



Buckeye Lake Development Site

10810 Hebron Road, Buckeye Lake, OH 43008



Offering Summary

Sale Price:	\$150,000 / acre
Lot Size:	26.81 Acres
Zoning:	General Business

Property Overview

Phenomenal location along I-70 at Buckeye Lake/SR-79 exit. Former truck stop is an outstanding development site along the main corridor to the north shore of Buckeye Lake. Offering supreme visibility from the interstate and available highway signage. Site offers just over 26 acres zoned general business and located within the Federal Government Opportunity Zone. Rendering shows a proposed layout to include multiple restaurants, shopping and hotel or grocery store.

Property Highlights

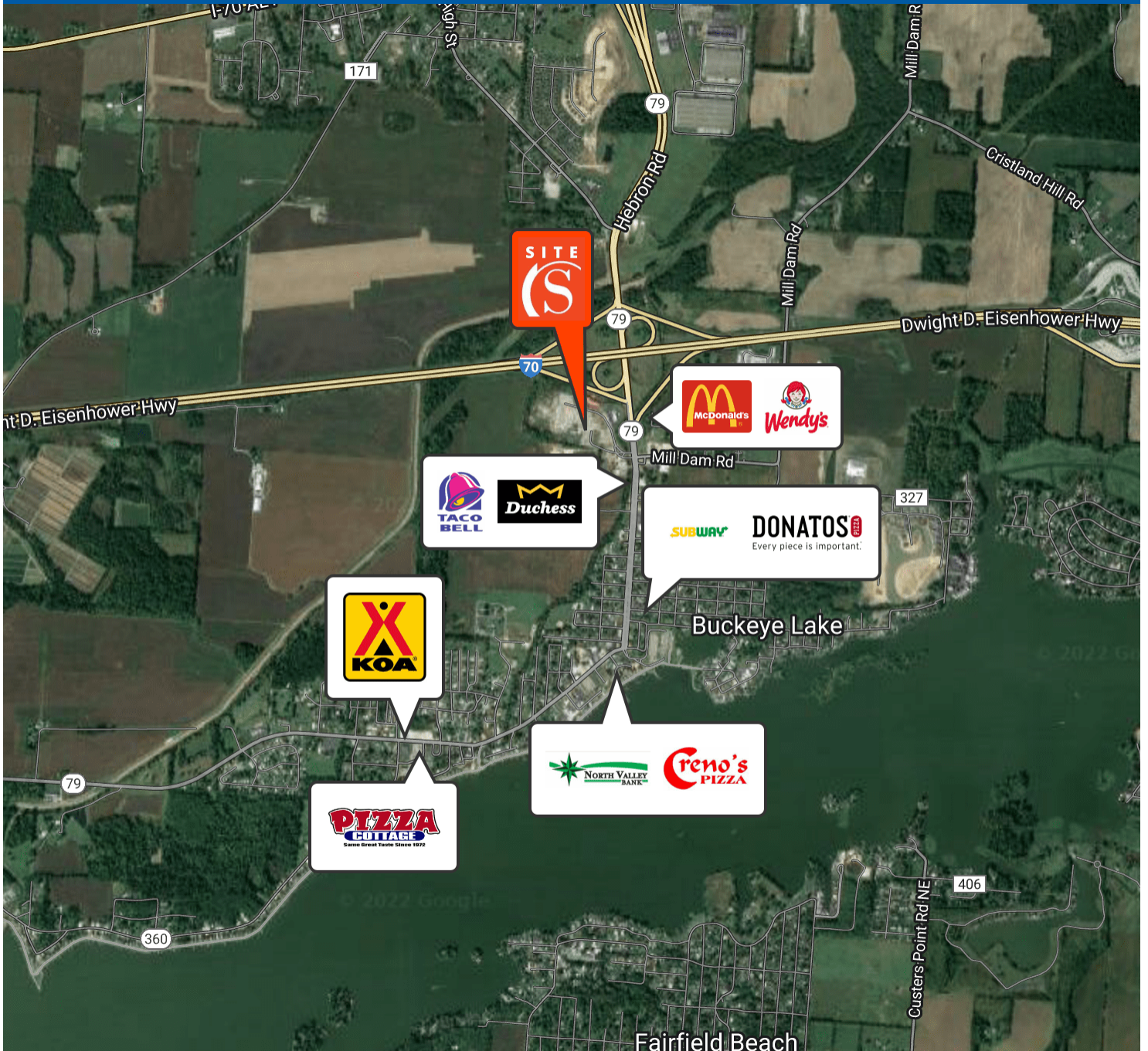
- Outstanding site for Retail, Restaurant, or Hotel Development
- Traffic Counts: I-70 44,031 and SR-79 8,228
- Tanks removed with NFA Report Available





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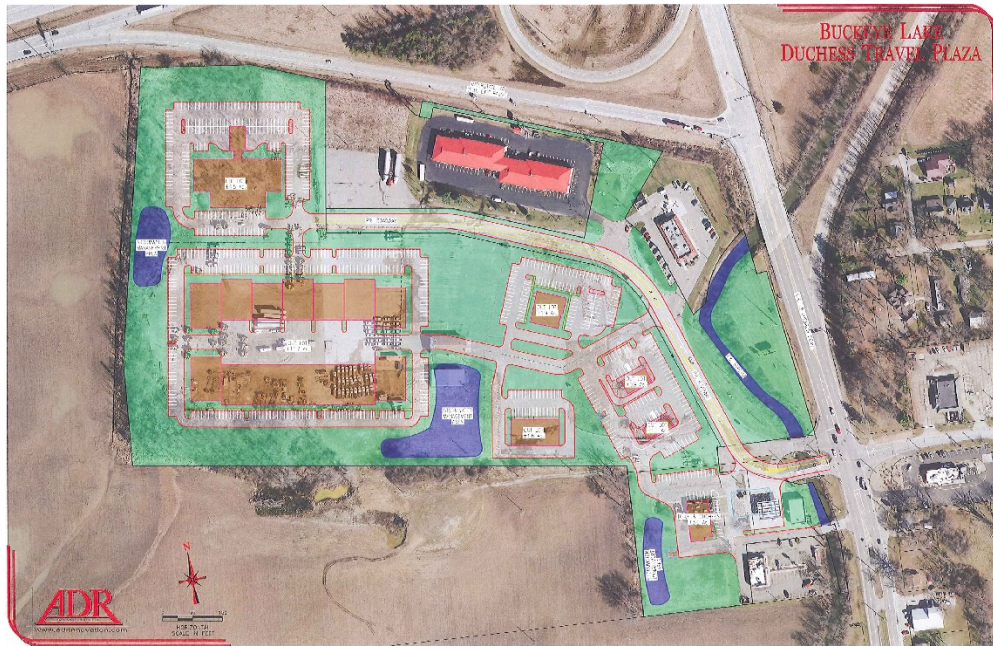
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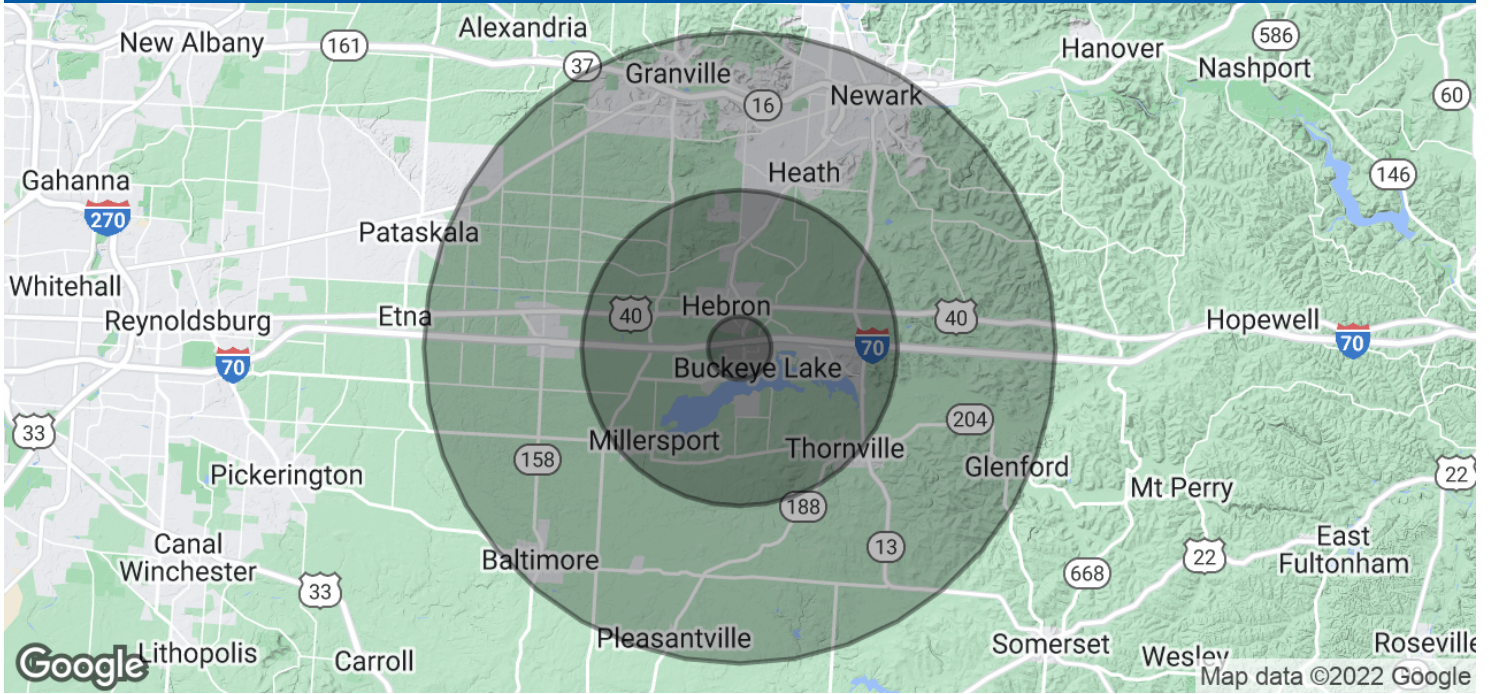
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Population

	1 Mile	5 Miles	10 Miles
Total Population	1,501	17,453	84,981
Average Age	39.9	41.2	39.6
Average Age (Male)	37.5	39.0	37.8
Average Age (Female)	43.8	43.4	41.4

Households & Income

	1 Mile	5 Miles	10 Miles
Total Households	699	7,098	33,376
# of Persons per HH	2.1	2.5	2.5
Average HH Income	\$43,829	\$60,270	\$64,523
Average House Value	\$235,459	\$195,860	\$184,133

* Demographic data derived from 2020 ACS - US Census

