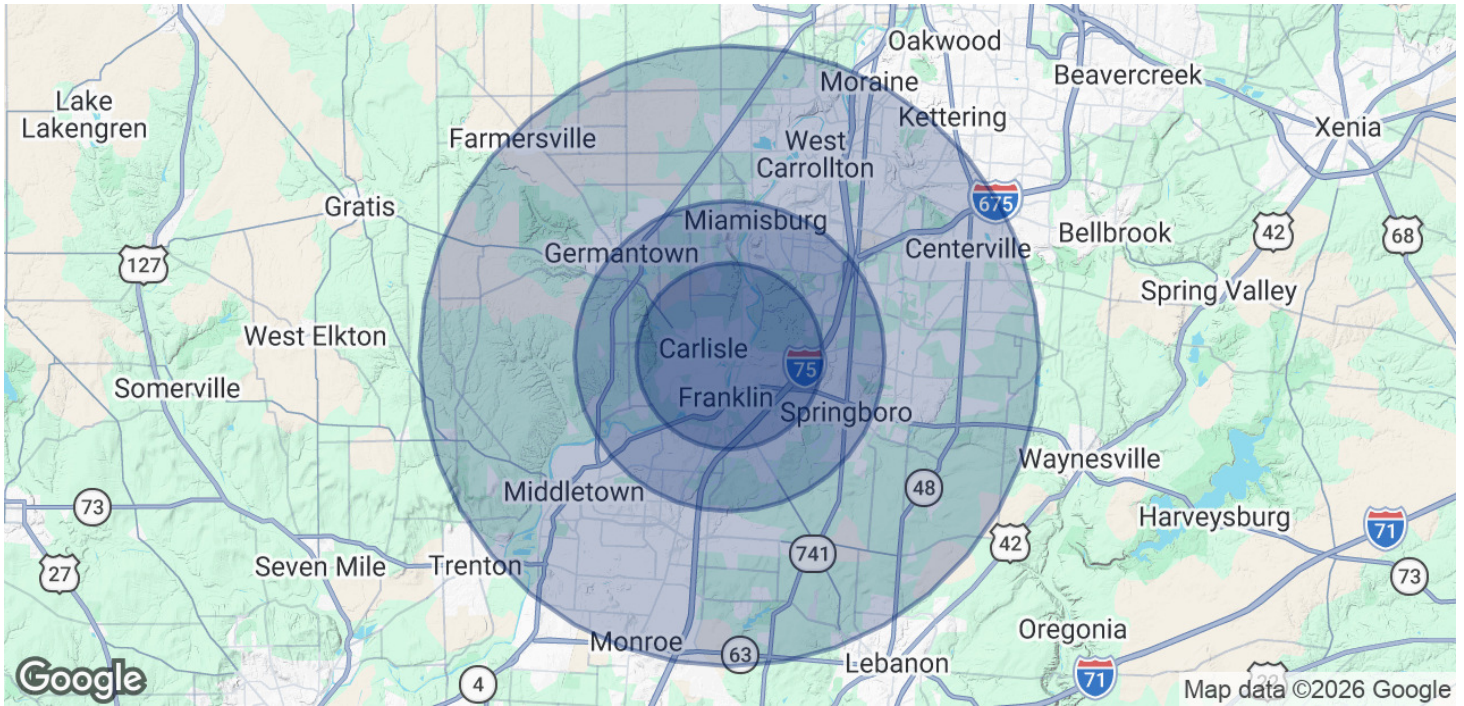


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POPULATION	3 MILE	5 MILE	10 MILE
Total Population	25,066	78,418	281,156
Average Age	39.2	39.8	40.7
Average Age (Male)	38.5	38.3	39
Average Age (Female)	41.6	41.7	41.7
HOUSEHOLDS & INCOME	3 MILE	5 MILE	10 MILE
Total Households	10,050	30,451	112,541
# of Persons per HH	2.5	2.6	2.5
Average HH Income	\$84,212	\$99,835	\$104,085
Average House Value	\$195,224	\$228,880	\$256,852

2023 American Community Survey (ACS)

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