

EXECUTIVE SUMMARY

4400 CAMPBELLS RUN ROAD



OFFERING SUMMARY

PRICE:	\$1,550,000
BUILDING SF:	22,000
PRICE / SF:	\$70.45
LOT SIZE:	5.61 Acres
SIGNAGE:	Highway Visibility
YEAR BUILT:	Approximately 1967
RENOVATED:	Approximately 2004
BUILDING CLASS:	c
ZONING:	C-4
PARKING:	93

Property Description

Large Price Reduction: March 8, 2024

KW Commercial is pleased to offer 4400 Campbells Run Road for Purchase. This 22,000 +/- square foot Office Building offers large windows that showcase the properties Park Like Setting with healthy Maple Trees surrounding the property. Great Parkway West visibility and easy access for a Corporate Office Headquarters or possible Redevelopment for Multiple zoning uses.

PROPERTY OVERVIEW

I-376 Parkway West Visibility
Ample Parking
Park Like Setting with Large Maple Trees
Large Windows
3-Phase Power
Front Professional Entrance
Zoned C-4 Planned Office and Limited Industrial (Robinson Twp)

Zoning Permitted Uses:

- Business or Professional offices
- Services Business, business service
- Bank/financial institution
- Hotel/Motel
- Restaurant, conventional
- Health club
- Day-care center, child
- Manufacturing, light
- Research and development facility, non hazardous substances
- Conditional Uses: ***** Schools
- Special Exceptions: ***** Hospital, Medical offices

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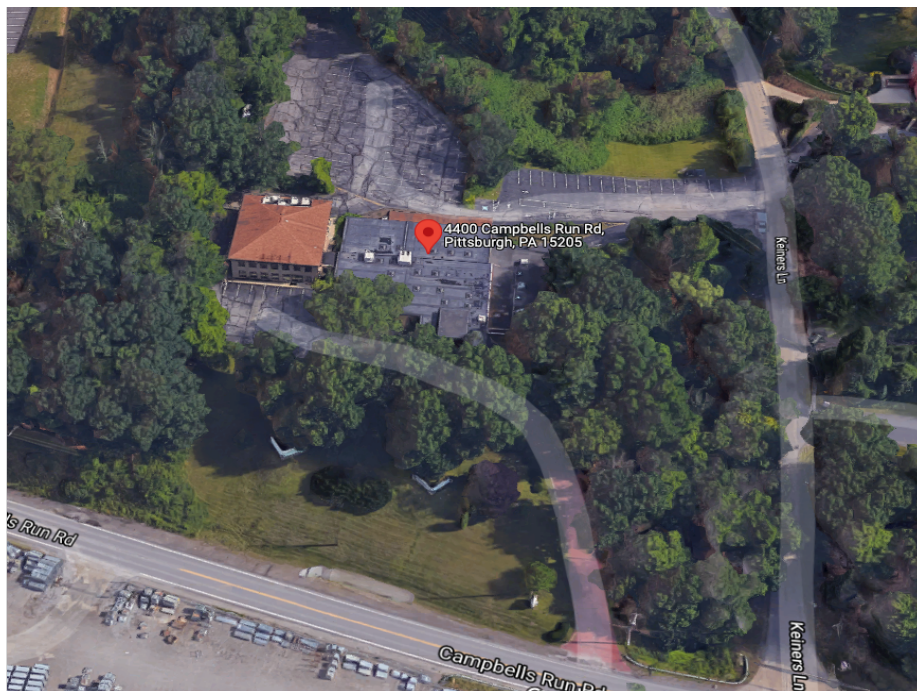
PROPERTY PHOTOS

4400 CAMPBELLS RUN ROAD



BOUNDARY LINES

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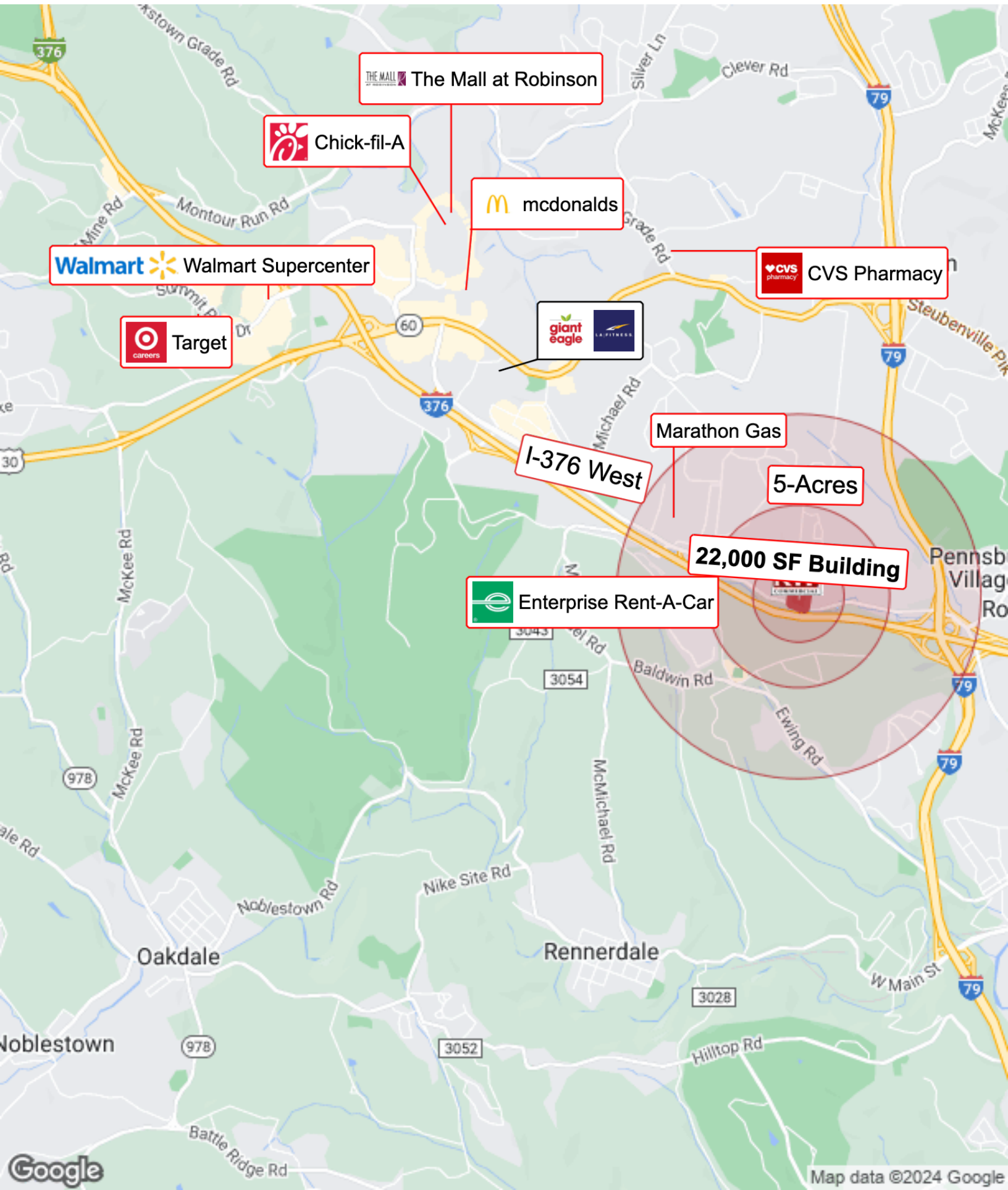
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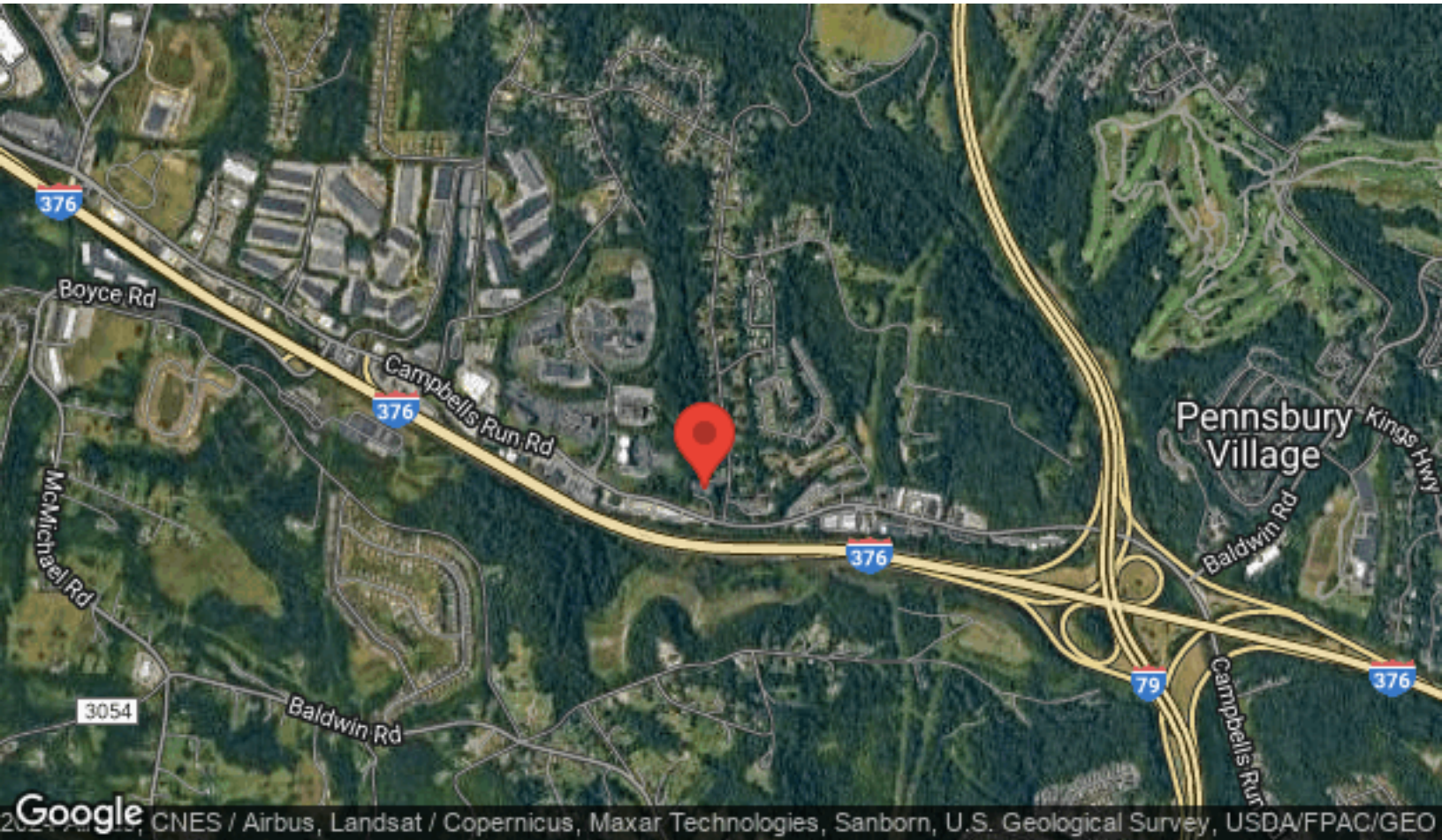
BUSINESS MAP

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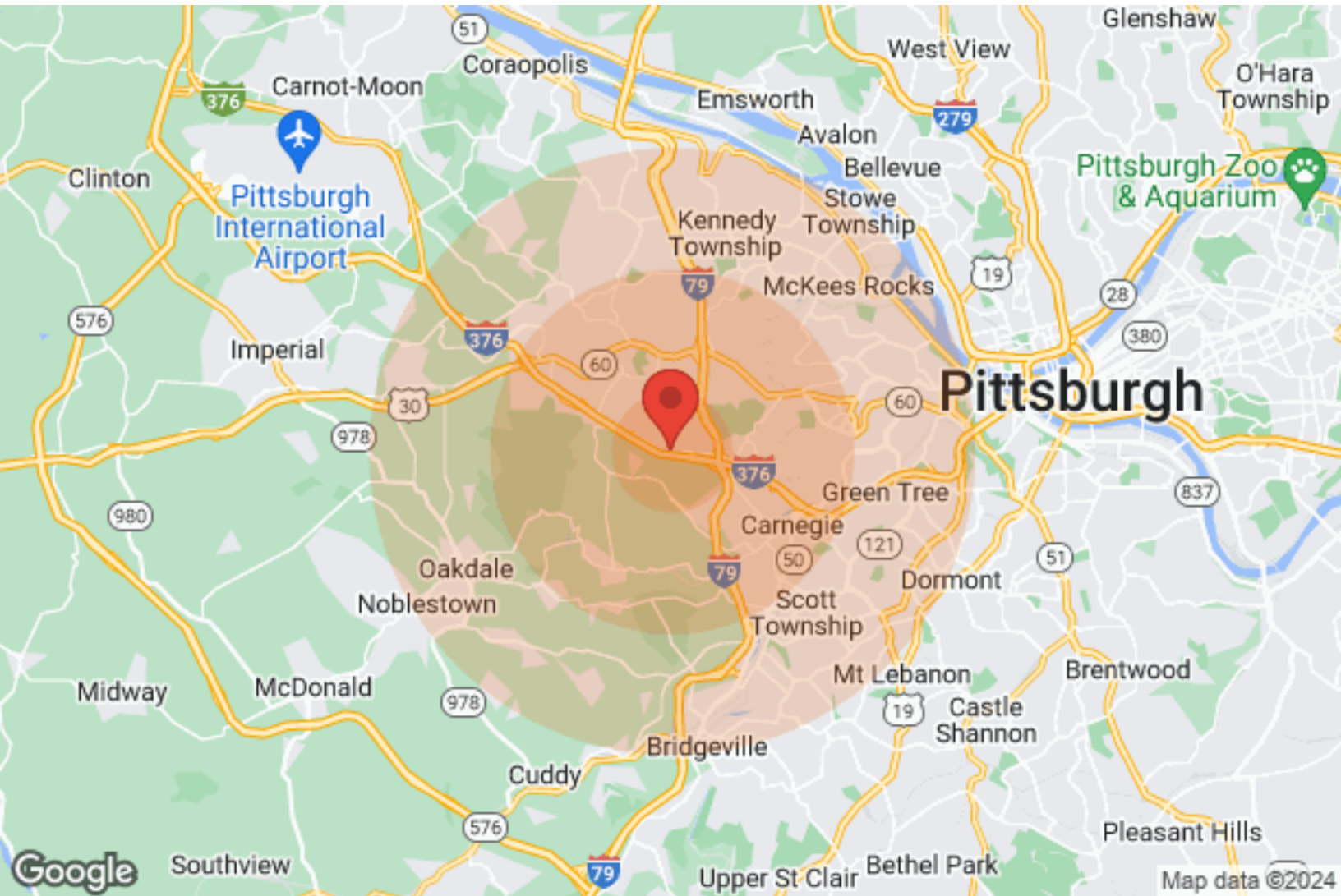
LOCATION MAPS

4400 CAMPBELLS RUN ROAD



DEMOGRAPHICS

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Population	1 Mile	3 Miles	5 Miles
Male	N/A	15,429	67,719
Female	N/A	16,679	72,004
Total Population	N/A	32,108	139,723
Age	1 Mile	3 Miles	5 Miles
Ages 0-14	N/A	4,363	20,671
Ages 15-24	N/A	3,341	16,175
Ages 25-54	N/A	13,079	54,536
Ages 55-64	N/A	4,775	19,779
Ages 65+	N/A	6,550	28,562
Race	1 Mile	3 Miles	5 Miles
White	N/A	30,014	122,705
Black	N/A	1,200	10,656
Am In/AK Nat	N/A	2	7
Hawaiian	N/A	6	8
Hispanic	N/A	263	1,267
Multi-Racial	N/A	896	4,700

Income	1 Mile	3 Miles	5 Miles
Median	N/A	\$44,304	\$46,654
< \$15,000	N/A	1,929	7,677
\$15,000-\$24,999	N/A	1,942	6,954
\$25,000-\$34,999	N/A	1,819	7,100
\$35,000-\$49,999	N/A	2,440	8,906
\$50,000-\$74,999	N/A	3,065	11,671
\$75,000-\$99,999	N/A	1,649	7,324
\$100,000-\$149,999	N/A	1,398	7,380
\$150,000-\$199,999	N/A	518	2,611
> \$200,000	N/A	426	2,132

Housing	1 Mile	3 Miles	5 Miles
Total Units	N/A	16,796	69,112
Occupied	N/A	15,459	63,240
Owner Occupied	N/A	9,743	41,282
Renter Occupied	N/A	5,716	21,958
Vacant	N/A	1,337	5,872

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DISCLAIMER

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PRESENTED BY:

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Each Office Independently Owned and Operated

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