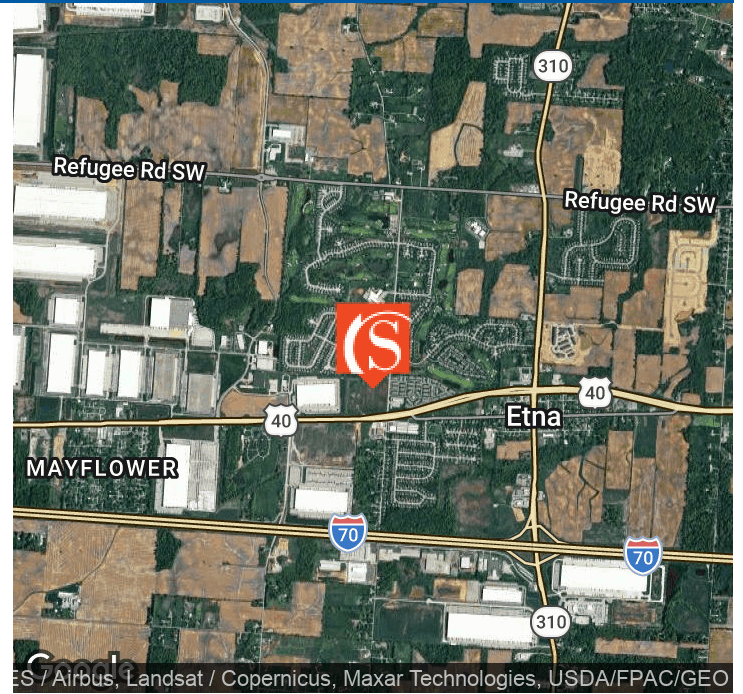
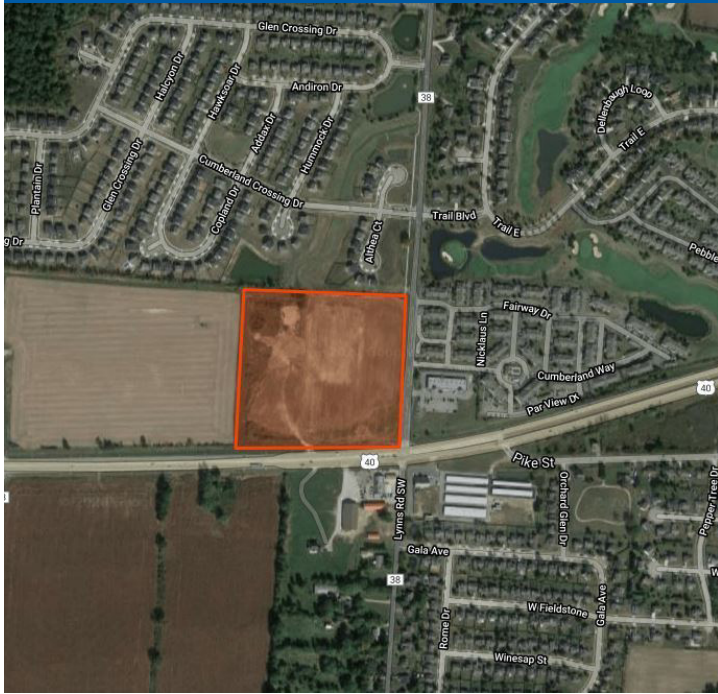




# Columbia and US-40

Etna, OH 43018



## Offering Summary

Sale Price:	\$150,000 / acre
Lot Size:	23.13 acres
Zoning:	General Business
Traffic Count:	16,806
Parcel ID:	010-017154-00.001

## Property Overview

Your next development starts at this 23-acre site zoned General Business, ideally positioned on the corner of Columbia and US-40/National Road. Located just minutes from I-70 with all utilities available, this property offers excellent visibility, accessibility, and potential for a wide range of commercial uses.

## Location Overview

Outstanding high-visibility location just minutes from I-70, Etna Corporate Park, and the Amazon Fulfillment Center. Positioned between highly residential and commercialized areas, this property offers endless possibilities.

### Demographics

	1 Mile	5 Miles	10 Miles
Total Households	389	11,647	71,673
Total Population	1,010	32,389	191,801
Average HH Income	\$84,644	\$86,287	\$77,070



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