

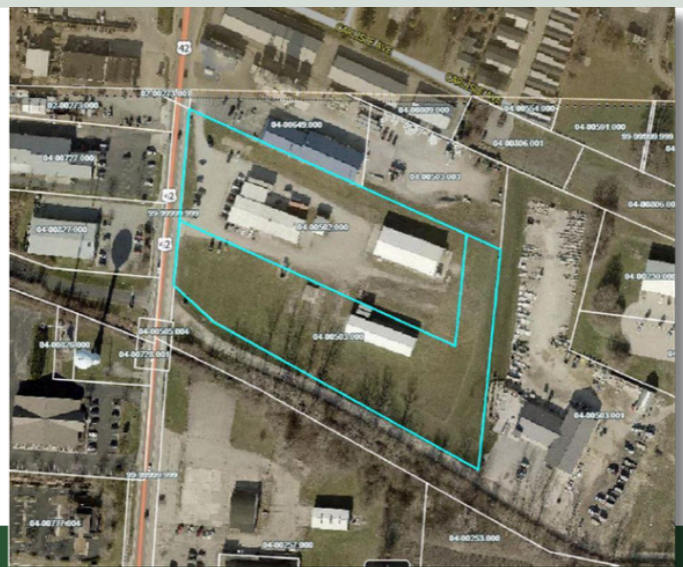


\$1,999,999

235 S. Jefferson Ave., Plain City, OH 43065
“High-Growth Commercial Opportunity”

Property Highlights

- B2 Business Zoning – Flexible commercial uses
- Prime location near Uptown Plain City
- Strong visibility along S. Jefferson Ave
- Easy access to US-42 & SR-161
- Minutes to Dublin, London, Delaware & Marysville
- Positioned in a high-growth development corridor



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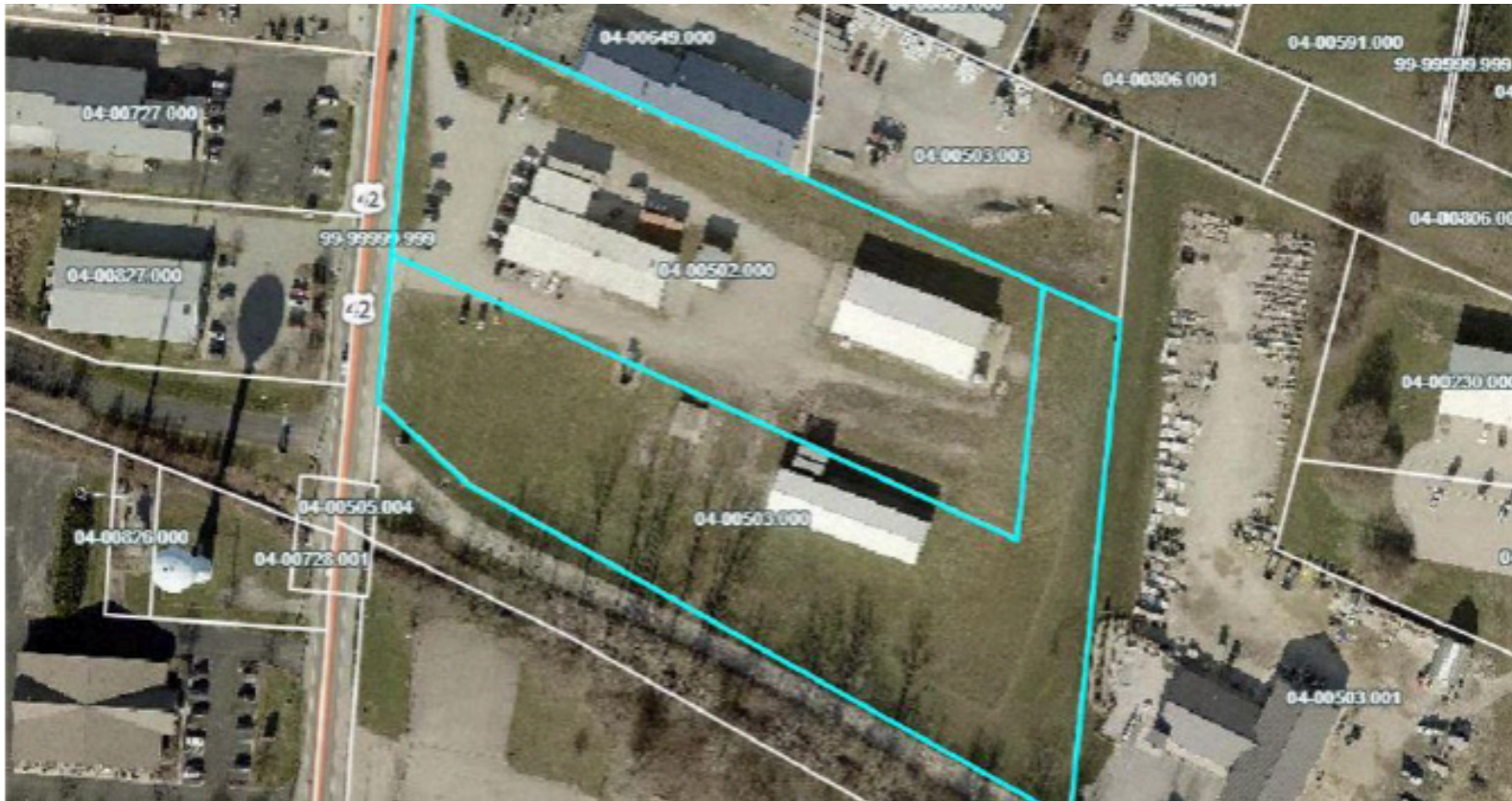
STEVE SMITH
— & ASSOCIATES —

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Site Description

The subject is located on Jefferson St./US 42 in Plain City, Ohio in close proximity to the Union/Madison County border. The subject contains a total of 6.5 acres of land according to the tax card. The site is irregular shaped and contains 2 parcels of land. The subject has approximately 355 ft of frontage on Jefferson St./US 42 facing west. The predominant depth is approximately 680 ft. The topography is predominantly level. The site is large enough to support the improvements with additional room for further improvement possibilities. The site is served by public utilities. There were no hazardous or adverse site conditions noted during inspection.



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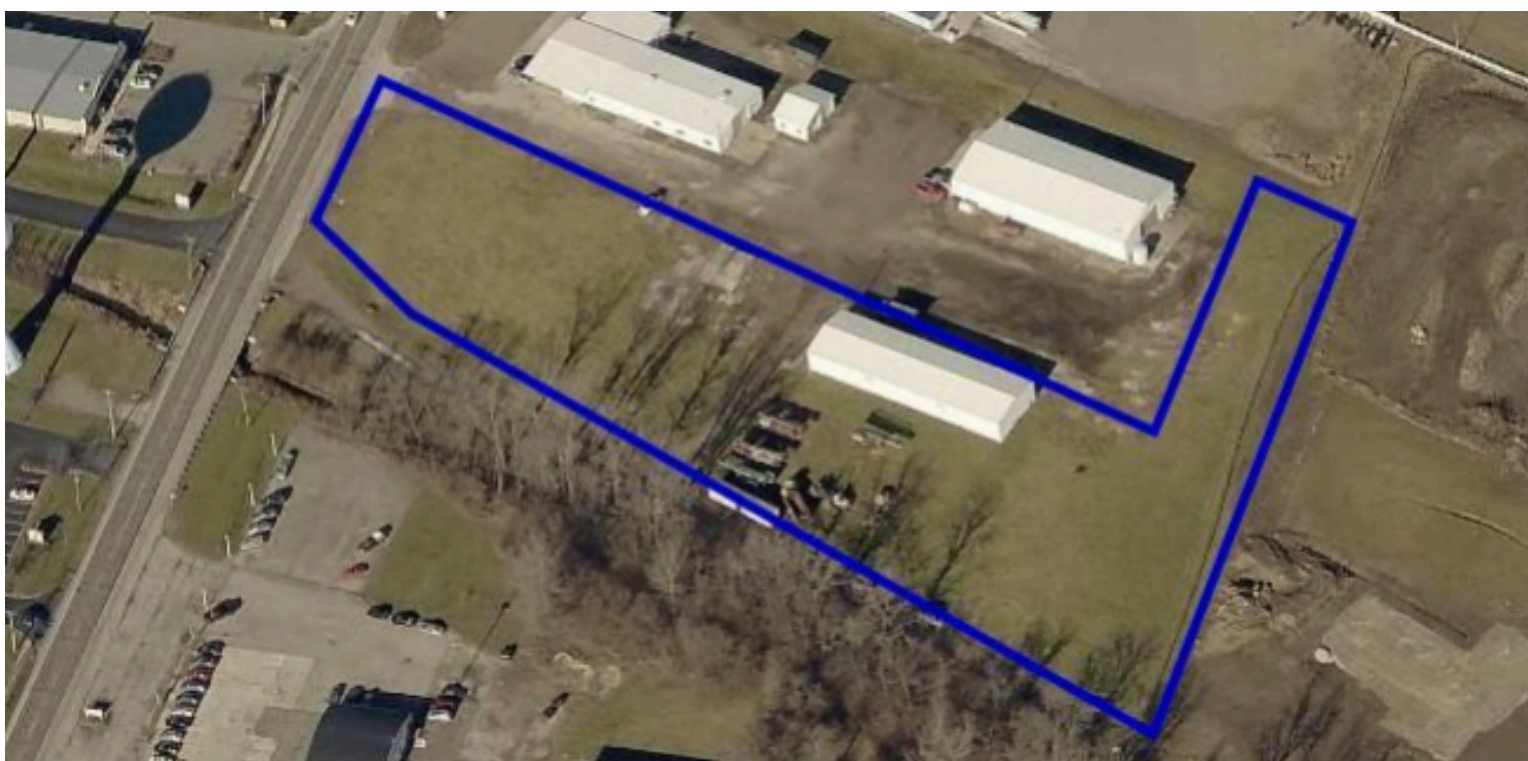
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Parcel #: 04-00502.000 / 2.94 Acres



Parcel #: 04-00503.000 / 3.542 Acres



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Position Your Business in the Path of Growth

Strategically located in the heart of Plain City, this B2-zoned commercial opportunity offers exceptional visibility and access within one of Central Ohio's fastest-growing corridors. Positioned just minutes from Dublin and the rapidly expanding Northwest Columbus market, this site is ideal for retail, office, medical, or service-based users seeking both immediate presence and long-term upside.

Area Overview

Plain City continues to emerge as a highly desirable destination for both residents and businesses, fueled by suburban expansion from Dublin and surrounding Northwest Columbus communities. With new residential developments, infrastructure investment, and increasing consumer demand, the area presents a compelling opportunity for commercial users to establish an early presence in a growing market.

Key Demographics - Strong & Growing Customer Base

Metric	Value
Median HH Income	\$117K+
Avg Home Value	\$368K+
Homeownership	82%
Growth	Rapid Expansion

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Property Information

Legal	
Legal Property Description:	
Price:	
Parcel Number:	04-00502.000 / 04-00503.000
Occupancy:	60 Days
Land	
Acreage:	6.48 Acres
Zoning:	B2
Designated Use:	Commercial
Structural	
Building Square Footage:	22,500 Sq Ft Total for All Buildings
Floors Above Ground:	1
Year Built:	1970
Additional Info	
Drive-in Doors:	15
# of Outdoor Docks:	2
Lot Specifics:	High Traffic
HVAC:	Gas
Water System:	Public
Sewer System:	Public

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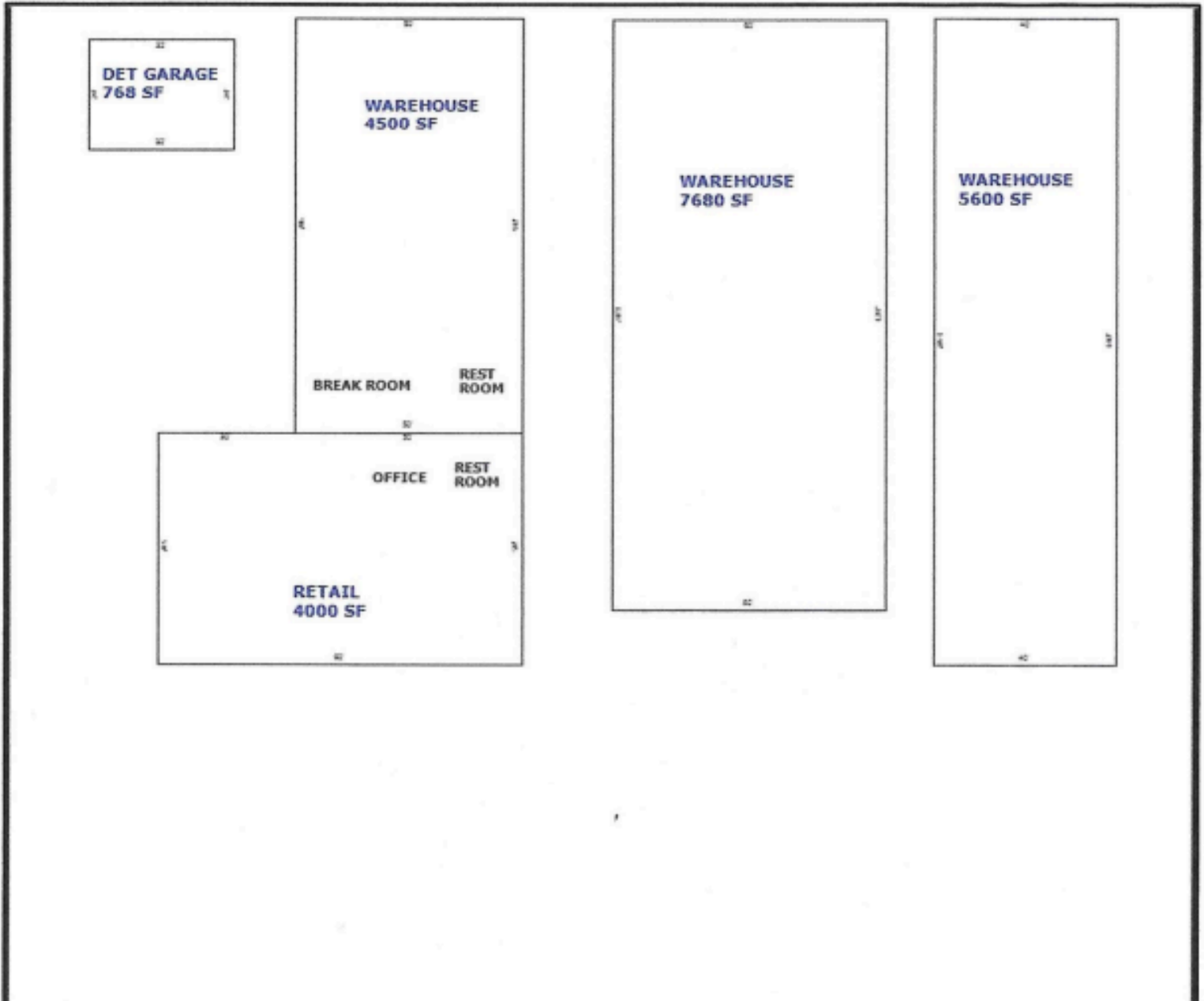
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Building Sketch



TOTAL Sketch by a la mode, inc.

Area Calculations Summary

Non-living Area		
Retail	4000 Sq ft	80 × 50 = 4000
Commercial Storage	7680 Sq ft	60 × 128 = 7680
Commercial Storage	5600 Sq ft	40 × 140 = 5600
2 Car Detached	768 Sq ft	24 × 32 = 768
Commercial Storage	4500 Sq ft	50 × 90 = 4500

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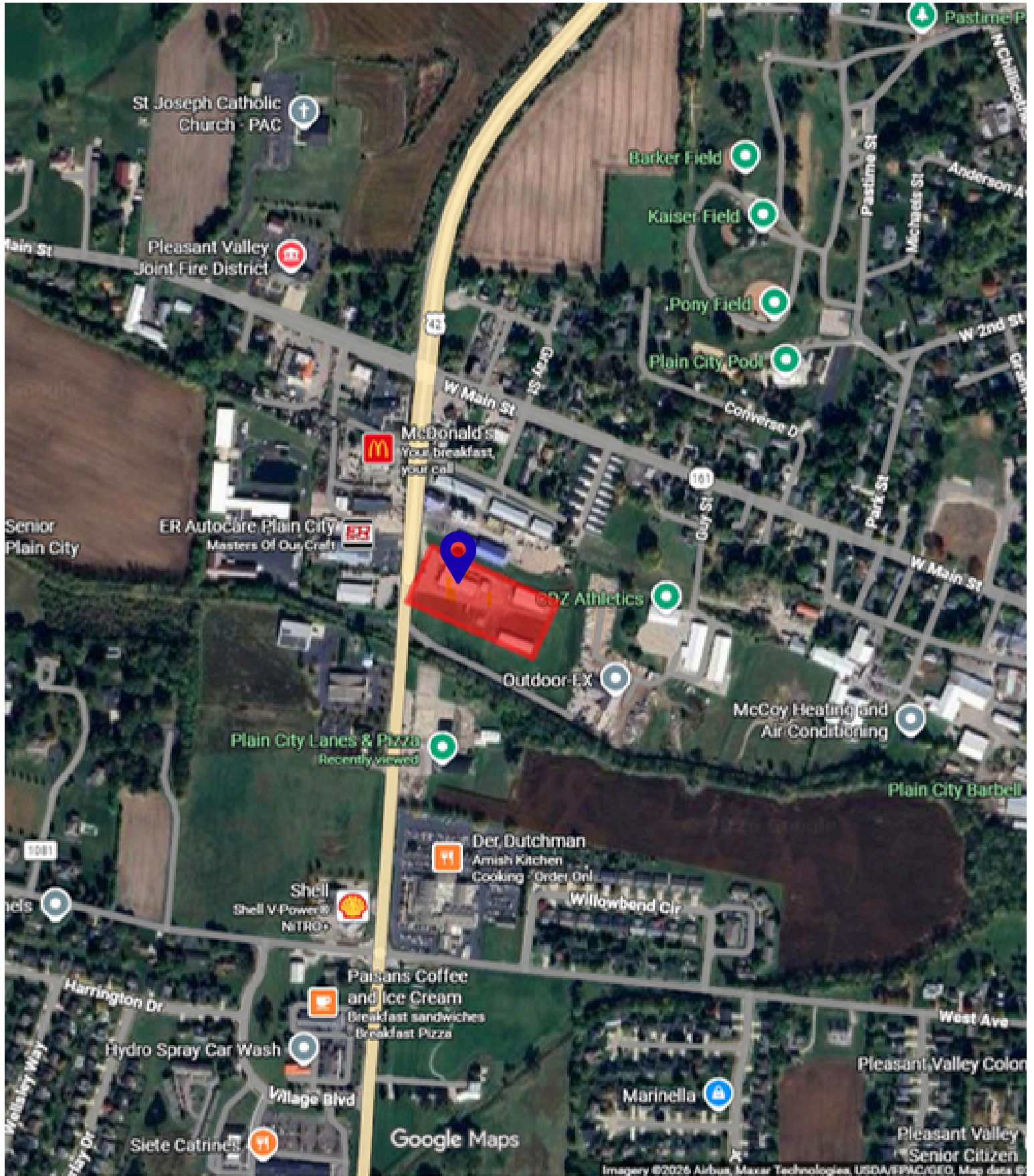
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B2 Community Business Zoning Overview

Purpose:

B2 zoning is designed to support a wide range of commercial uses in a centralized location, creating a hub of business activity that serves the surrounding residential community. These districts are ideally positioned near major roadways and high-traffic corridors.

Permitted Uses Include:

- Retail stores & shopping centers
- Restaurants (dine-in, carryout, drive-thru)
- Medical, dental & professional offices
- Banks & financial institutions
- Grocery stores & pharmacies
- Hotels & fitness facilities
- Personal services (salons, grooming, etc.)
- Daycare centers, schools, and places of worship

Conditional Uses (Subject to Approval):

- Automotive sales & repair
- Gas stations & fuel sales
- Equipment rental & lumber yards
- Bars, taverns & liquor stores
- Smoke/vape shops
- RV sales or service
- Used merchandise stores

Key Development Highlights:

- No minimum lot size (must meet layout requirements)
- Front setback: typically 50–100 feet
- Buffering required near residential areas
- Buildings over 12,000 SF require approval
- Designed to support high-visibility commercial development

Flexible B2 zoning allows for a wide variety of retail, office, and service-based uses—ideal for investors, developers, or owner-users seeking strong visibility and accessibility.

