

»» FOR SALE

COMMERCIAL PROPERTY | \$1,395,000

5643 YANKEE STREET, FREDERICKTOWN, OH 43019

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➤ THE OFFERING

3CRE is pleased to present the exceptional commercial space available at 5643 Yankee Street, ideally situated on a high-visibility street in Fredericktown, Ohio. Set on 21.98 acres, this unique estate is ideally located 50 minutes from downtown Columbus and 30 minutes from Polaris and the Johnsville Chip Plant. The main home features 4 bedrooms with cedar-lined closets, 3.5 baths, multiple living and dining spaces, a mudroom, laundry, and a full basement with walk-in vault. The property includes a 3-car garage, workshop, and one-room cabin, plus a stocked blue lake with a floating bridge to a private island, fruit orchard, garden center, sauna, recreation/golf area, and camping space.

Located on a quiet country road in Fredericktown, Ohio, 5643 Yankee Street offers a private rural setting with easy access to Fredericktown, Mount Vernon, and major routes to the Columbus area, ideal for peaceful living with convenient connectivity.

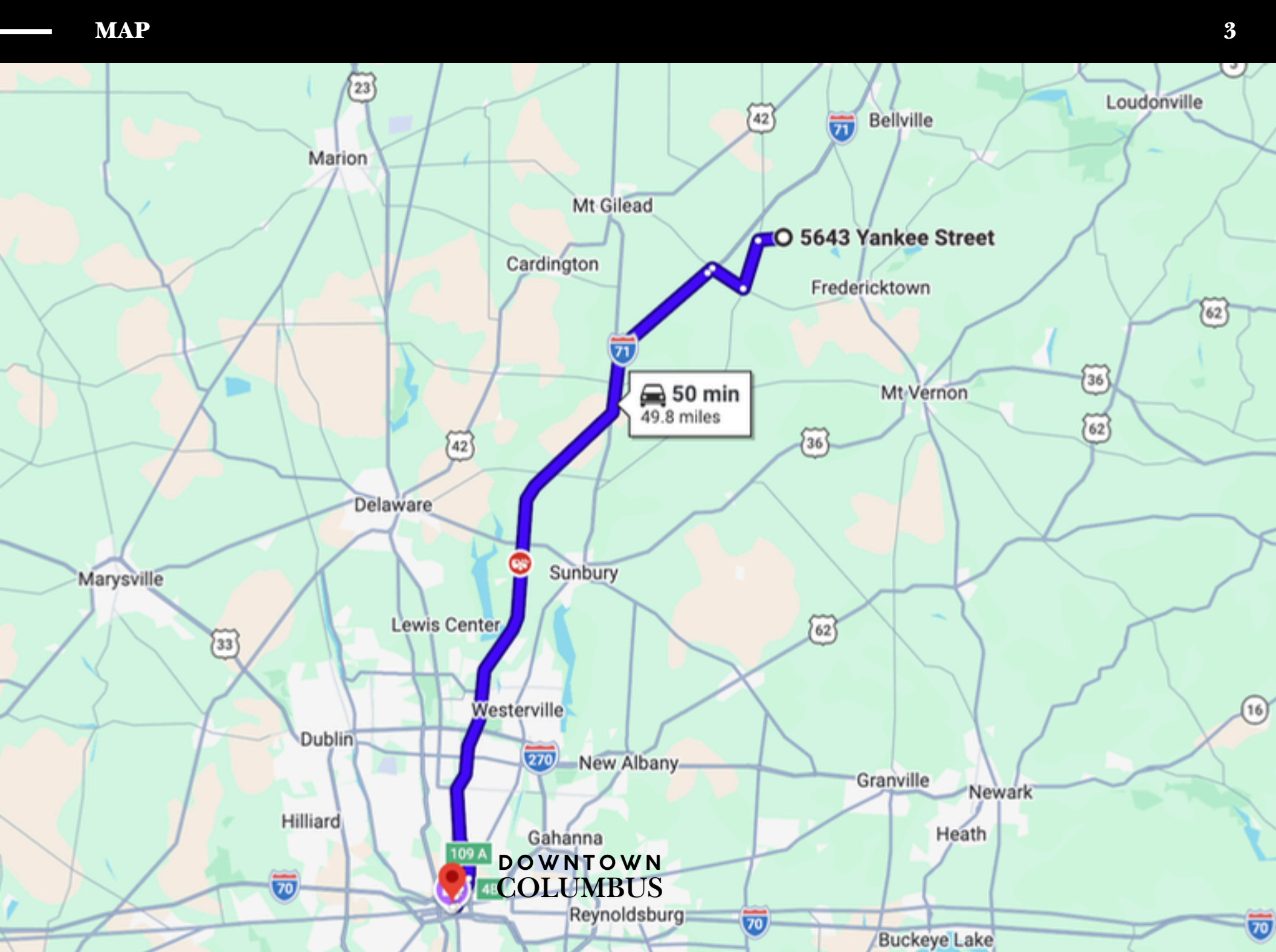
➤ PROPERTY HIGHLIGHTS

Offered at: \$1,395,000

Total SqFt: 4,438 Sq. Ft.

- Located in Fredericktown, Ohio of Knox County
- 21.98 Acres/Residence with 4,438 SF/Two Barns/Cabin / Spa & Sauna Cabin
- 50 minutes from Columbus, Ohio
- Potential to be a commercial space such as event center or hobby farm
- Owner financing available: 5-year amortization at 7.5% on \$1M







LUXURY MULTI-USE DESTINATION PROPERTY

- Private resort or family compound
- Corporate retreat or executive getaway
- Wedding & special events venue
- Church camp or retreat center
- Campground, campsites, or camper storage rental
- Farm market or agritourism concept

SIGNATURE FEATURE: PRIVATE BLUE LAKE

- Stunning stocked blue lake with fishing
- Boardwalk with Adirondack chairs and built-in pole holders
- Fish cleaning cabin with sink
- Floating wooden bridge to a peaceful seating island
- Floating island with in-water seating
- Fire plug fountain feature

WATER RECREATION & BEACH AREA

- Swimming area with diving board and slide
- Beautiful sandy beach
- Canoeing and kayaking
- Beach sand volleyball court

SPORTS, RECREATION & ENTERTAINMENT

- Golf driving tee with targets across the lake
- Putting green
- Basketball court (outdoor)
- Live music stage
- Outdoor movie projection curtains
- Sports bar-style shelter with TV, sink, and grill (options)

FIRE, RELAXATION & RETREAT SPACES

- Cabin in the woods with hot sauna
- Teepee-style fire pit
- Log cabin with its own fire pit
- Three additional fire pits throughout the property
- Peaceful seating areas and gathering spaces across the grounds

LARGE BUILDINGS & SPECIALTY STRUCTURES

- Two massive metal buildings featuring:
 - Indoor basketball court
 - Baseball pitching and hitting areas
 - Workshop space

MAIN RESIDENCE FEATURES

- Main home with brand-new metal roof (installed early December 2025)
- 4 bedrooms with cedar-lined closets
- 3.5 bathrooms (including one in the basement)
- Two separate living areas
- Multiple dining spaces
- Mudroom
- Main-level laundry
- Full basement with huge walk-in vault door
- Spiral staircase
- Impressive, must-see interior

LAND & AGRICULTURAL FEATURES

- Fruit orchard
- Garden center
- Open land suitable for expansion, events, or subdivision

LOCATION & ACCESSIBILITY

- Approximately 45 minutes from downtown Columbus
- Quick access to I-71
- About 30 minutes to Polaris
- About 30 minutes to the future Johnstown Chip Plant



VIDEO LINK







	3 MILE	5 MILE	10 MILE
POPULATION	1,481	4,661	28,416
AVERAGE HOUSEHOLD INCOME	\$89,129	\$84,333	\$82,771
NUMBER OF HOUSEHOLDS	490	1,559	10,650
MEDIAN AGE	36.6	36.9	41.6
TOTAL BUSINESSES	10	106	701
TOTAL EMPLOYEES	25	703	5,345

Columbus

OHIO



METRO AREA STATISTICS

2.25 MM
POPULATION

77K
HOUSEHOLD
INCOME

4.3%
UNEMPLOYMENT

FORTUNE 500

NO. 15 - *CARDINAL HEALTH*

NO. 72 - *NATIONWIDE*

NO. 218 - *AMERICAN ELECTRIC
POWER*

NO. 351 - *HUNTINGTON BANCSHARES*

NO. 471 - *VERTIV HOLDINGS*

COLUMBUS ACCOLADES

Top City for Young Professionals
-Forbes/Niche

Among the Top Cities for Job Growth
-LinkedIn, Glassdoor, WalletHub

**Top 15 Fastest-Growing Metro
Areas in the U.S.**
-U.S. Census Bureau

Fastest-Growing Tech Hub / Midwest
-CBRE Tech Talent Report

**National Leader in Future-Ready
Infrastructure**
-U.S. Department of Transportation



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