

FOR SALE

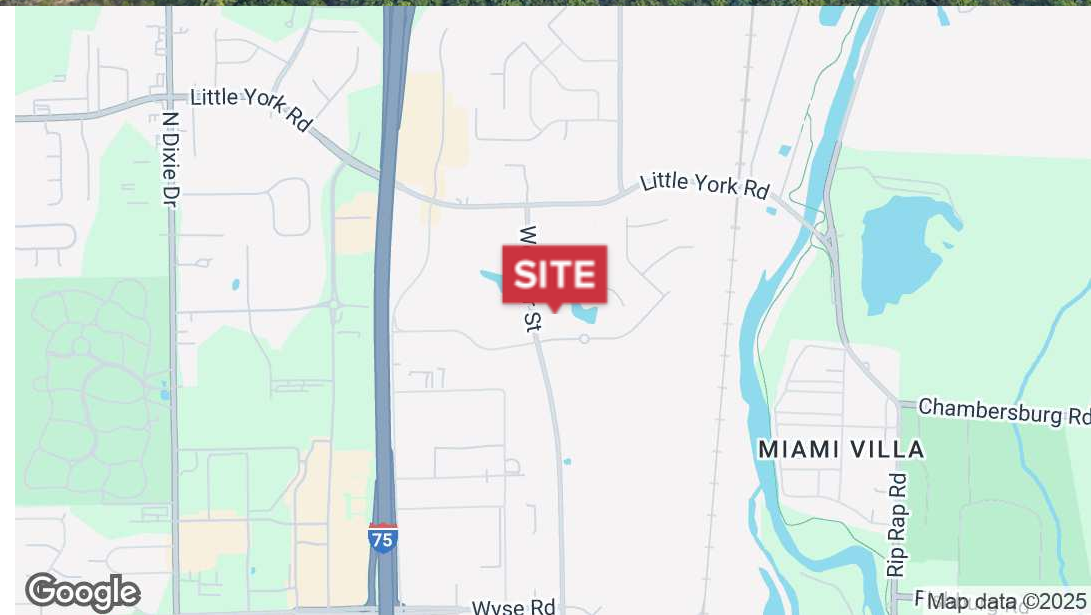
Webster Street and Park Center Dr (Business) Vandalia, OH 45414



NAI Bergman

Land | 16.198 Acres

- 8 Acres +/-
- 2.8 Usable acre +/-
- Neighborhood Business zoning
- Wooded lot surrounding usable acreage
- Located at the entrance to Redwood's development
- Parcel is currently 16 acres and will be split at closing

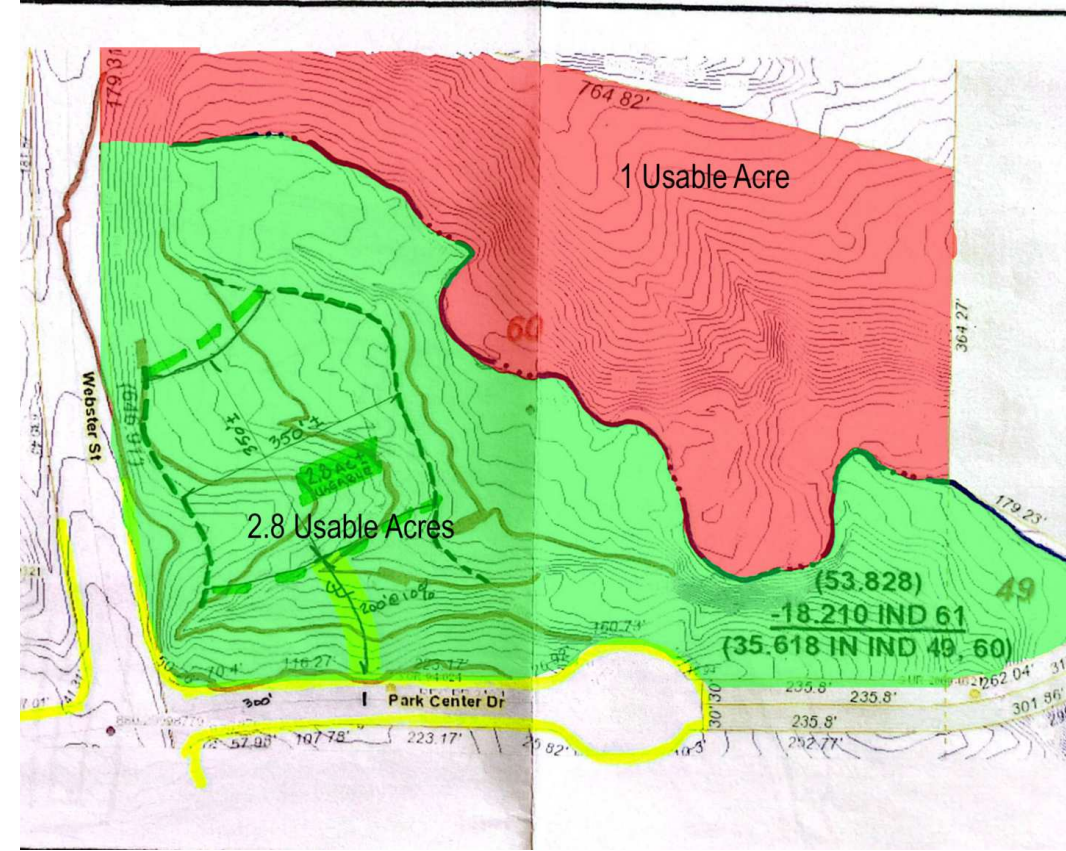


✉ **Scott Kaster**
+1 937 673 4366
scott@bergman-group.com

✉ **David Dickinson**
+1 937 294 7777 x711
ddickinson@bergman-group.com

FOR SALE

Webster Street and Park Center Dr (Business) Vandalia, OH 45414



No Warranty Or Representation, Express Or Implied, Is Made As To The Accuracy Of The Information Contained Herein, And The Same Is Submitted Subject To Errors, Omissions, Change Of Price, Rental Or Other Conditions, Prior Sale, Lease Or Financing, Or Withdrawal Without Notice, And Of Any Special Listing Conditions Imposed By Our Principals No Warranties Or Representations Are Made As To The Condition Of The Property Or Any Hazards Contained Therein Are Any To Be Implied.

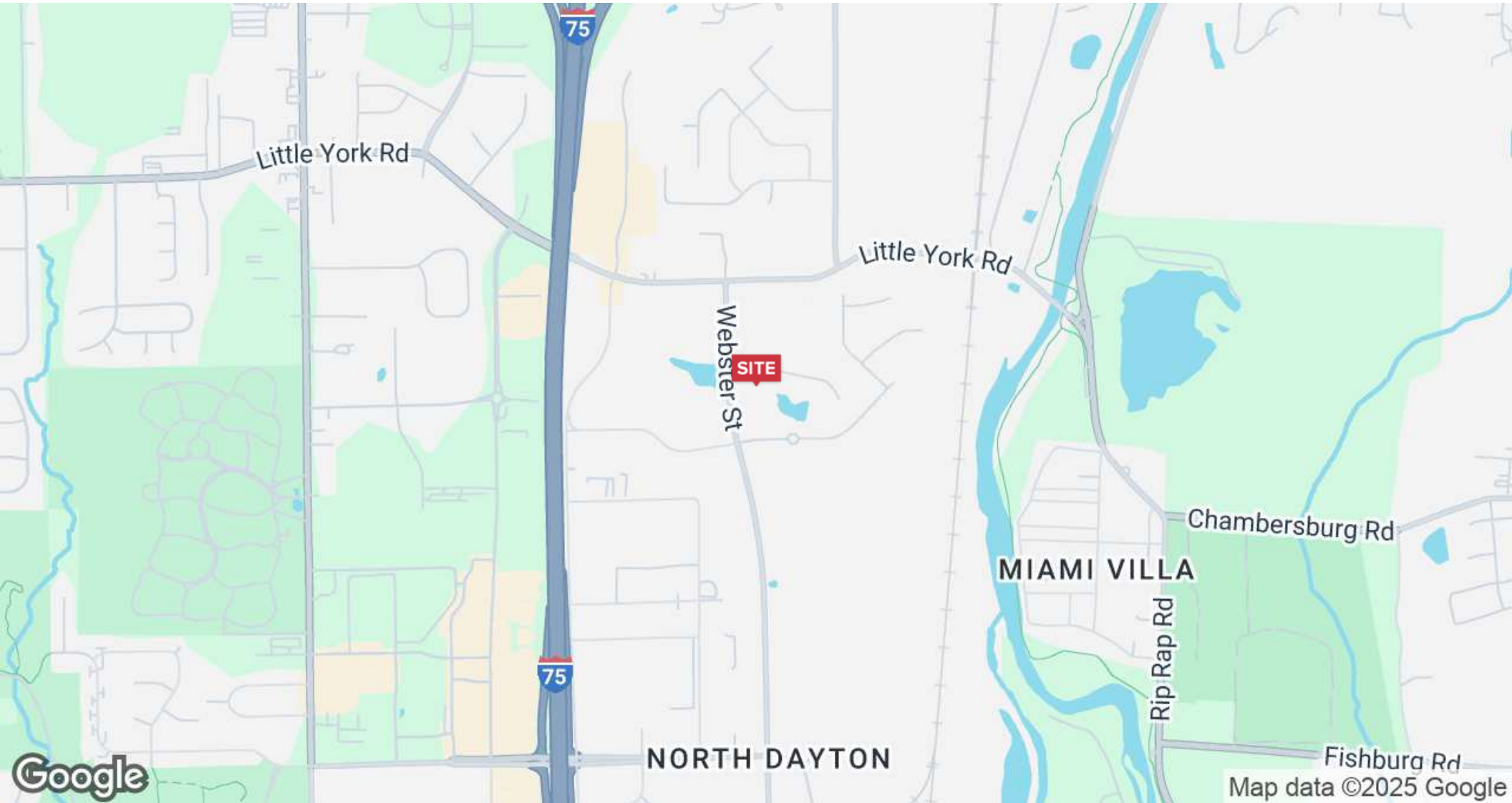
✉ **Scott Kaster**
+1 937 673 4366
scott@bergman-group.com

✉ **David Dickinson**
+1 937 294 7777 x711
ddickinson@bergman-group.com

NABergman

FOR SALE

Webster Street and Park Center Dr (Business) Vandalia, OH 45414



No Warranty Or Representation, Express Or Implied, Is Made As To The Accuracy Of The Information Contained Herein, And The Same Is Submitted Subject To Errors, Omissions, Change Of Price, Rental Or Other Conditions, Prior Sale, Lease Or Financing, Or Withdrawal Without Notice, And Of Any Special Listing Conditions Imposed By Our Principals No Warranties Or Representations Are Made As To The Condition Of The Property Or Any Hazards Contained Therein Are Any To Be Implied.

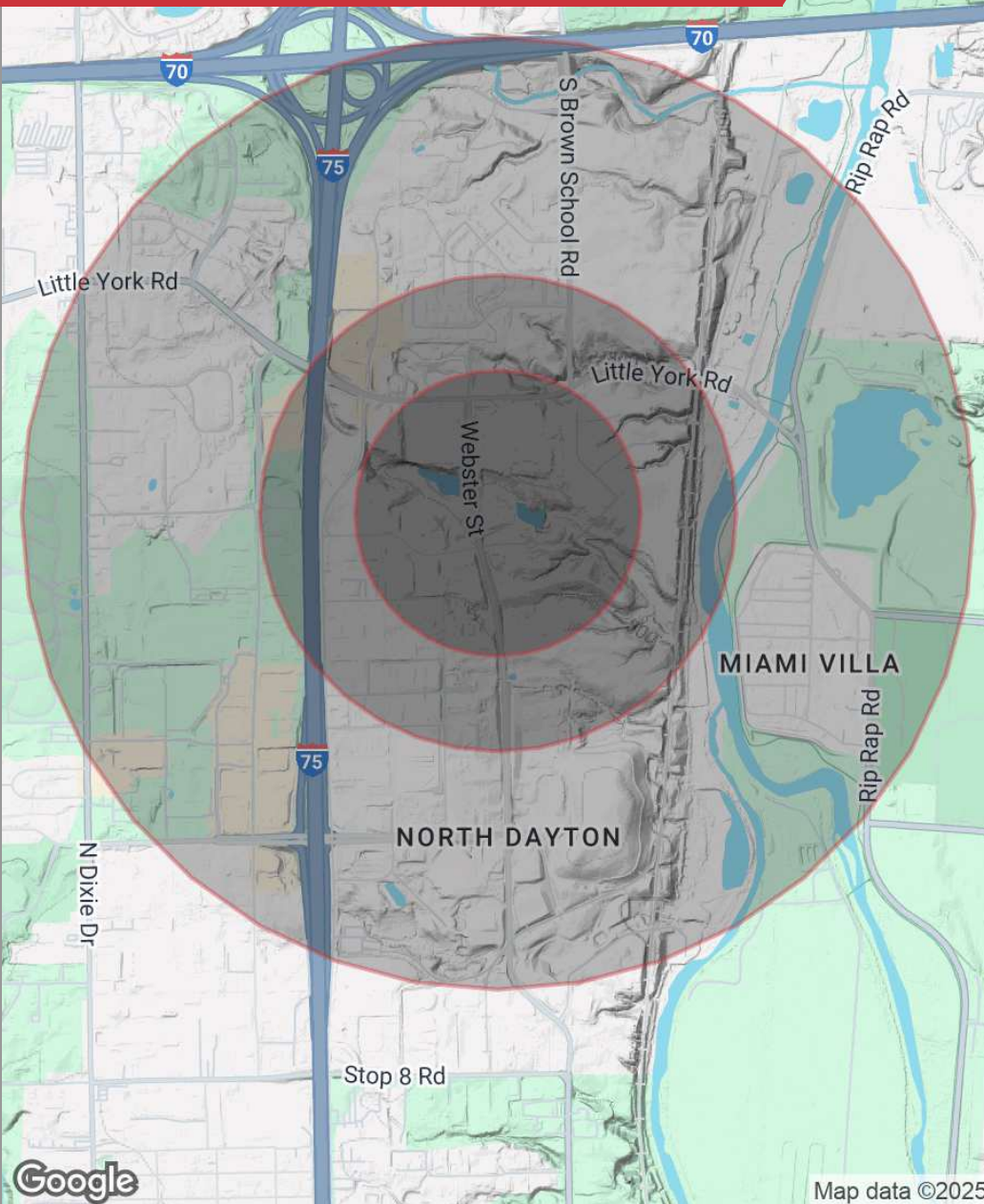
✉ **Scott Kaster**
+1 937 673 4366
scott@bergman-group.com

✉ **David Dickinson**
+1 937 294 7777 x711
ddickinson@bergman-group.com

NALBergman

FOR SALE

Webster Street and Park Center Dr (Business) Vandalia, OH 45414



POPULATION

	0.3 MILES	0.5 MILES	1 MILE
Total population	7	227	1,514
Median age	46	46	45
Median age (male)	44	44	43
Median age (Female)	49	49	48

HOUSEHOLDS & INCOME

	0.3 MILES	0.5 MILES	1 MILE
Total households	3	84	584
# of persons per HH	2.3	2.7	2.6
Average HH income	\$95,157	\$95,189	\$94,195
Average house value	\$290,932	\$290,305	\$261,487

* Demographic data derived from 2020 ACS - US Census

No Warranty Or Representation, Express Or Implied, Is Made As To The Accuracy Of The Information Contained Herein, And The Same Is Submitted Subject To Errors, Omissions, Change Of Price, Rental Or Other Conditions, Prior Sale, Lease Or Financing, Or Withdrawal Without Notice, And Of Any Special Listing Conditions Imposed By Our Principals No Warranties Or Representations Are Made As To The Condition Of The Property Or Any Hazards Contained Therein Are Any To Be Implied.

✉ **Scott Kaster**
+1 937 673 4366
scott@bergman-group.com

✉ **David Dickinson**
+1 937 294 7777 x711
ddickinson@bergman-group.com

NAI Bergman