



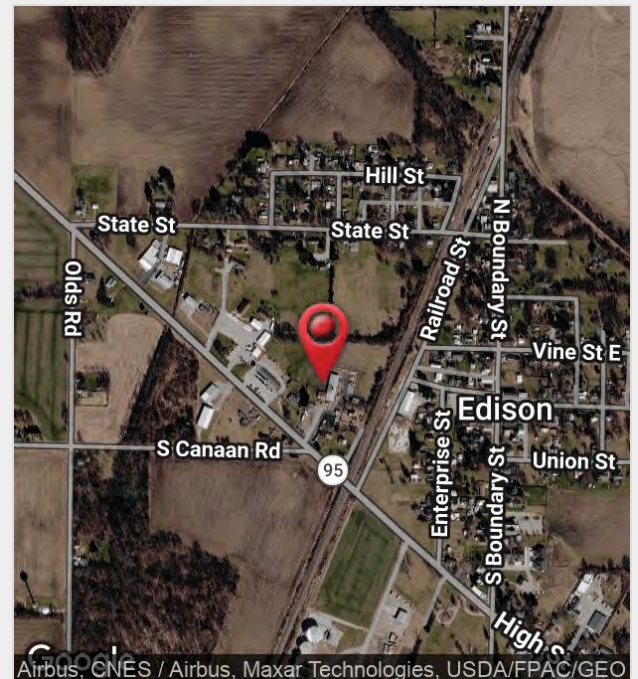
544 W High Street

544 W High St, Edison, Ohio 43320

Property Features

- Owner-User or Development Opportunity in Edison, Ohio
- 5.16 Acres Total – Expansion, Outdoor Storage, or New Development
- Potential for Multi-Tenant Automotive/Industrial Campus
- 2,033 SF Building
- 14'–16' Ceilings in 4,950 SF Service Area
- Four 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
- Built in 1978 and Renovated in 1996
- 45,000 SF Asphalt Lot with Extensive Parking/Display
- 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 Mount Gilead

Sale Price: \$1,099,000



For more information:

John Mally

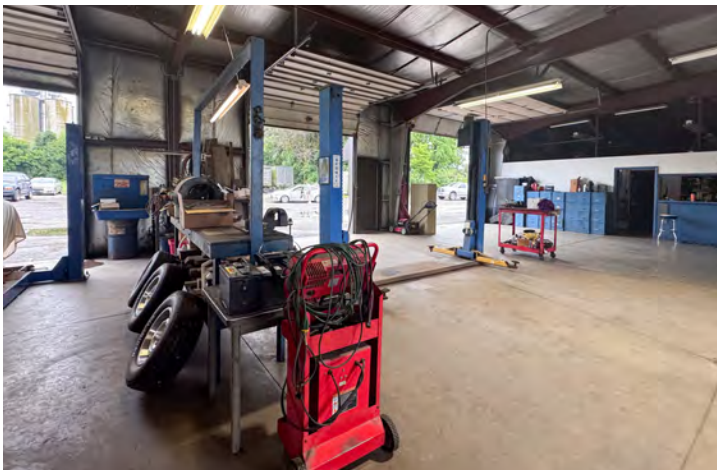
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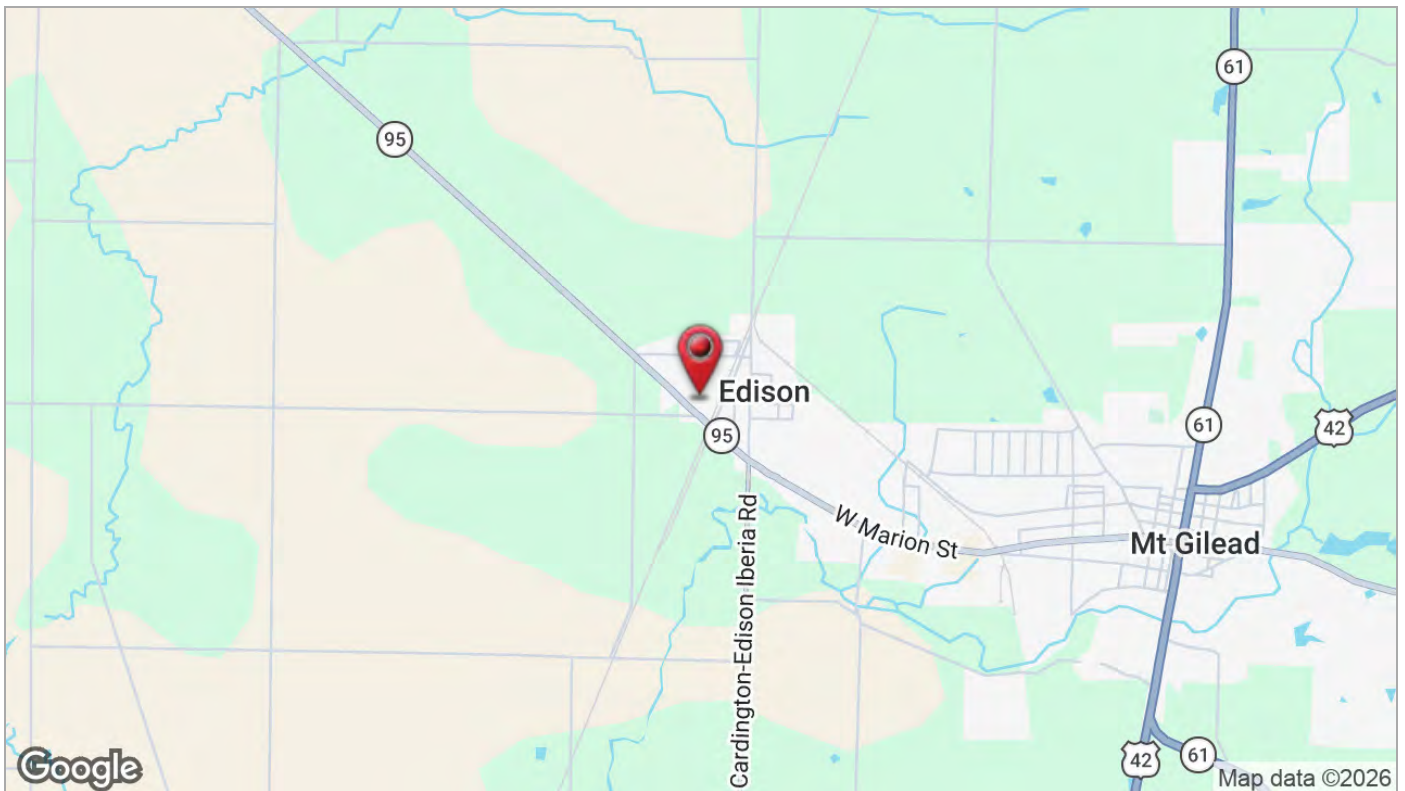


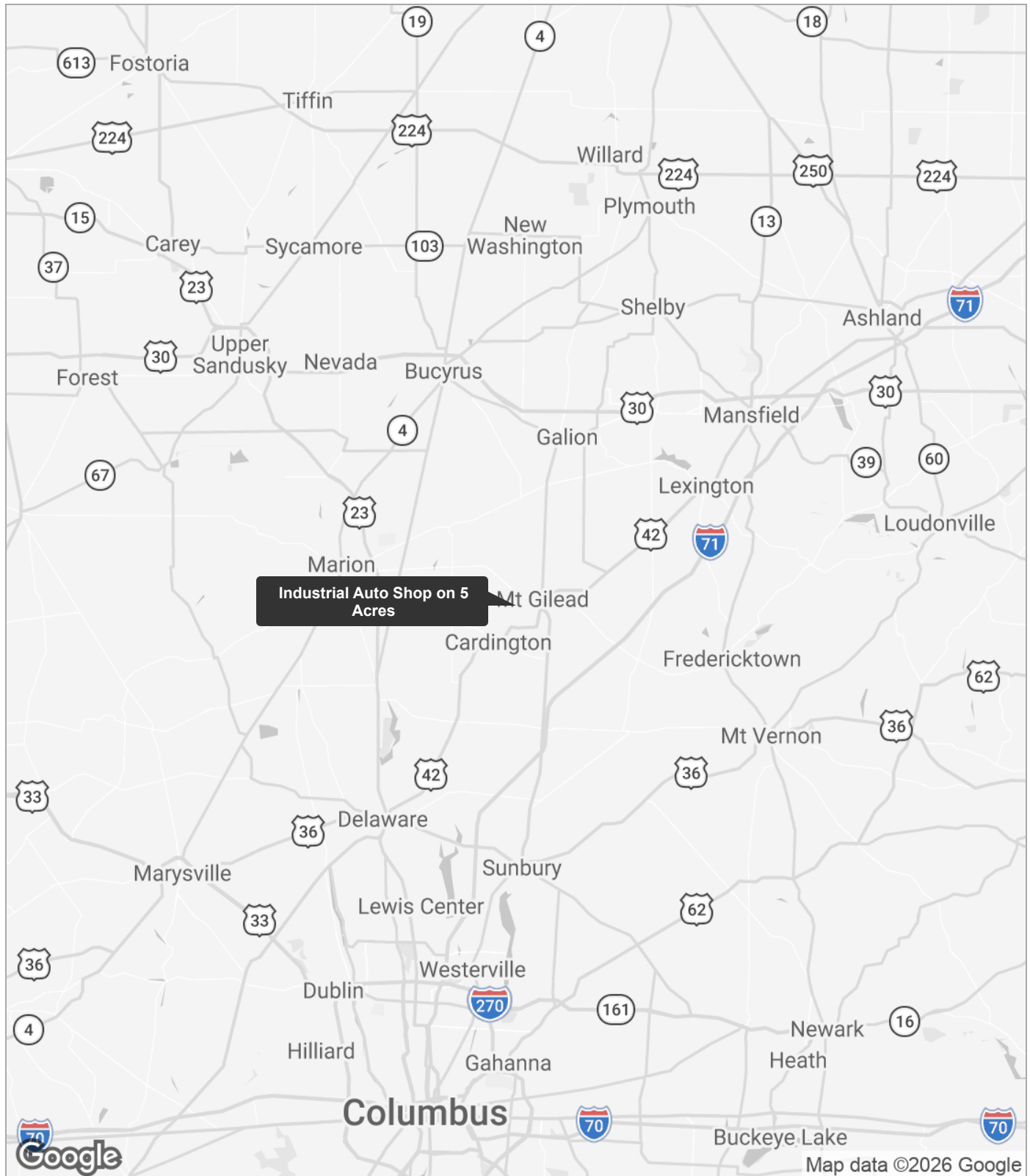


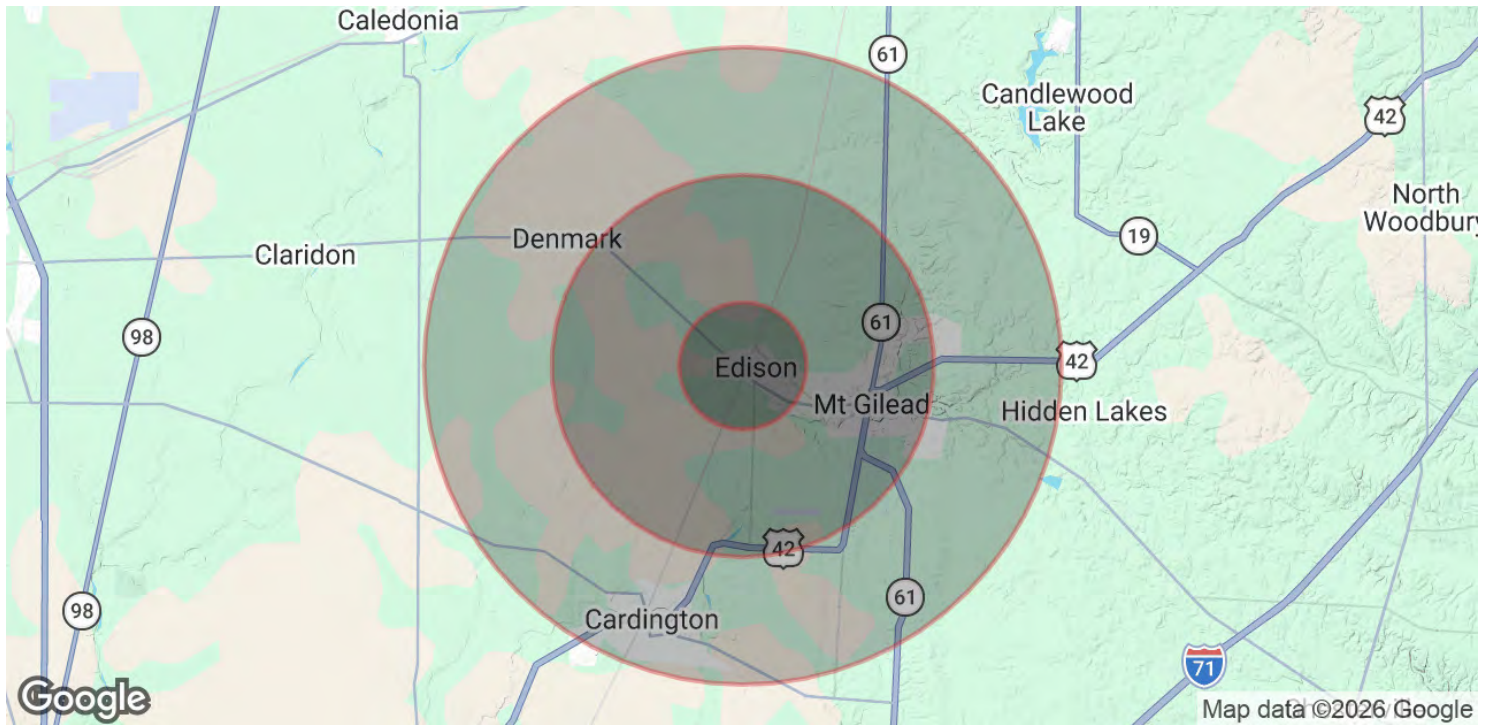












POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	1,059	3,915	9,232
Average Age	35.0	39.5	43.7
Average Age (Male)	40.1	40.0	43.1
Average Age (Female)	35.9	43.3	46.3

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	480	1,637	3,704
# of Persons per HH	2.2	2.4	2.5
Average HH Income	\$55,675	\$64,081	\$77,839
Average House Value	\$165,976	\$181,510	\$200,482

2023 American Community Survey (ACS)