



4920 Ohio 60

McConelsville, OH 43756



Offering Summary

Sale Price:	\$359,000
Lot Size:	3.15 Acres
APN:	130-000-380-0130-001-13 0-1130-001-140-1

Property Overview

This 3.15-acre parcel of vacant commercial land offers excellent frontage along a state route, with strong development potential for retail, office, or service-based use. Surrounded by established businesses, the property combines visibility with accessibility, making it ideal for a wide range of investors. Utilities are available at or near the site, streamlining the development process. Whether for owner-occupant use or investment, the property provides a rare opportunity to establish a presence in a growing commercial hub.

Location Overview

Located along a busy state route 60, this area is part of a growing commercial corridor with a strong mix of national retailers, manufacturers, and service providers. High visibility and easy access make it an ideal setting for business growth and investment.



SHAI•HESS
COMMERCIAL REAL ESTATE LLC.

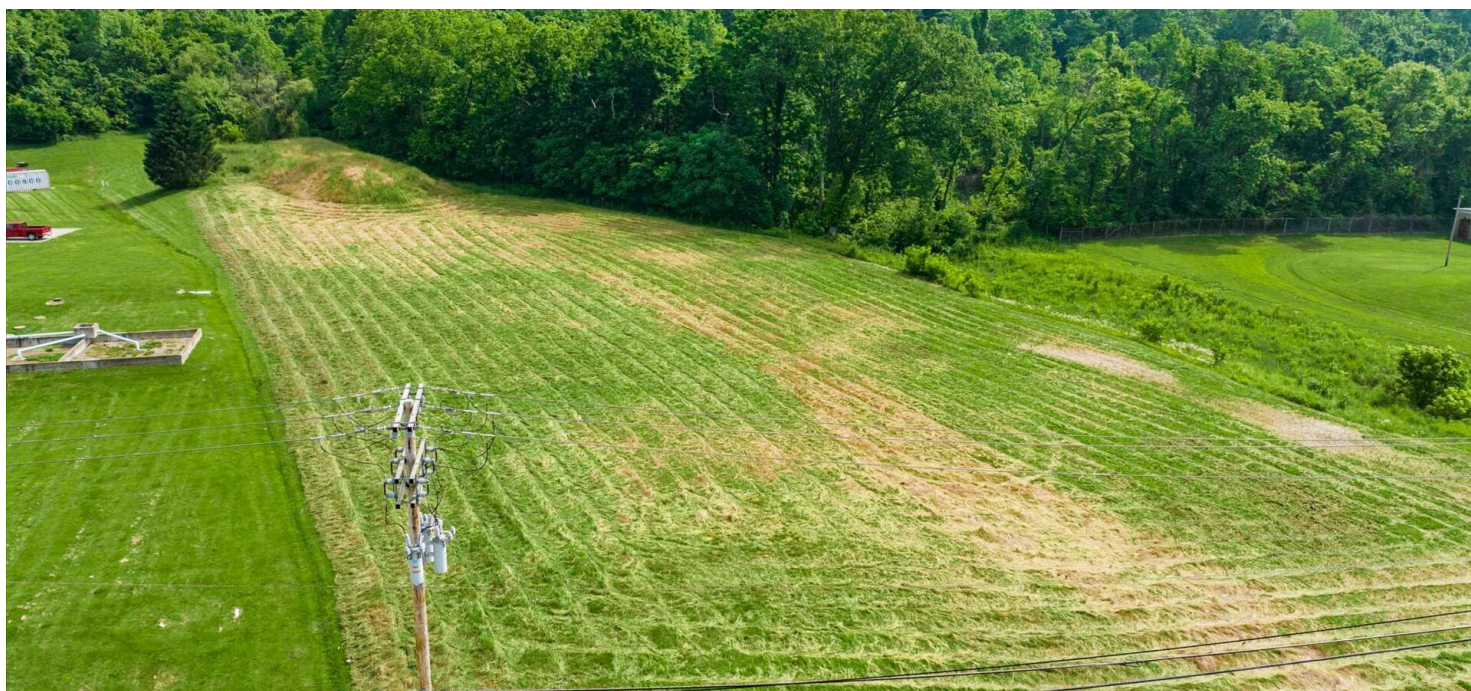
Brokerage, Development, Management
www.shai-hess.com



Additional Photos

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McConnelsville, OH 43756



Shai-Hess Commercial | 1471 Granville Road | Newark, OH 43055 | 740.587.7441 | shai-hess.com

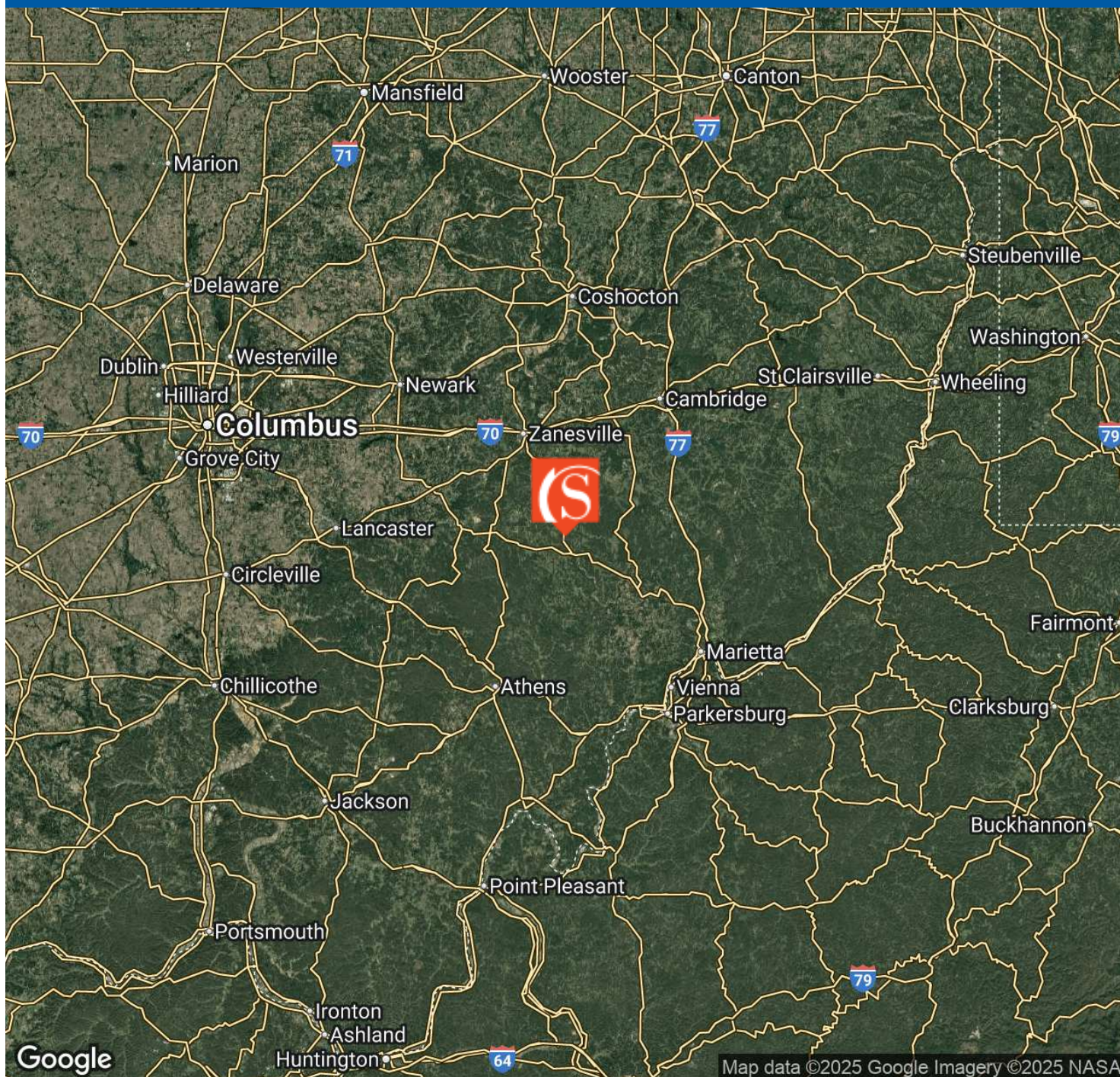
Information contained has been established from sources that we have no doubt as to accuracy, but we do not guarantee it.





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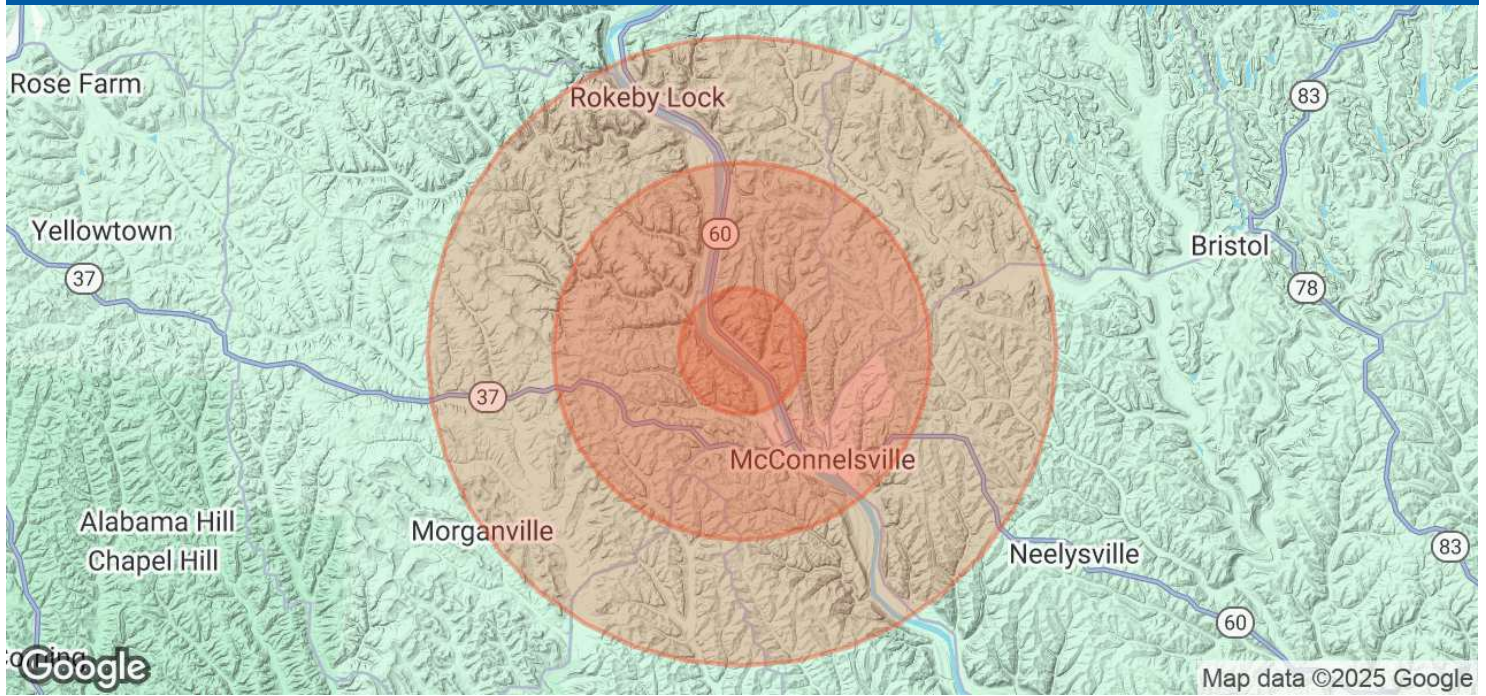
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Population

	1 Mile	3 Miles	5 Miles
Total Population	273	3,572	5,057
Average Age	45	45	45
Average Age (Male)	44	44	44
Average Age (Female)	45	46	46

Households & Income

	1 Mile	3 Miles	5 Miles
Total Households	122	1,581	2,209
# of Persons per HH	2.2	2.3	2.3
Average HH Income	\$64,491	\$63,548	\$63,674
Average House Value	\$159,538	\$154,434	\$156,121

Demographics data derived from AlphaMap

