

Consulting

Appraisal

Investment

Retail

Office

Industrial

Full Service Real Estate Company



Ohio Route 47 Site
2255 W Michigan St.
Sidney, Ohio



DEVELOPMENT SITE FOR SALE

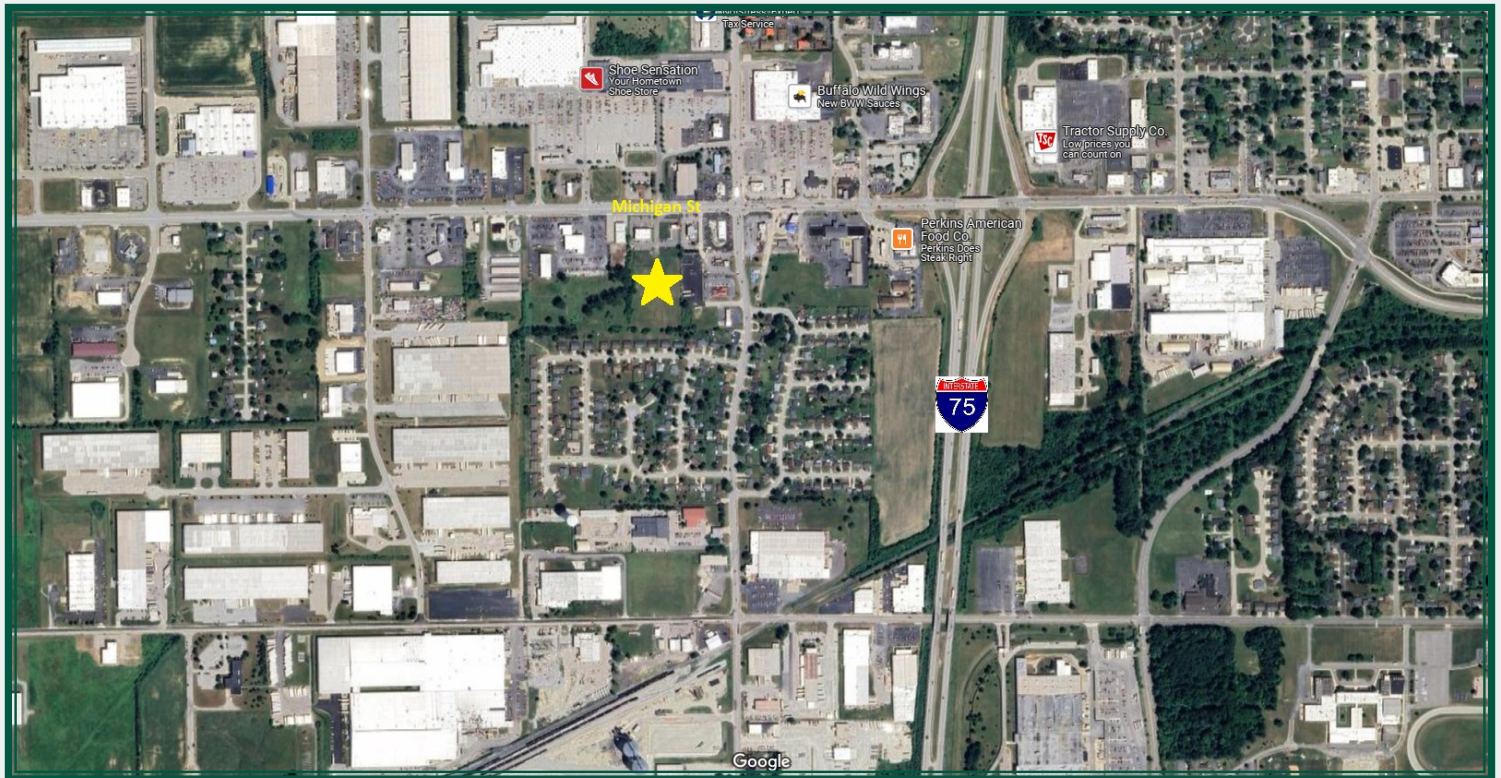
Property Features

- ~4.13 Acres
- Prime location surrounded by high credit retail and restaurants.
- Direct access to State Route 47 (Michigan St)
- Less than 1/2 Mile from I-75
- Zoned Highway Commerce
- Main Retail Corridor

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All information regarding subject property is from sources deemed reliable, but no warranty or representation is made as to the accuracy thereof and same is submitted subject to error, omission, change of condition, prior sale, lease, financing or withdrawal from the market without notice.



Demographics

Population

- 5 Mile—26,586

Ave HH Income

- 5 Mile—\$79,583

Median Age

- 5 Mile—40.6

Corridor Brands

- | | |
|----------------|----------------------|
| • Bob Evans | • Menards |
| • Taco Bell | • Aspen Dental |
| • Waffle House | • WellNow |
| • Chipotle | • Buffalo Wild Wings |
| • Clark | • Subway |
| • Victory | • Tropical Smoothie |
| • Kroger | • Germain Ford |
| • Burger King | • Culvers |
| • McDonalds | • AT&T |
| • Take 5 | • Lowes |
| • Walmart | • Starbucks |

Traffic Count

W. Michigan St

- Daily Average = 26,700



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