

Colliers

For Sale



## Ohio State Route 613 & I-75 | Van Buren, OH 67 Acres on State Route-613

- At the Corner of the Interchange of I-75 & State Route 613
- Located in the Northwest Quadrant
- Farmland – Zoned Commercial
- Sewer and Water Infrastructure Already in Place
- Across from Newly Built Home Depot Distribution Center
- Ideal Site for Development Spin-Off from Nearby, Newly Completed CSX Intermodal Rail Facility



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Ohio State Route 613 & I-75 | Van Buren, OH  
67 Acres on State Route 613

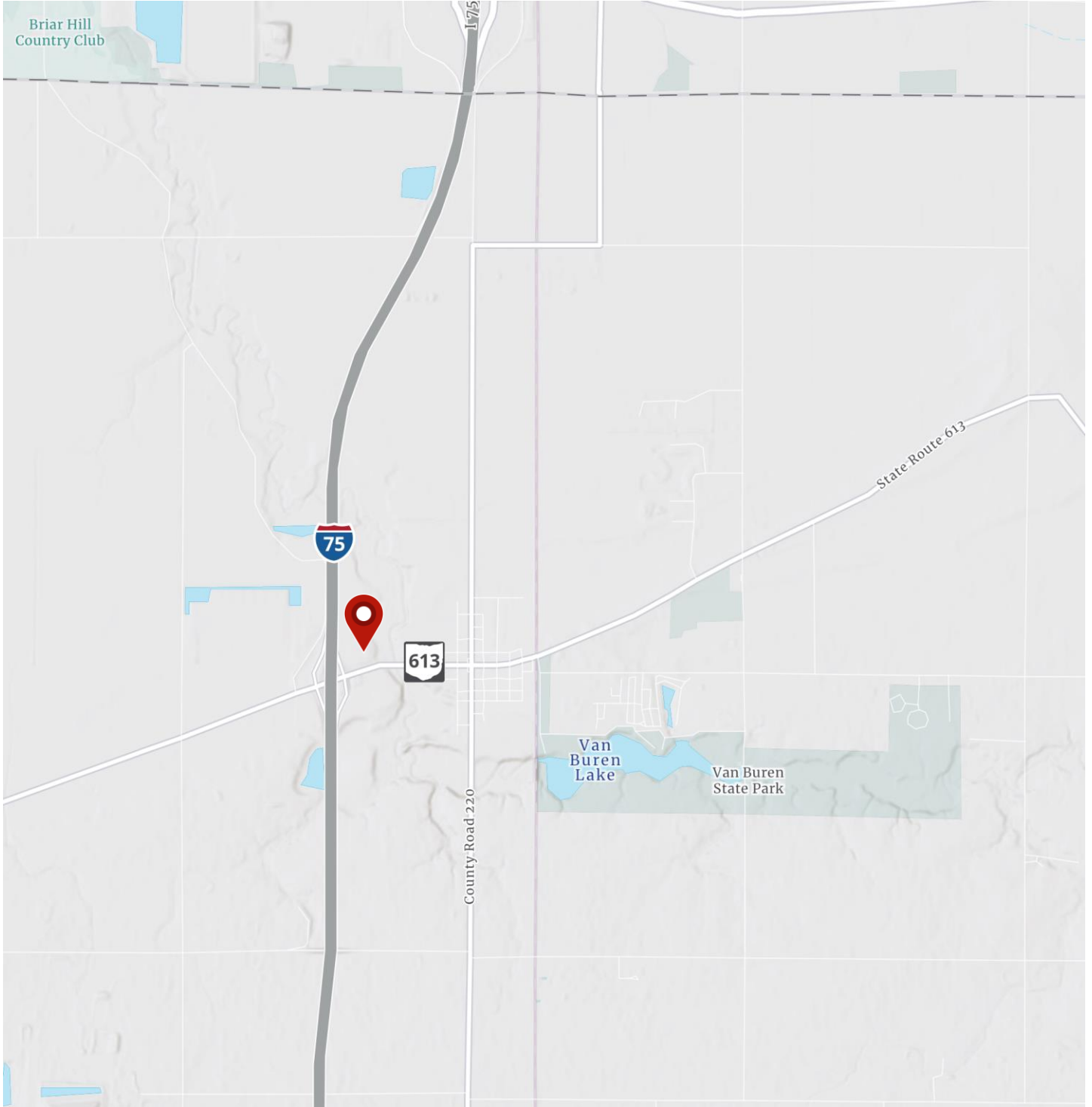
## Birdseye Aerial





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## Location Map



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## Demographics

Current Year Summary	1 Mile Radius	3 Mile Radius	5 Mile Radius
Total Population	649	3,435	13,693
Total Households	234	1,292	5,427
Total Family Households	185	945	3,598
Average Household Size	2.77	2.62	2.46
Median Age	42.2	40.5	42.2
Population Age 25+	455	2,354	9,889
2010 – 2021 Population: Annual Growth Rate (CAGR)	0.74%	0.21%	0.37%
2022 – 2023 Population: Annual Growth Rate (CAGR)	0.19%	0.06%	0.28%

Five Year Projected Trends: Annual Rate	1 Mile Radius	3 Mile Radius	5 Mile Radius
Population	-0.37%	-0.24%	-0.01%
Households	-0.09%	0.00%	0.23%
Families	-0.11%	-0.08%	0.13%
Median Household Income	1.16%	3.68%	2.89%

Current Year Population by Sex	1 Mile Radius	3 Mile Radius	5 Mile Radius
Male Population / % Male	338 / 52.1%	1,740 / 50.7%	6,834 / 49.9%
Female Population / % Female	311 / 47.9%	1,695 / 49.3%	6,859 / 50.1%

Income and Households Summary	1 Mile Radius	3 Mile Radius	5 Mile Radius
2020 Median Household Income	\$102,780	\$81,185	\$68,807
Average Household income	\$115,161	\$97,316	\$99,689
Per Capita Income	\$42,454	\$37,012	\$39,908

Summary Business Data	1 Mile Radius	3 Mile Radius	5 Mile Radius
Total Businesses	19	100	363
Total Daytime Population	602	3,227	14,663
Daytime Population: Workers	313	1,490	7,700
Daytime Population: Residents	289	1,737	6,963

**Data Notes:**

- Household population includes persons not residing in group quarters. Average Household Size is the household population divided by total households. Persons in families include the householder and persons related to the householder by birth, marriage, or adoption.
- Income represents the preceding year, expressed in current dollars. Household income includes wage and salary earnings, interest dividends, net rents, pensions, SSI and welfare payments, child support, and alimony.
- Per Capita Income represents the income received by all persons aged 15 years and over divided by the total population.

*We have no reason to doubt the accuracy of information contained herein, but we cannot guarantee it. All information should be verified prior to purchase and/or lease.*



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