

FOR SALE

4030 Colonel Glenn Highway Beaver Creek, OH 45431

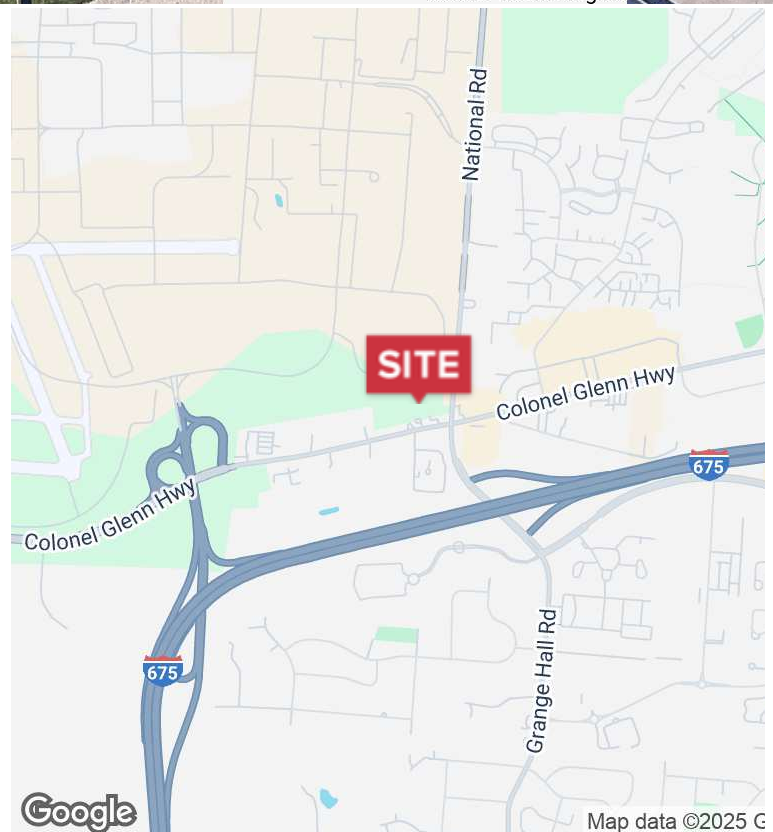
NAI Bergman



Map data ©2025 Imagery ©2025 Airbus, Maxar Technologies

Land | 0.393 Acres

- High Traffic Counts
- Near WPAFB
- Infill Location



Map data ©2025 G



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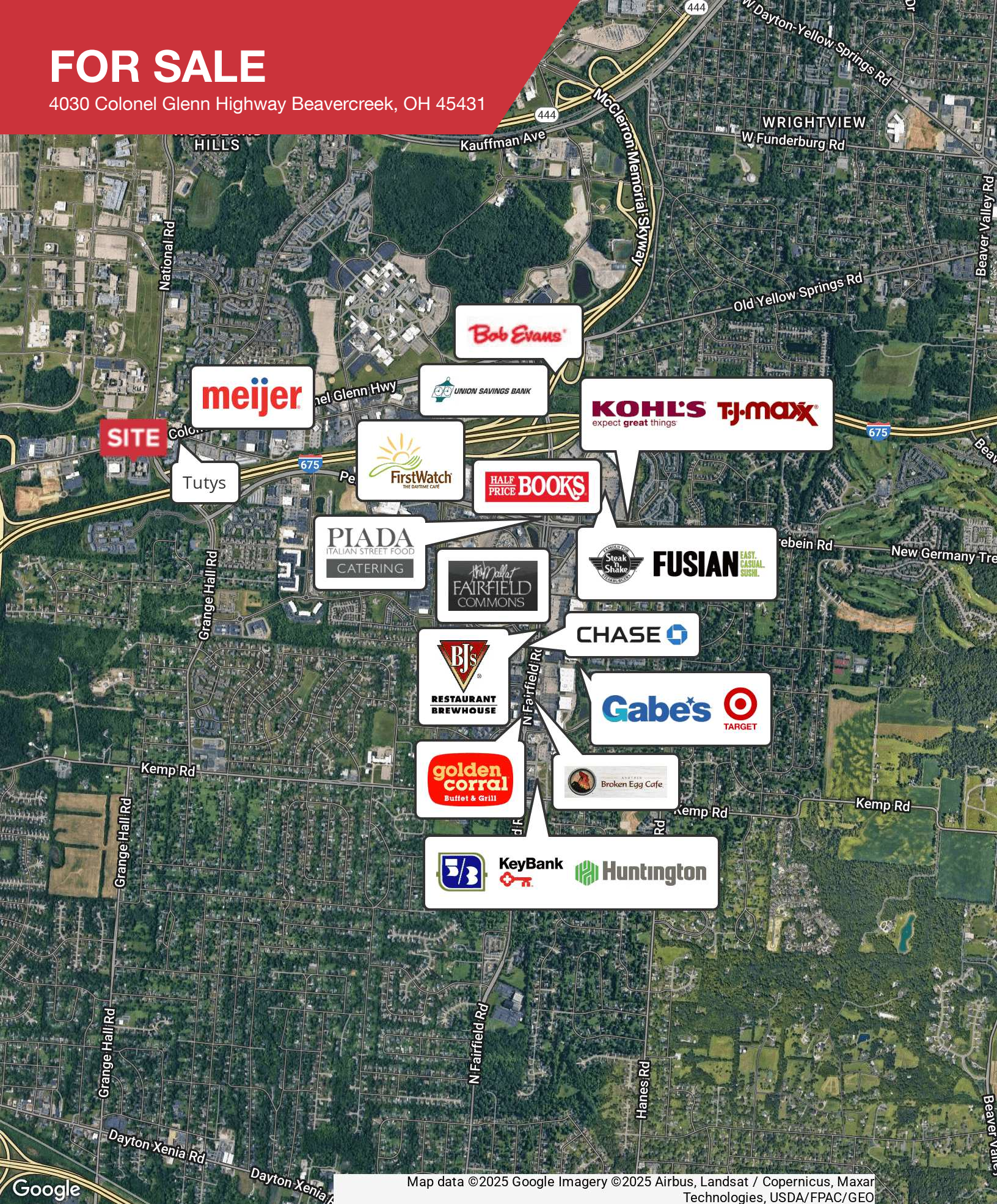
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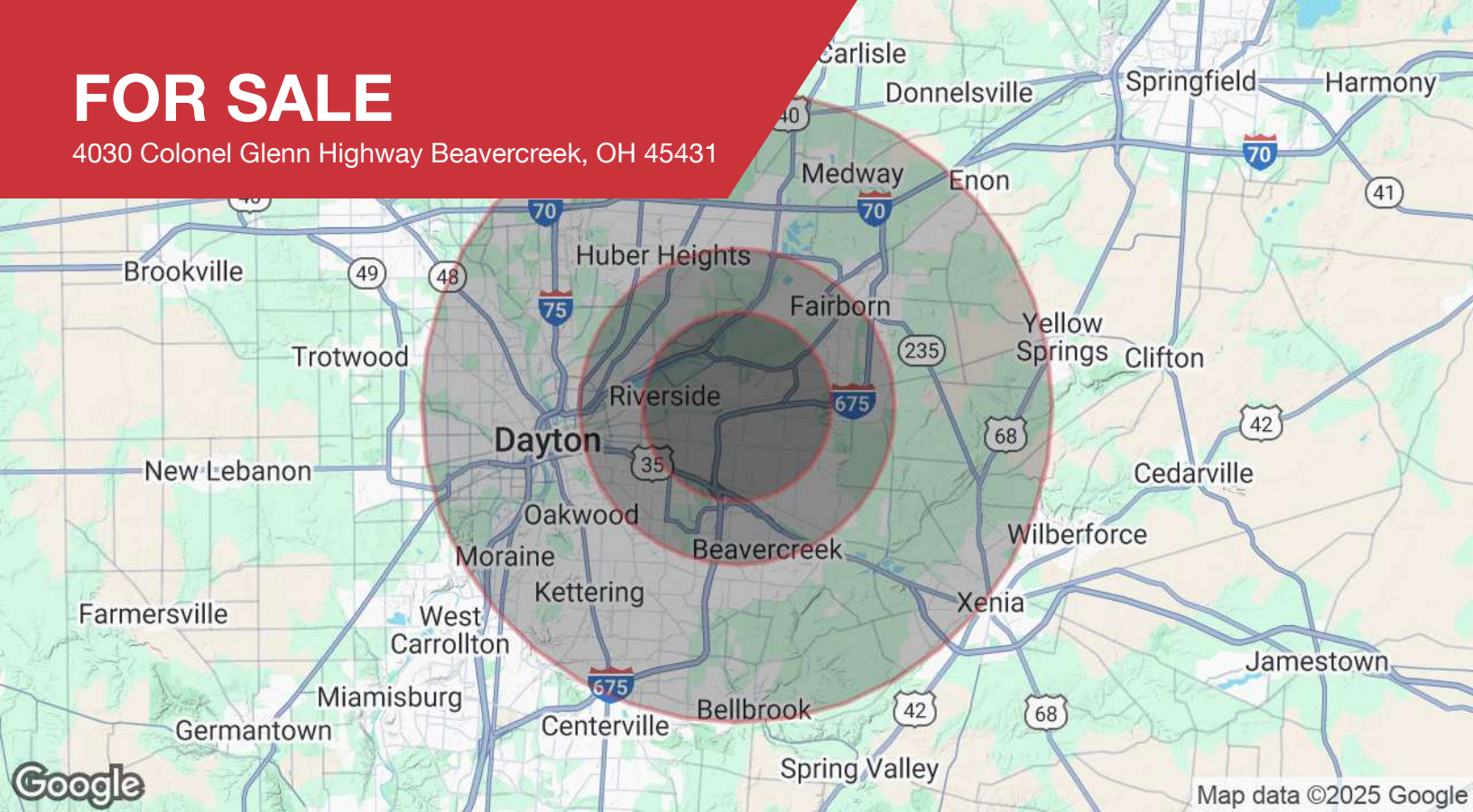
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NABergman

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Population	3 Miles	5 Miles	10 Miles
Total population	51,774	170,057	502,933
Median age	37	39	40
Median age (male)	37	38	39
Median age (Female)	38	40	42
Households & Income	3 Miles	5 Miles	10 Miles
Total households	22,051	71,604	212,465
# of persons per HH	2.3	2.4	2.4
Average HH income	\$94,604	\$87,991	\$88,858
Average house value	\$197,566	\$186,877	\$211,254

* Demographic data derived from 2020 ACS - US Census