



FOR SALE

605 S MAIN STREET
ENGLEWOOD, OH 45322

Property Highlights

- .95 ACRE PRIME DEVELOPMENT SITE - 7 PARCELS TOTAL
- HIGH VISIBILITY ON MAIN STREET IN ENGLEWOOD, OH
- ADT OF 20,000+
- SURROUNDED BY NUMEROUS SUCCESSFUL NATIONAL RETAILERS
- LEVEL LOT WITH ALL UTILITIES AVAILABLE
- 150 FEET OF PRIME FRONTAGE ON MAJOR THOROUGHFARE
- ADDITIONAL FRONTAGE IN REAR OF LOT ON ALTA AVE FOR POTENTIAL REAR/THROUGH SITE ACCESS
- IDEAL FOR FAST FOOD, RETAIL, OFFICE, DAYCARE, CAR WASH & MORE
- SITUATED 1-MILE FROM SR 48/I-70 INTERCHANGE WITH 56,500 ADT

OFFERED AT: \$275,000



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2023 DEMOGRAPHICS	2 MILE	5 MILE	10 MILE
POPULATION	21,784	75,953	289,032
HOUSEHOLDS	8,742	31,889	119,454
HH INCOME	\$82,040	\$72,779	\$64,586

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