

FOR SALE

123 N REED AVENUE, MALVERN VILLAGE, OH 44644



NANCI FERRANTE

Senior Vice President

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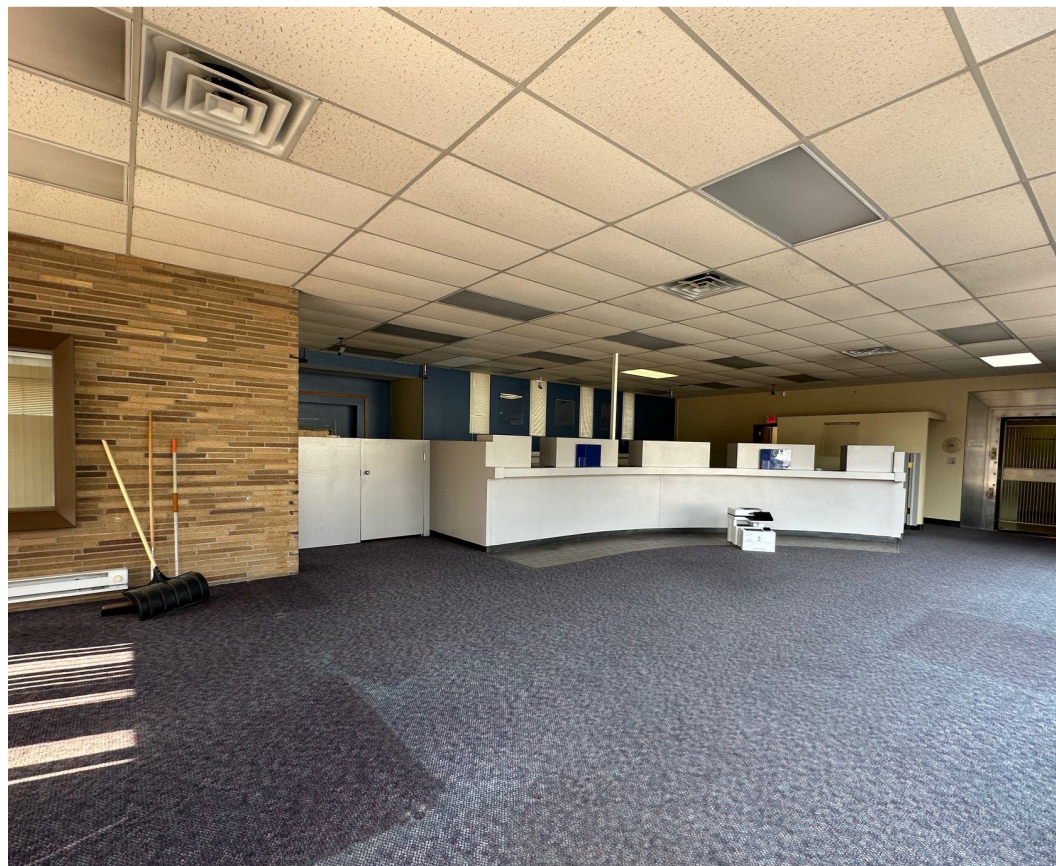
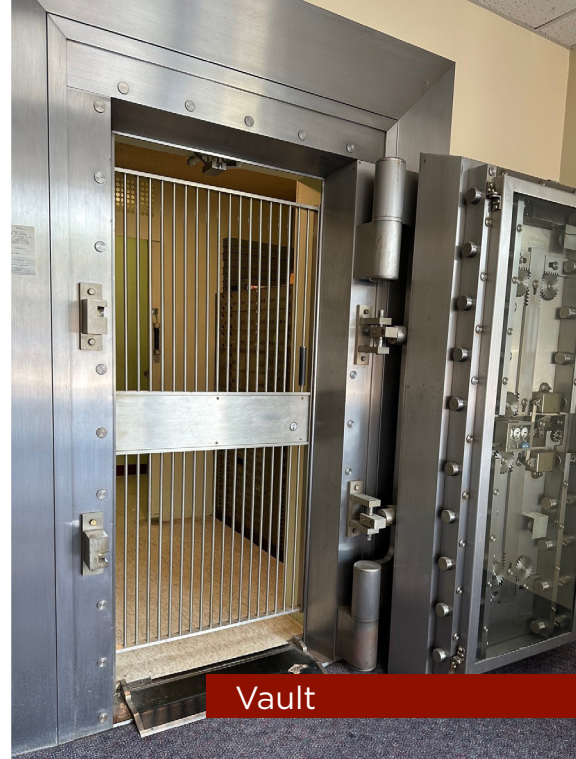
PROPERTY OVERVIEW

**123 N REED AVENUE
MALVERN VILLAGE, OH 44644
2,640 SF ON .20 ACRES**

- One story well-maintained retail building
- Adjacent 7 car parking lot
- Drive thru lane
- Brick & Block construction



123 N Reed Ave., Malvern Village, OH	
Total SF	2,640 SF
PP#	07-0000260.000 & 07-0000723.000
Land	.1983 Acres
Year Built	1953
Construction	Block
# of Floors	1 Floor
R.E. Taxes/Yr	\$2,759.66 (2023)
Parking	7 Spaces
Asking Price	\$150,000 with 3 year Deed Restriction on Financial Use





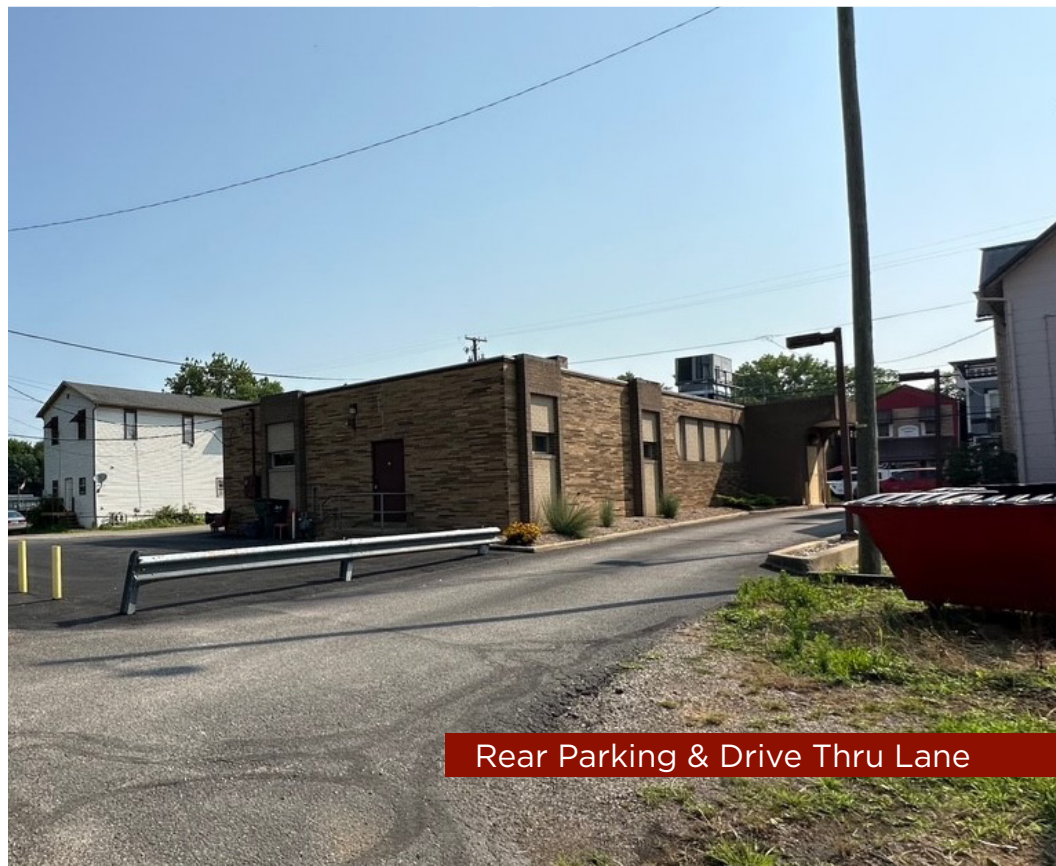
Pole Sign



Mechanical Room



Back Teller Area



Rear Parking & Drive Thru Lane

PARCEL AERIAL



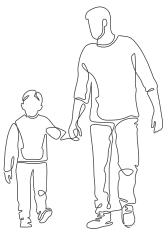
MALVERN VILLAGE

Malvern Village in Ohio is a thriving community nestled in the heart of Carroll County. With a rich history dating back to 1806, this charming village offers a strong sense of community and a welcoming atmosphere for businesses of all sizes. Its strategic location provides easy access to major transportation routes, making it a convenient hub for both employees and customers.

Known for its friendly residents and beautiful scenery, Malvern attracts a diverse population. The village's proximity to Lake Mohawk, a popular recreational destination, adds to its appeal. Position your business in Malvern to benefit from a loyal customer base, a strong local economy, and an excellent quality of life.



5-MILE RADIUS DEMOGRAPHICS



12,389
POPULATION



5,198
HOUSEHOLDS



\$79,321
AVG HH INCOME



321
BUSINESSES



6,495
EMPLOYEES

CONTACT

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