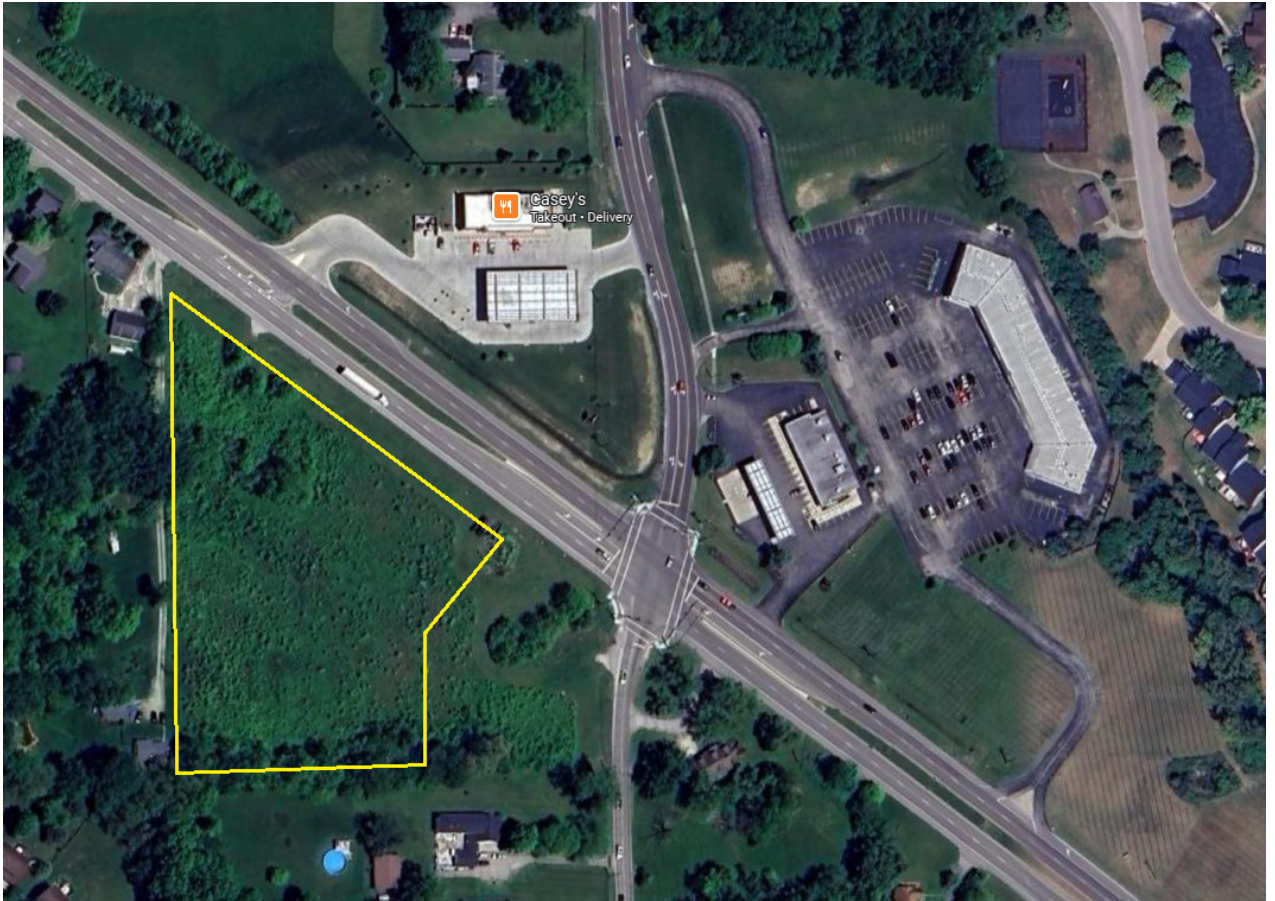


Full Service Real Estate Company



Land For Sale
6768 Salem Avenue
Clayton, Ohio

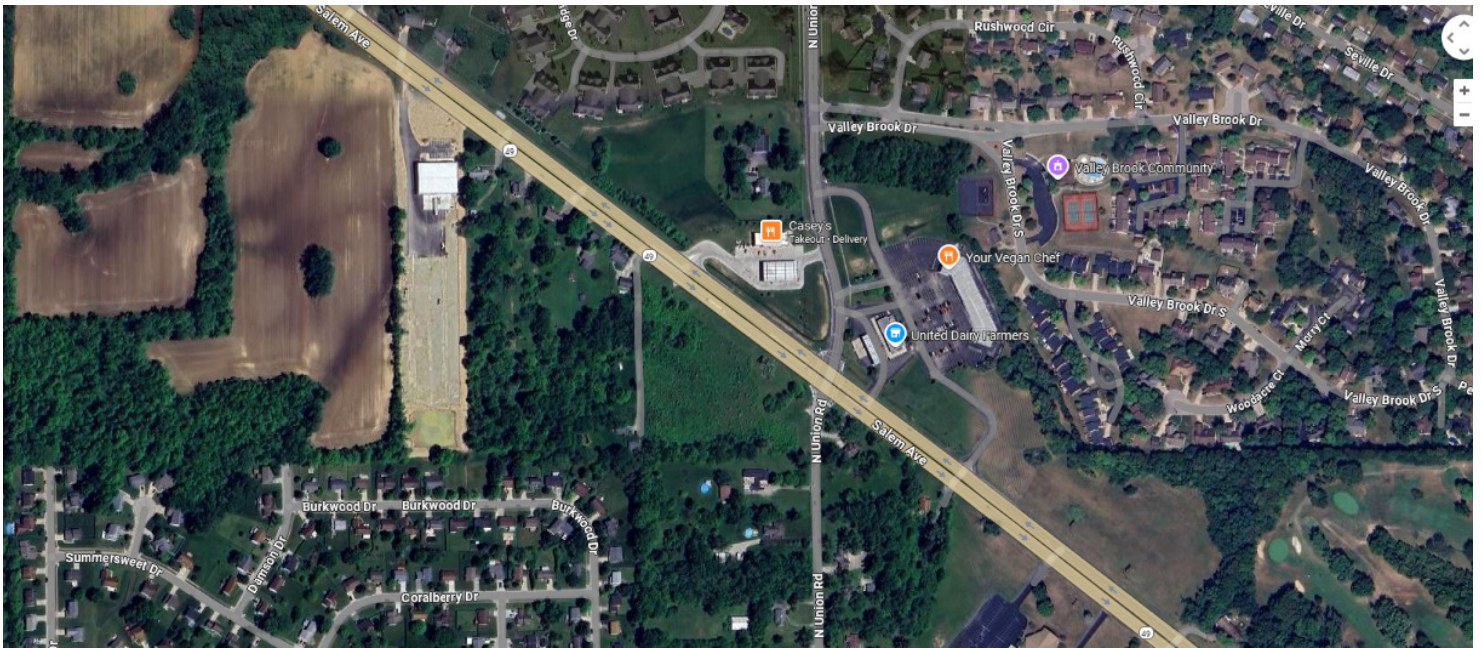


4+/- ACRES FOR SALE

Prime opportunity to discover for yourself what UDF has know for years and Casey's General Store and DG Market now know—this area is bursting with potential. This site consists of approximately 4 acres fronting onto Salem Ave at Union in Clayton, Ohio. Zoning is CMX (Commercial Mixed Use) and provides for a boatload of uses including gas station/c-stores, fast food with drive thru, or just about anything else you can dream up!

- 72,202 people within a five mile radius
- 12,372 VPD driving past the site
- Average HH Income is \$90,886

Ben Redick, Broker, Bruns Realty Group 937-216-4511
Tammy Lambert, Realtor® Bruns Realty Group 937 554-



Renderings for proposed fast food and retail shown here. Convenience Store/gas station will also work, as well as car wash and a wide variety of commercial uses.



Ben Redick
Bruns Realty Group
 3050 Tipp-Cowlesville Rd.
 Tipp City, OH 45371
 Office: 937-339-2300
 Mobile: 937-216-4511
 Fax: 937-339-8051
 Bredick@brunsgc.com
www.brunsgc.com

Tammy Lambert
Bruns Realty Group
 3050 Tipp-Cowlesville Rd.
 Tipp City, OH 45371
 Office: 937-339-2300
 Mobile: 937-554-8898
 Fax: 937-339-8051
 TLambert@brunsrealty.com
www.brunsgc.com