

EXECUTIVE SUMMARY

13220 U.S. 42



OFFERING SUMMARY

| | |
|-----------------------------|-----------------|
| PRICE: | \$800000 |
| LOT SIZE: | 8 Acres |
| PRICE / ACRE: | 100000 |
| ZONING: | AG |
| FRONTAGE: | |
| TRAFFIC COUNT: | |
| SIGNAL INTERSECTION: | No |
| UTILITIES: | Gas, Electric |
| APN: | 25-0013026-0000 |

PROPERTY OVERVIEW

One of the most prominent corners between 33 and Delaware. Excellent visibility. 8 acres of prime land. There is an electrical easement that runs through the property. One of the main thoroughfares to Honda to and from Jerome Township. The 160 acres contiguous was purchased by Shelly Materials Company from what we understand, they intend to start mining their acreage in the next 7 -10 yrs.

Located in the path of progress. Jerome Rd is the main artery to 42 and to Route 33 for the people that live in northern Dublin and in Jerome Village. Jerome Village is a planned community with over 2900 homes sites. Over 2000 have been built. It is also one of the fastest growing communities in Ohio. SEE: <https://jeromevillage.com>

Property also has a building that is 1,014 sq. ft. Land and building are both leased.

KW COMMERCIAL - GLOBAL
1221 South MoPac Expressway
Austin, TX 78746

MARTHA HUNLEY
O: (614) 314-5555
C: (614) 314-5555
martha@therealtygroup.us
450518, OH

PROPERTY PHOTOS

13220 U.S. 42



SHELLY OWNED LAND

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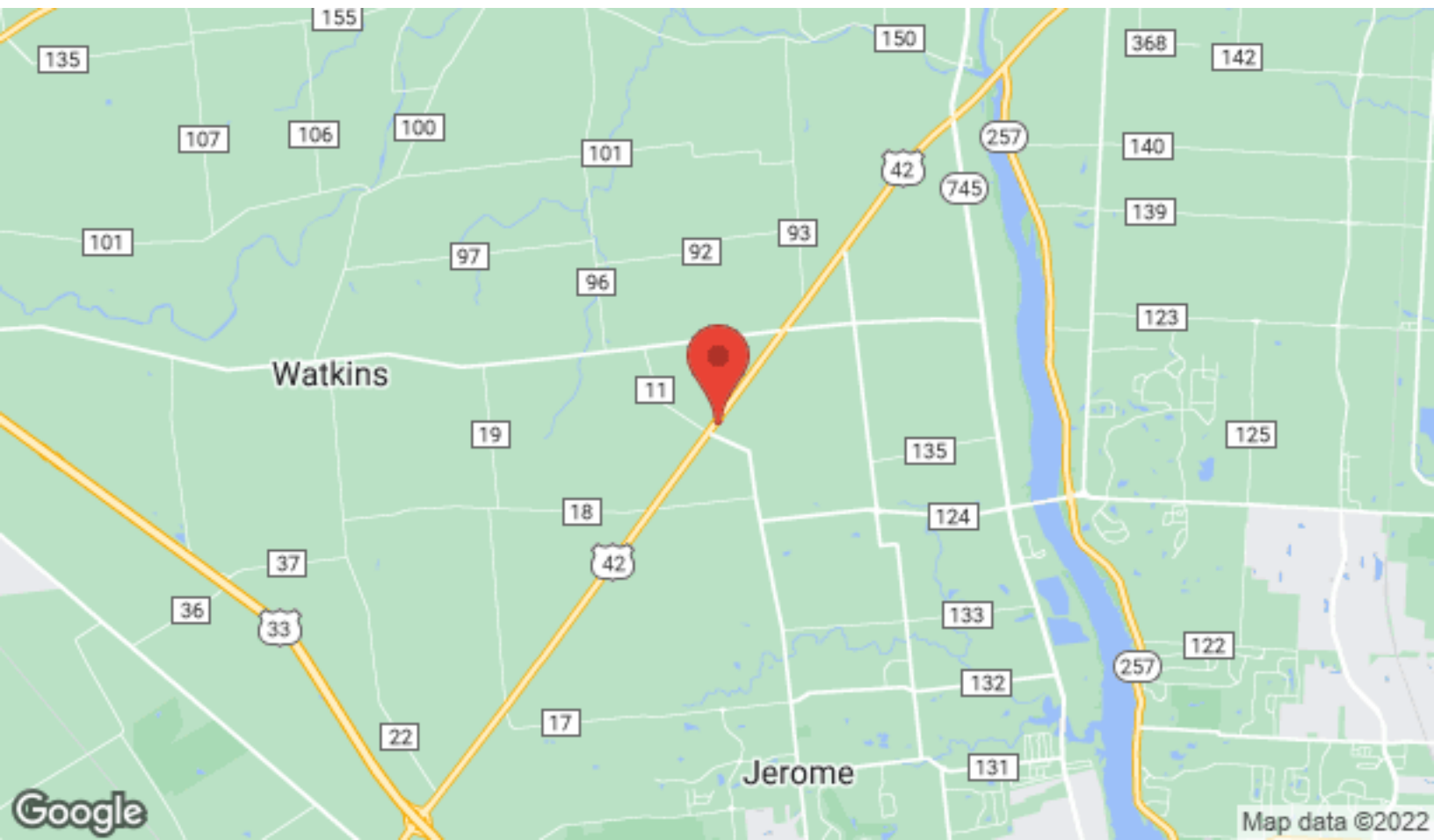
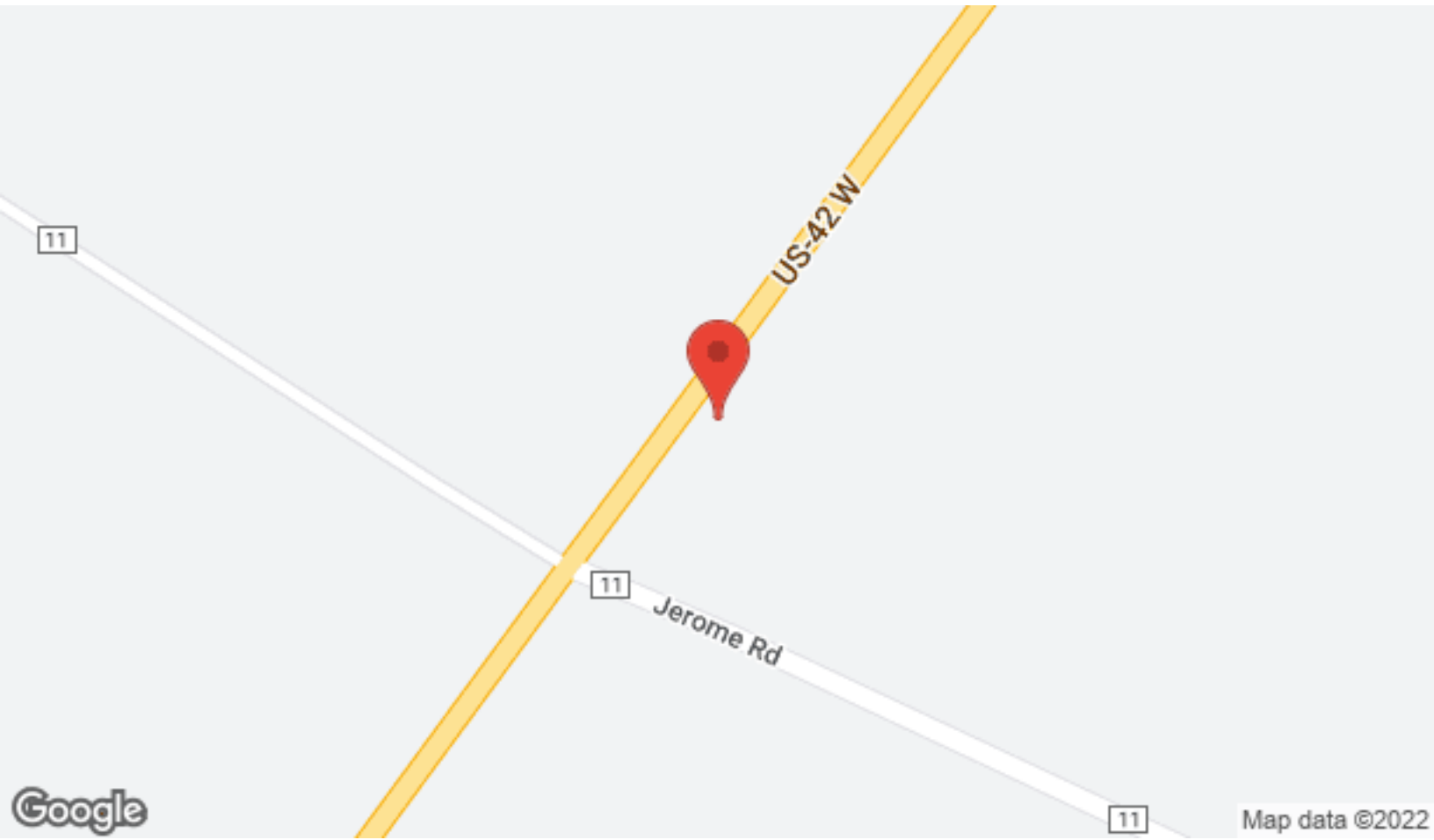


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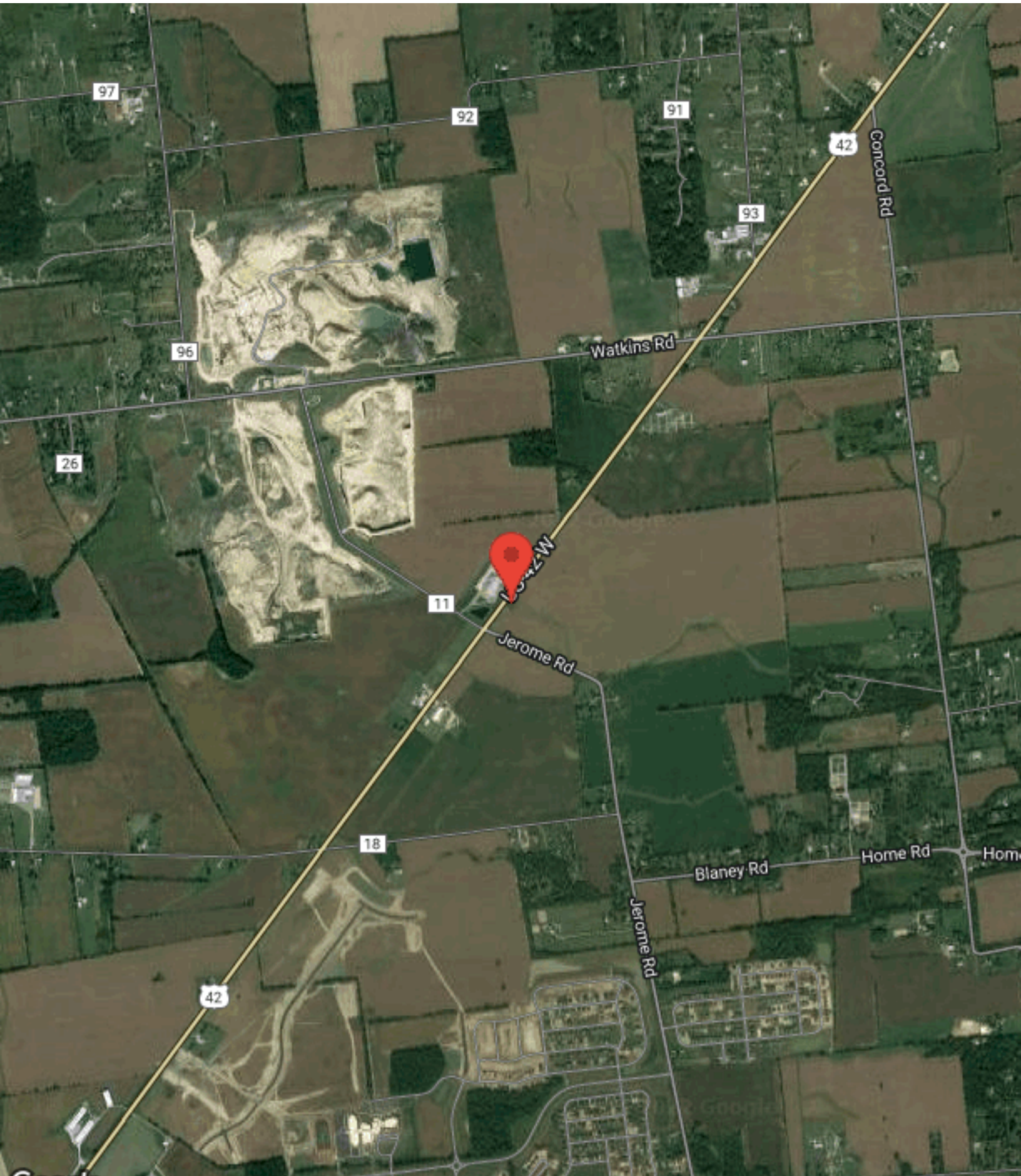
LOCATION MAPS

13220 U.S. 42



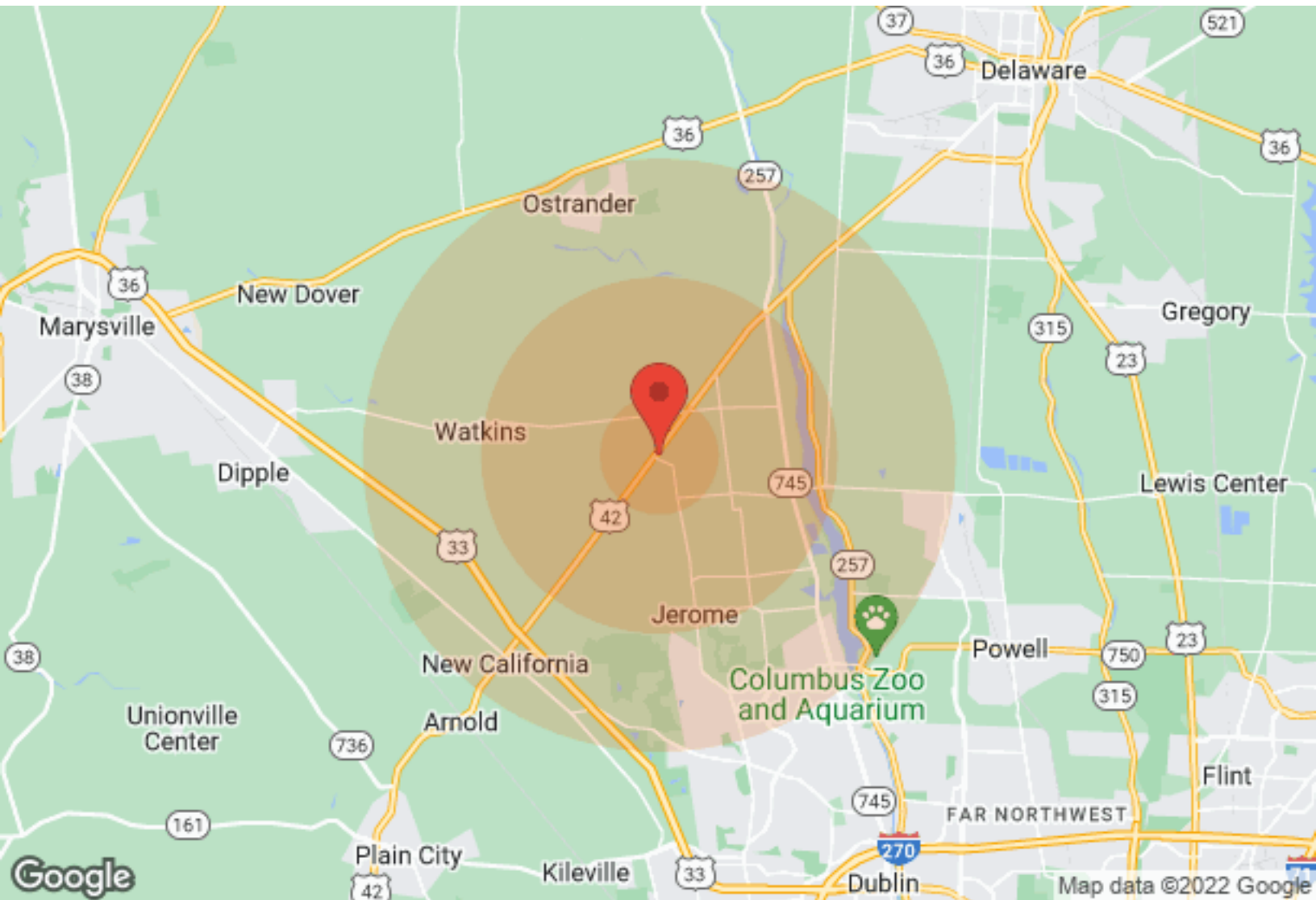
AERIAL MAP

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DEMOGRAPHICS

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| Population | 1 Mile | 3 Miles | 5 Miles |
|-------------------|---------------|----------------|----------------|
| Male | N/A | 1,938 | 14,943 |
| Female | N/A | 1,957 | 15,536 |
| Total Population | N/A | 3,895 | 30,479 |
| Age | 1 Mile | 3 Miles | 5 Miles |
| Ages 0-14 | N/A | 713 | 6,947 |
| Ages 15-24 | N/A | 514 | 4,939 |
| Ages 55-64 | N/A | 609 | 4,229 |
| Ages 65+ | N/A | 653 | 4,560 |
| Race | 1 Mile | 3 Miles | 5 Miles |
| White | N/A | 3,862 | 27,640 |
| Black | N/A | 2 | 190 |
| Am In/AK Nat | N/A | N/A | 2 |
| Hawaiian | N/A | N/A | N/A |
| Hispanic | N/A | 7 | 143 |
| Multi-Racial | N/A | 24 | 636 |

| Income | 1 Mile | 3 Miles | 5 Miles |
|---------------------|---------------|----------------|----------------|
| Median | N/A | \$95,954 | \$118,268 |
| < \$15,000 | N/A | 147 | 356 |
| \$15,000-\$24,999 | N/A | 49 | 278 |
| \$25,000-\$34,999 | N/A | 86 | 235 |
| \$35,000-\$49,999 | N/A | 68 | 506 |
| \$50,000-\$74,999 | N/A | 209 | 1,378 |
| \$75,000-\$99,999 | N/A | 248 | 1,335 |
| \$100,000-\$149,999 | N/A | 432 | 3,069 |
| \$150,000-\$199,999 | N/A | 149 | 1,618 |
| > \$200,000 | N/A | 79 | 1,604 |

| Housing | 1 Mile | 3 Miles | 5 Miles |
|-----------------|---------------|----------------|----------------|
| Total Units | N/A | 1,617 | 10,563 |
| Occupied | N/A | 1,516 | 9,942 |
| Owner Occupied | N/A | 1,331 | 9,206 |
| Renter Occupied | N/A | 185 | 736 |
| Vacant | N/A | 101 | 621 |

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