



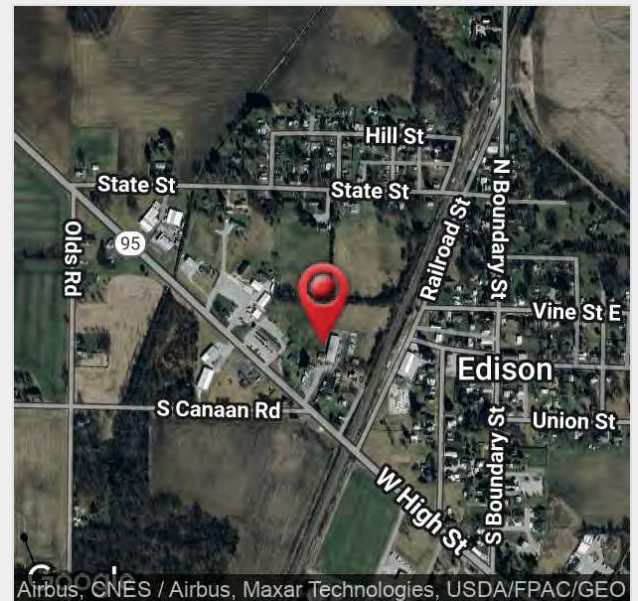
544 W High Street

544 W High St, Edison, Ohio 43320

Property Features

- Owner-User or Development Opportunity in Edison, Ohio
- 5.16 Acres Total Land – Expansion, Outdoor Storage, or Development
- 9,966 SF Building | Constructed in 1978 | Renovated in 1996
- 14'–16' Ceilings in 4,950 SF Service Area
- 12 Drive-Through Bays | 14 Drive-In Doors (8x10', 4x12')
- 4 Auto Lifts Included (2x 7,000 lb., 1x 12,000 lb., 1x 14,000 lb.)
- Showroom/Waiting Area Large Enough to Display Vehicles
- Five Offices Supporting Operations
- 45,000 SF Asphalt Lot with Extensive Parking/Display
- Potential for Multi-Tenant Automotive/Industrial Campus
- City Sewer and Delco Water in Place
- Direct Adjacency to Active CSX Rail Line
- 7,500+ Cars Daily Along State Route 95 (High St)
- Convenient Access to I-71 and U.S. 23, Minutes from Mt. Gilead

Sale Price: \$1,099,000



For more information:

Al DiLorenzo

614 629 5294 • adilorenzo@ohioequities.com

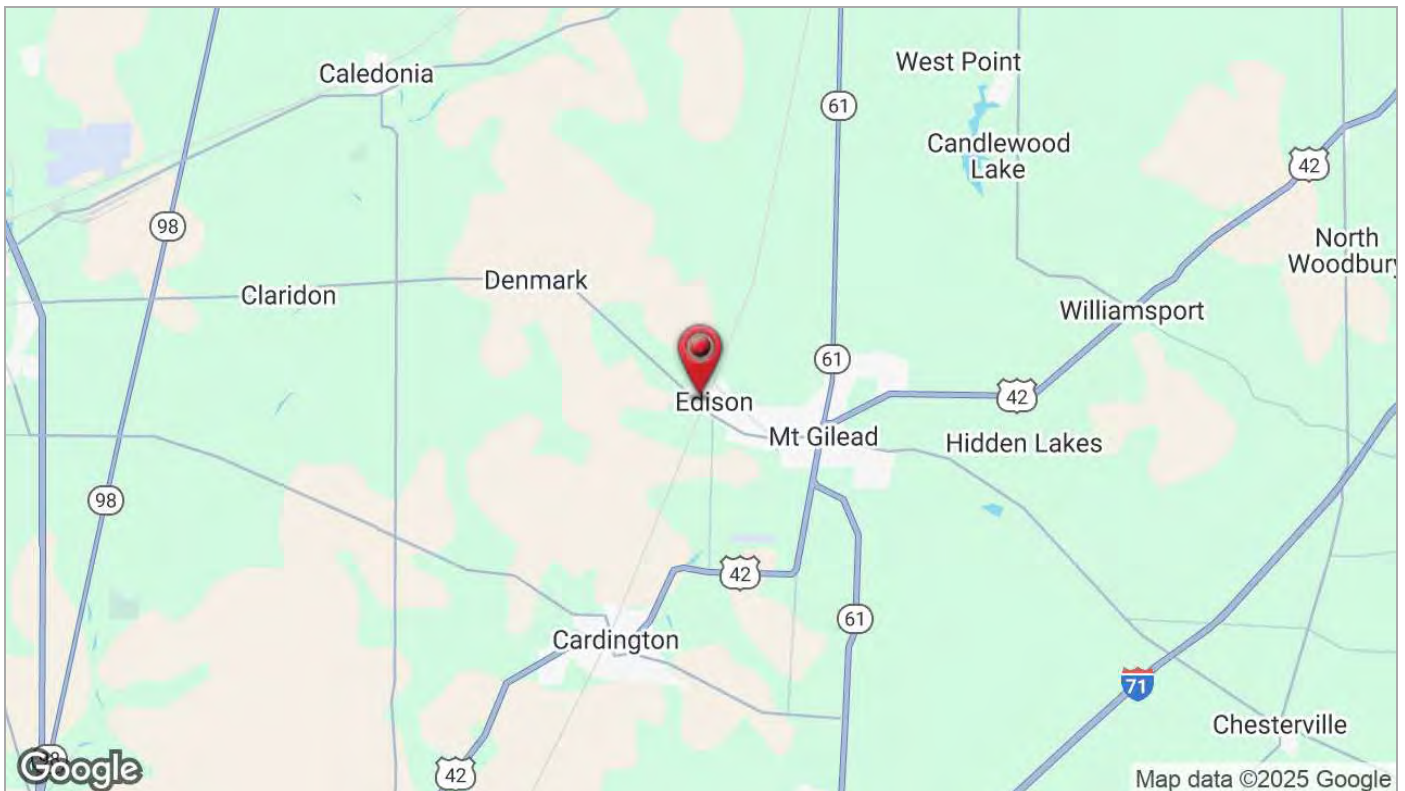
John Mally

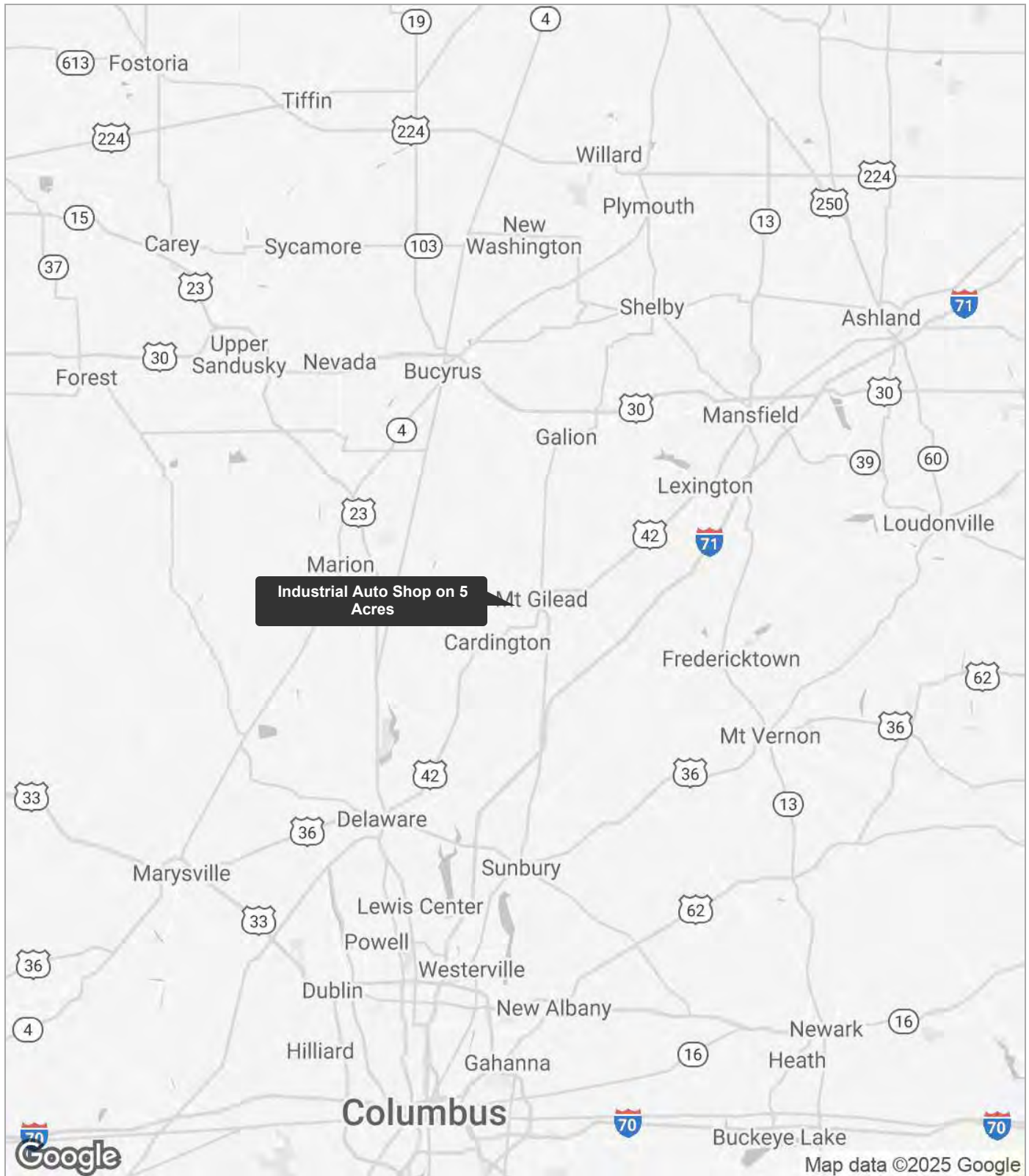
614 629 5254 • jmally@ohioequities.com

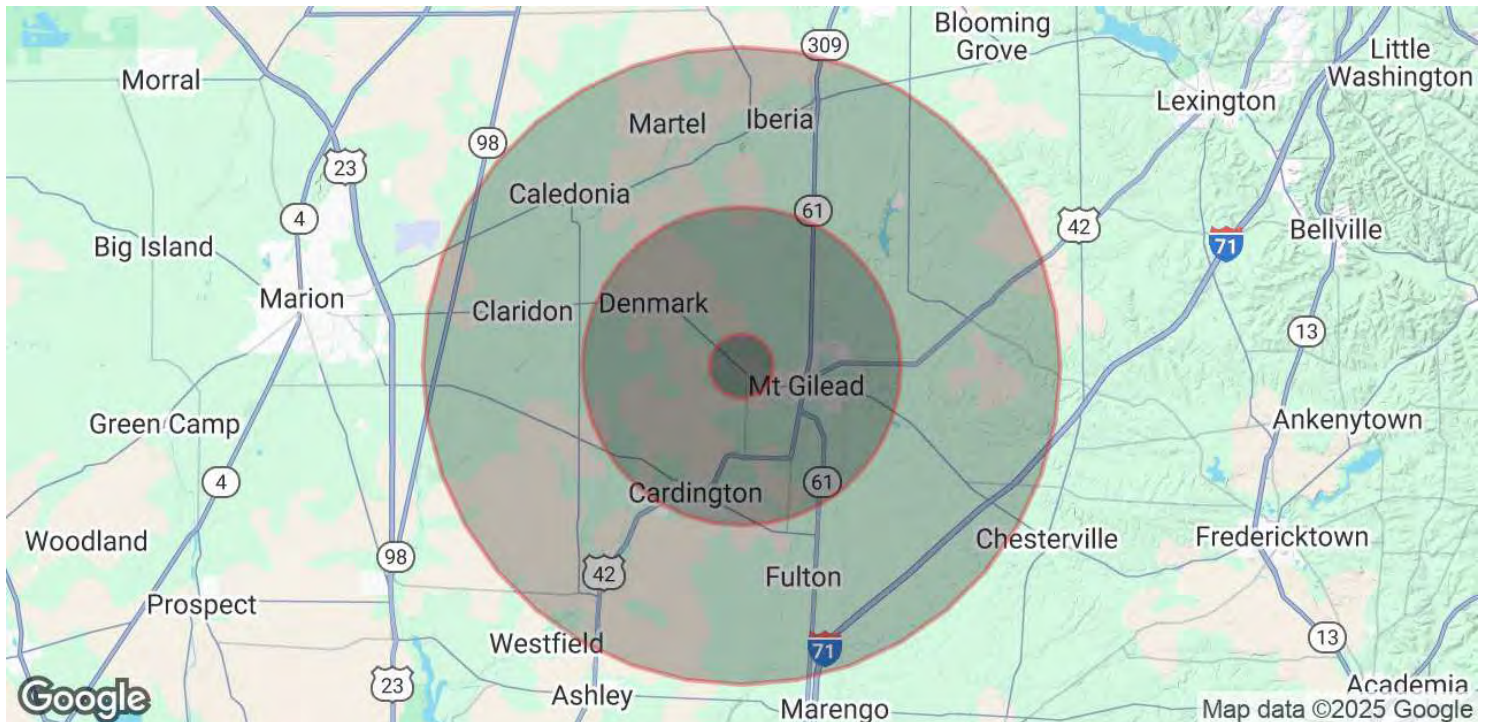












POPULATION

| | 1 MILE | 5 MILES | 10 MILES |
|----------------------|--------|---------|----------|
| Total Population | 877 | 9,758 | 25,269 |
| Average Age | 43 | 42 | 43 |
| Average Age (Male) | 41 | 41 | 42 |
| Average Age (Female) | 44 | 43 | 43 |

HOUSEHOLDS & INCOME

| | 1 MILE | 5 MILES | 10 MILES |
|---------------------|-----------|-----------|-----------|
| Total Households | 385 | 3,970 | 10,052 |
| # of Persons per HH | 2.3 | 2.5 | 2.5 |
| Average HH Income | \$80,637 | \$80,779 | \$88,559 |
| Average House Value | \$191,428 | \$195,415 | \$210,949 |

Demographics data derived from AlphaMap