

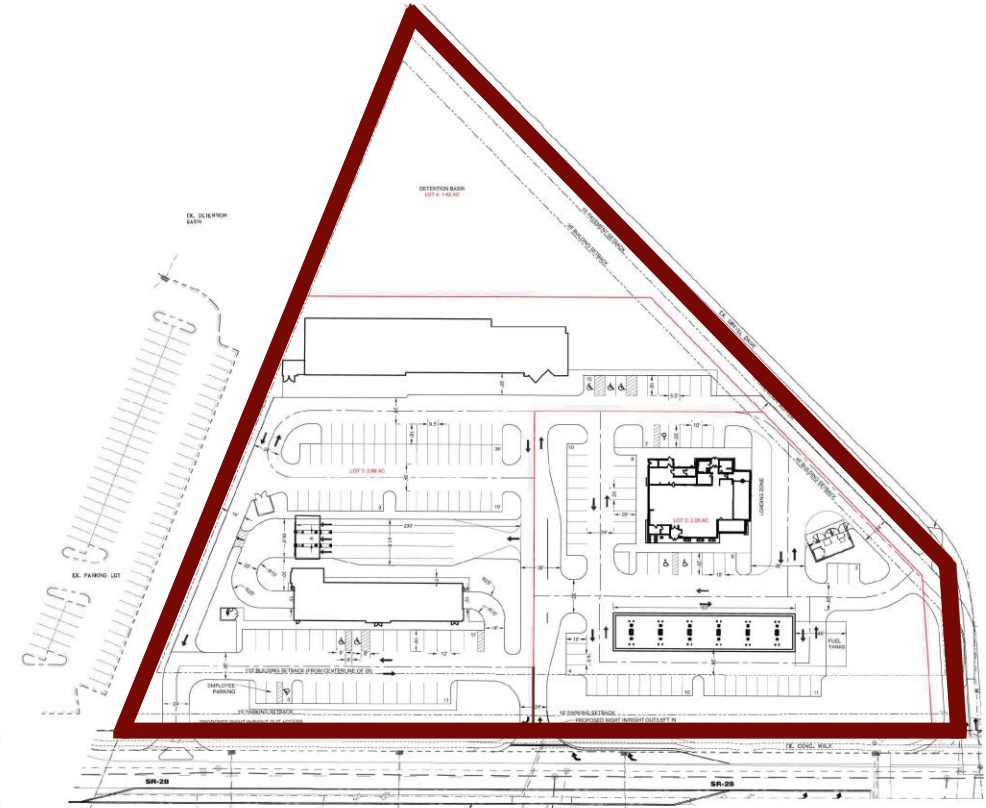
6.32 ACRE PARCEL – ZONED B-2 General Business 1192 OH-28, MILFORD, OH 45150

FOR SALE
\$4,000,000



SITE HIGHLIGHTS

- 6.32 acres
- Zoned B-2 General Business District
- Traffic count: 42,717 (sitesusa.com)
- Flexible lot sizes available
- Approved Corner stop light and 2 additional ODOT approved access points



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Comey & Shepherd
REALTORS®
COMMERCIAL

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POPULATION SUMMARY

	1 Mile	3 Miles	5 Miles
2023 Population	6,399	41,986	71,672
2028 Population Projection	7,103	58,780	72,538
Avg Household Income	\$104,281	\$108,700	\$112,781
Median Household Income	\$86,612	\$90,353	\$89,086
2023 Households	2,383	15,460	26,601
2028 Household Projection	2,693	22,726	26,937
Median Age	39.8	41.5	42.2



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Comey & Shepherd is pleased to offer 6.32 acres of commercial land in Milford, Ohio located at 1192 State Route 28. The site is pad ready with all utilities available in the roadway.

This property offers a rare development opportunity on a busy state route surrounded by national retail and food tenants. The site is zoned B-2 general business and is permitted for a broad range of commercial uses.

The site can be divided into flexible lot sizes or sold in its entirety. The property owner recently obtained approval for two full points of ingress and egress in addition to the existing stop light which has an easement for improvement, giving uninterrupted access to State Route 28 that sees over 42,000 average cars a day.

Do not miss this prime opportunity to build in the thriving Milford area, this site is perfect for developers or retailers looking to make an impact in this up-and-coming suburb.



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