

FORMER BURGER KING

FOR SALE

9650 E. Center St.

Windham, OH 44288

9650 E. CENTER ST.

DiFranco Commercial Real Estate is excited to bring to market this well constructed 2,303 sf retail/office building with over 175' feet of frontage located on over 1.57 acres great for food or office user looking for a quick transition and open.

HIGHLIGHTS:

Price: ~~\$375,000~~ **\$275,000**

Zoning: C-2 Commercial

Land: 1.57 Acres – 175' feet of frontage

Size: 2,303 sf

Parcel: 41-046-00-00-003-001

- Large pylon monument sign
- Additional land in rear for expansion and upside
- Former Burger King that's perfect for drive-thru concept or office medical
- Multiple opportunities for an investor or owner user.
- Well constructed split faced block building with drive thru and detached garage.
- Priced well below replacement value at \$162/sf
- Strong Rural 3 mile demographics with an upward housing and population trend and strong 3 mile average household incomes of \$60,710.

Many recent capital improvements including:

- Storage outbuilding new in 2017
- Entire building roof re-coated in 2021
- (1) New Rooftop HVAC unit 2021
- Sealcoating and striping in 2021
- Significant Power 600 AMP/208

DEMOGRAPHICS

	3 MILE	5 MILE	10 MILE
23' Population	3,719	14,620	56,415
23' Average HH Inc.	\$57,289	\$60,710	\$68,059
23' Households	1,344	5,434	19,630

EXTERIOR PHOTOS



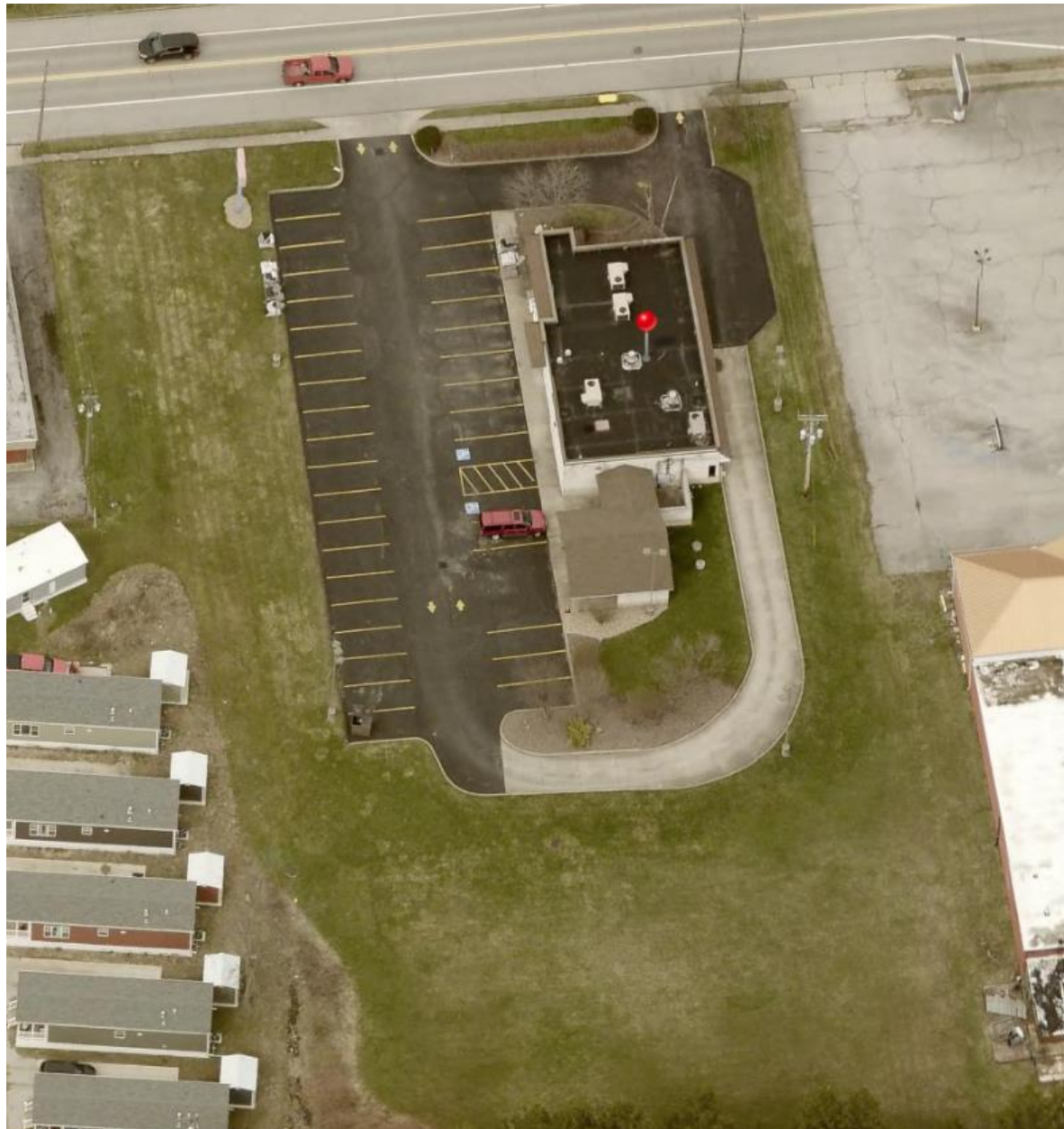
PROXIMITY AERIAL



OHIO 80 TURNPIKE 36,287 VPD



AERIAL PHOTO



EXTERIOR PHOTOS



SITE PLAN



LOCATION MAPPING



FOR MORE INFO

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