

# Mercer County Crossroads Commerce Park

US 127 & State Route 219  
Celina, OH



## Lots For Sale

### Property Features

- Three lots ranging from 3.58 - 10.67 Acres\*\*
- \*\*Lots are divisible
- ~1 mile from Grand Lake St Mary's
- Located directly on the intersection of 127 & 219
- Flexible zoning options for many commercial uses
- Shovel Ready



*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.*

Consulting

Appraisal

Investment

Retail

Office

Industrial

Full Service Real Estate Company



**Ben Redick**  
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## Lot 1

- 3.584 Acres Total
- Frontage on 127 & Eagle Dr
- Corner Lot
- Excellent Accessibility
- Excellent Visibility



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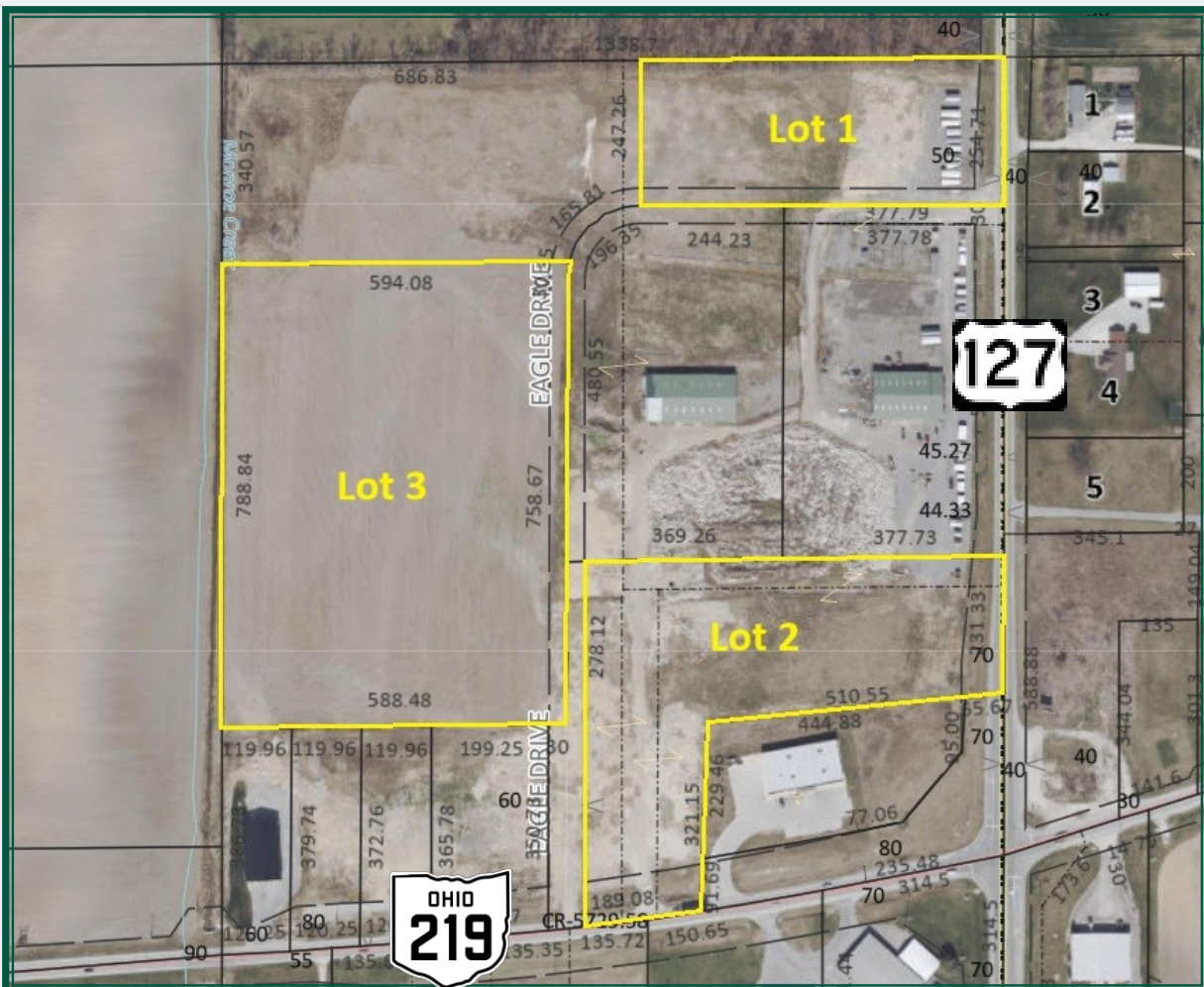
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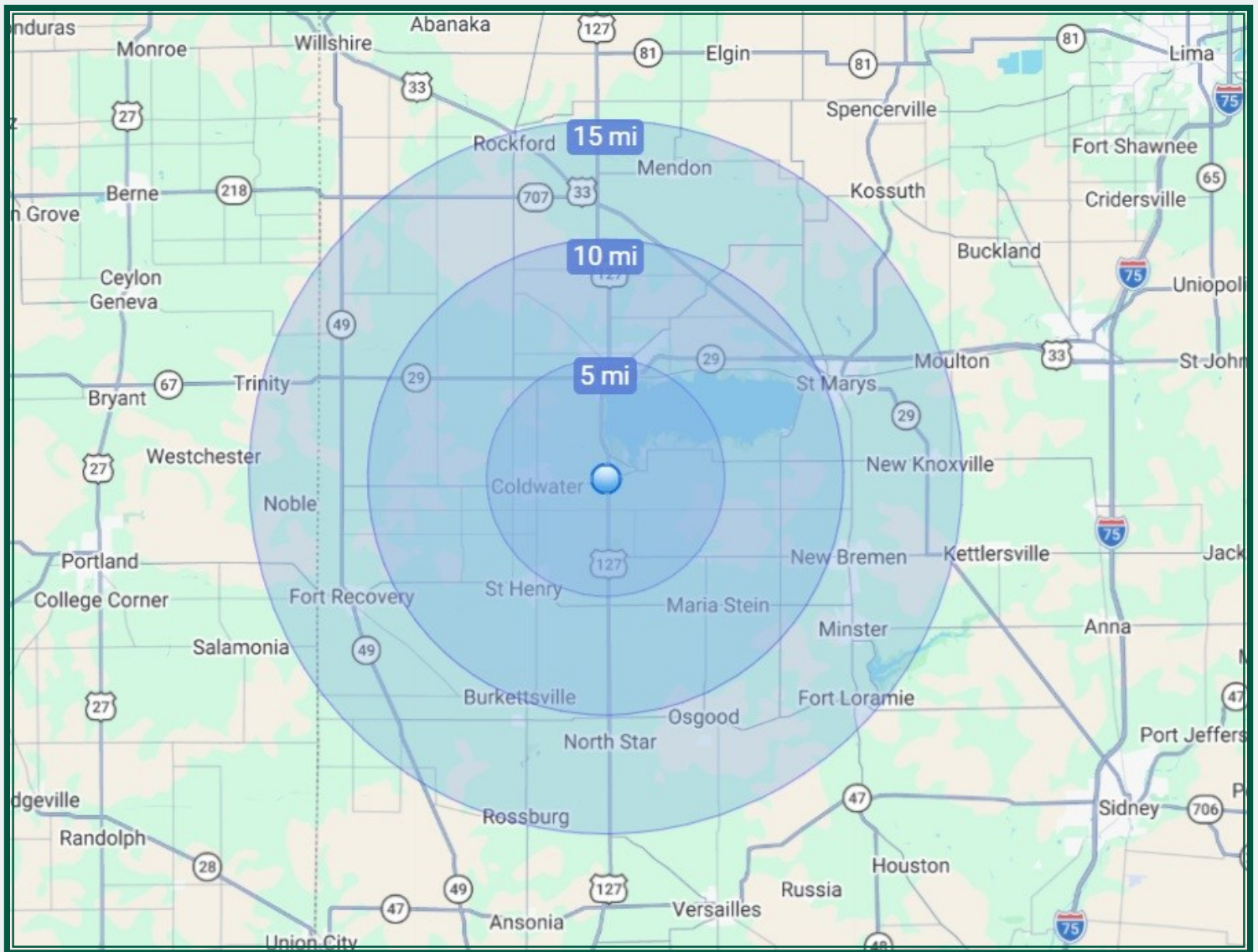
## Lot 2

- 6.532 Acres Total
- Frontage on 127, 219 & Eagle Dr
- Wrapped lot
- Excellent Accessibility
- Divisible Options

## Lot 3

- 10.674 Acres Total
- Frontage on Eagle Dr
- Divisible Options





### Demographics

	5 Mile	10 Mile	15 Mile
Population	17,636	40,758	68,572
HH Income	\$78,668	\$83,643	\$82,219

### Traffic Counts

US Route 127	8,257 vpd
State Route 219	4,323 vpd

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