

OUTLOT FOR SALE



Map data ©2025 Imagery ©2025 Airbus, Maxar Technologies, USDA/FPAC/GEO

800 Northwoods Boulevard

Vandalia, Ohio 45377

Property Highlights

- Graded Lot
- All Utilities on Site
- Busy Shopping Center Outlot

Property Overview

Prime Outlot in Front of Busy Kroger

Offering Summary

Sale Price:	\$395,000
Lot Size:	0.918 Acres

Demographics	1 Mile	3 Miles	5 Miles
Total Households	1,658	8,733	26,240
Total Population	3,696	20,298	64,071
Average HH Income	\$81,872	\$99,529	\$98,418

For More Information

Robert Zavakos

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RECORD PLAN

THE SHOPPES AT NORTHWOODS SECTION THREE

BEING A RE-PLAT OF LOT #2
OF THE SHOPPES AT NORTHWOODS, SECTION ONE
PLAT BOOK 185, PAGE 6 EAST
SECTION 19 OF VANALTA,
CITY OF VANDALIA,
MONTGOMERY COUNTY, OHIO
SEPTEMBER, 2020

NOTES: AS ESTABLISHED BY CITY COUNCIL SEPTEMBER 08, 2020

1) THE DEED TO LOT 4 SHALL EXPRESSLY INCLUDE THE RIGHT TO ACCESS THE PUBLIC STREET THROUGH THE EXISTING ACCESS EASEMENT.

2) THE DEED TO LOT 5 SHALL EXPRESSLY INCLUDE THE RIGHT TO ACCESS THE PUBLIC STREET THROUGH THE EXISTING ACCESS EASEMENT.

3) THE DEED TO LOT 5 SHALL EXPRESSLY INCLUDE THE RIGHT TO ACCESS THE PUBLIC STREET THROUGH THE EXISTING ACCESS EASEMENT.

4) THE DEED TO LOT 5 SHALL EXPRESSLY INCLUDE THE RIGHT TO ACCESS THE PUBLIC STREET THROUGH THE EXISTING ACCESS EASEMENT.

Curve	Delta	Radius	Length	Chord
C-1	90°00'00"	70.00'	109.96'	50.928'±5.76"
C-2	22°32'24"	225.00'	88.58'	N65°52'55.76" W 88.01'
C-3	34°45'18"	196.00'	118.89'	S71°41'31"E 117.08'
C-4	64°19'45"	21.00'	23.58'	S22°02'21"E 22.36'
C-5	95°42'24"	94.00'	16.25'	S05°18'20.76" W 16.23'
C-6	38°00'50"	531.05'	333.80'	N72°40'22"E 328.33'

OWNER
MONTGOMERY COUNTY
800 MONTGOMERY ROAD
COLUMBUS, OH 43260
937-486-2978

ENGINEER / SURVEYOR
BAYER BROS. SURVEYING, LLC
6900 TYLER ROAD, SUITE A
MASON, OH 45040
(513) 336-6000

APPROVED FOR RECORD
DATE: 09/08/20
BY: [Signature]

RECORD PLAN
MONTGOMERY COUNTY, OHIO
SECTION 19 OF VANALTA
SECTION THREE
19.188 ACRES

PREPARED BY
bayer
www.bayer.com
6900 Tyler Road, Suite A
Mason, OH 45040-1333
937-486-2978

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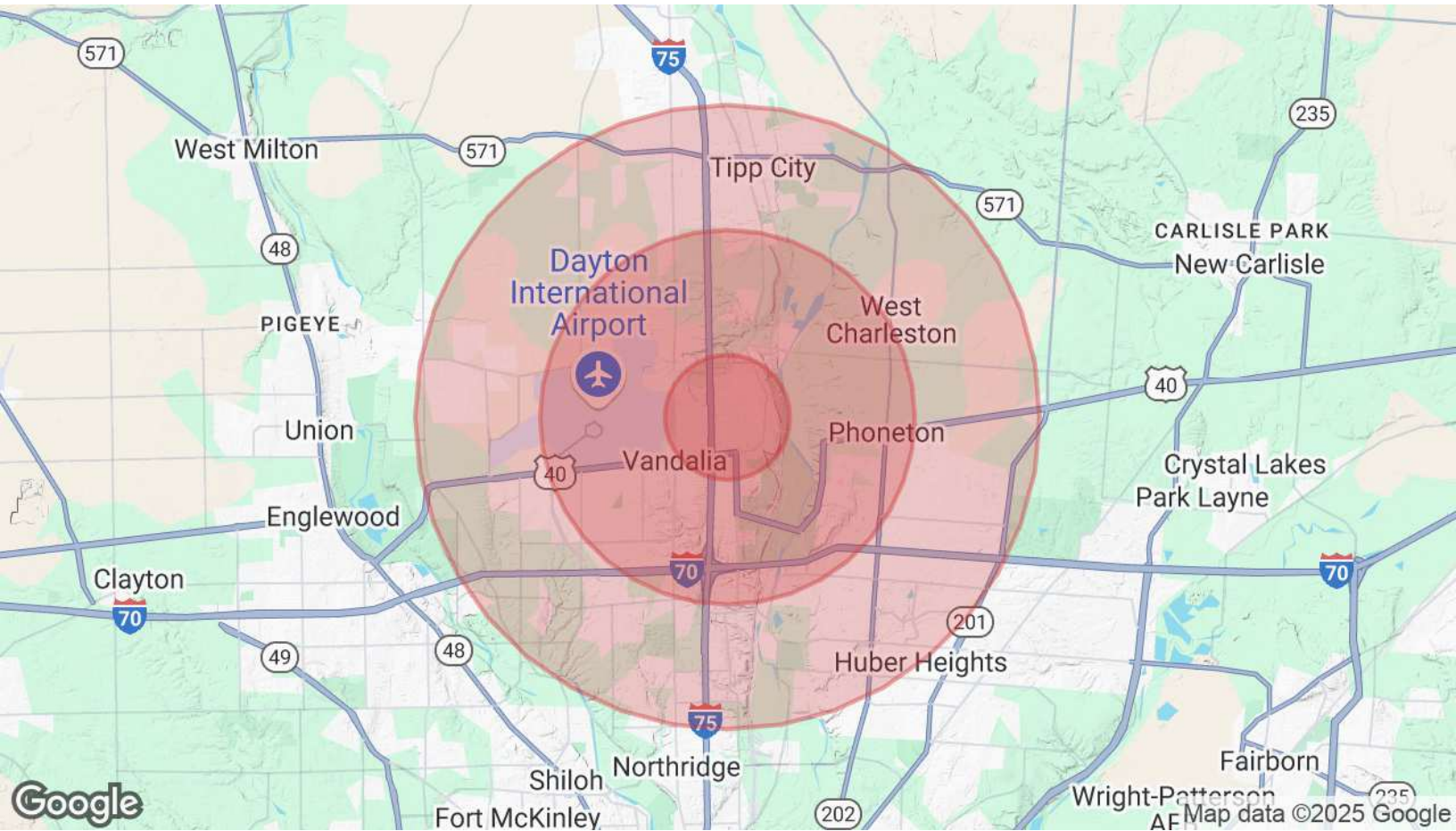
0.918 AC
FOR SALE

Shoppes at Northwoods

KeyBank, Wendy's, McDonald's, Fricker's, Bunkers Sports Bar & Grill, 好运 DRAGON CHINA Healthy Chinese Food

truenorth, HOT HEAD BURGERS, Waffle House, KFC, LING JOHN SILVER

Subway, Chipotle Mexican Grill, Monroe Federal Bank, Arby's, Pizza Hut



Population	1 Mile	3 Miles	5 Miles
Total Population	3,696	20,298	64,071
Average Age	42	43	42
Average Age (Male)	41	41	41
Average Age (Female)	44	44	43
Households & Income	1 Mile	3 Miles	5 Miles
Total Households	1,658	8,733	26,240
# of Persons per HH	2.2	2.3	2.4
Average HH Income	\$81,872	\$99,529	\$98,418
Average House Value	\$195,332	\$258,558	\$249,533

Demographics data derived from AlphaMap