



4393 U.S. HWY 40, NEW PARIS, OH 45347

COMMERCIAL LAND | NEW PARIS, OHIO

4.066 Acres | \$100,000 | For Sale

The Offering

3CRE Commercial Real Estate is pleased to offer the property located at 4393 U.S. Hwy 40, New Paris, OH 45347. This prime parcel consists of 4.066 acres and is offered at an asking price of \$100,000. The property is zoned Highway Service, which permits a variety of commercial and light industrial uses, offering a wide range of development opportunities. The vacant land can be utilized for retail, service-based businesses, or other commercial ventures, the site's zoning provides flexibility for a variety of projects.

The property is strategically situated along U.S. Highway 40, a well-trafficked east-west corridor that provides excellent visibility and accessibility. Its location offers convenient access to major transportation routes, including Interstate 70, enhancing connectivity to both local markets and regional hubs such as Dayton, OH, and Indianapolis, IN. This makes the site an ideal choice for businesses seeking a prominent position with easy access to broader markets.

Highlights

- 4.066 Acres
- Asking Price - \$100,000
- Two (2) Contiguous Parcels
- Parcel ID # - G22913620000004000 & G22913620000005000
- Preble County
- Zoning - HS (Highway Service)
- Flat Topography





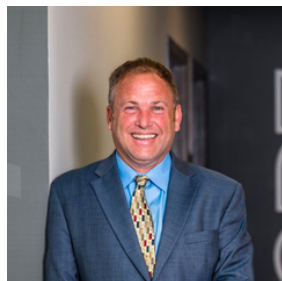
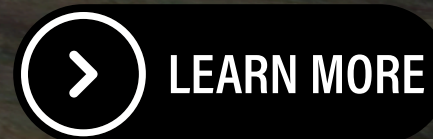
SUBJECT PROPERTY
4.066 Acres | (2) Parcels

U.S. HIGHWAY 40





	3 MILE	5 MILE	10 MILE
POPULATION	672	5,418	51,929
AVERAGE HOUSEHOLD INCOME	\$77,117	\$64,512	\$63.683
NUMBER OF HOUSEHOLDS	267	2,198	21,712
MEDIAN AGE	44.9	44.1	42.4
TOTAL BUSINESSES	10	141	3,273
TOTAL EMPLOYEES	183	1,284	33,213



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3CRE Advisors is a multi-state brokerage that has expertise in Commercial Real Estate Investment, Leasing, Property Management, and Business Brokering. Contact our Retail Services Group for any of your retail assignments. Visit us at any of our offices listed below or on our website at 3CRE.com