

FOR SALE



\$550,000

0 US Route 23, South Bloomfield, OH 43103

- 1.386 Acres of commercial land for sale.
- Just south of Arby's and Bob Evans.
- Commercial zoning.
- 33,436 cars per day (2022) on State Route 23.
- Harrison Township.
- Fast Growing Community.
- Parcel number: D1400010001118.

BEST CORPORATE REAL ESTATE
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COLUMBUS, OH 43220
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PHONE: 614-559-3350 EXT 112
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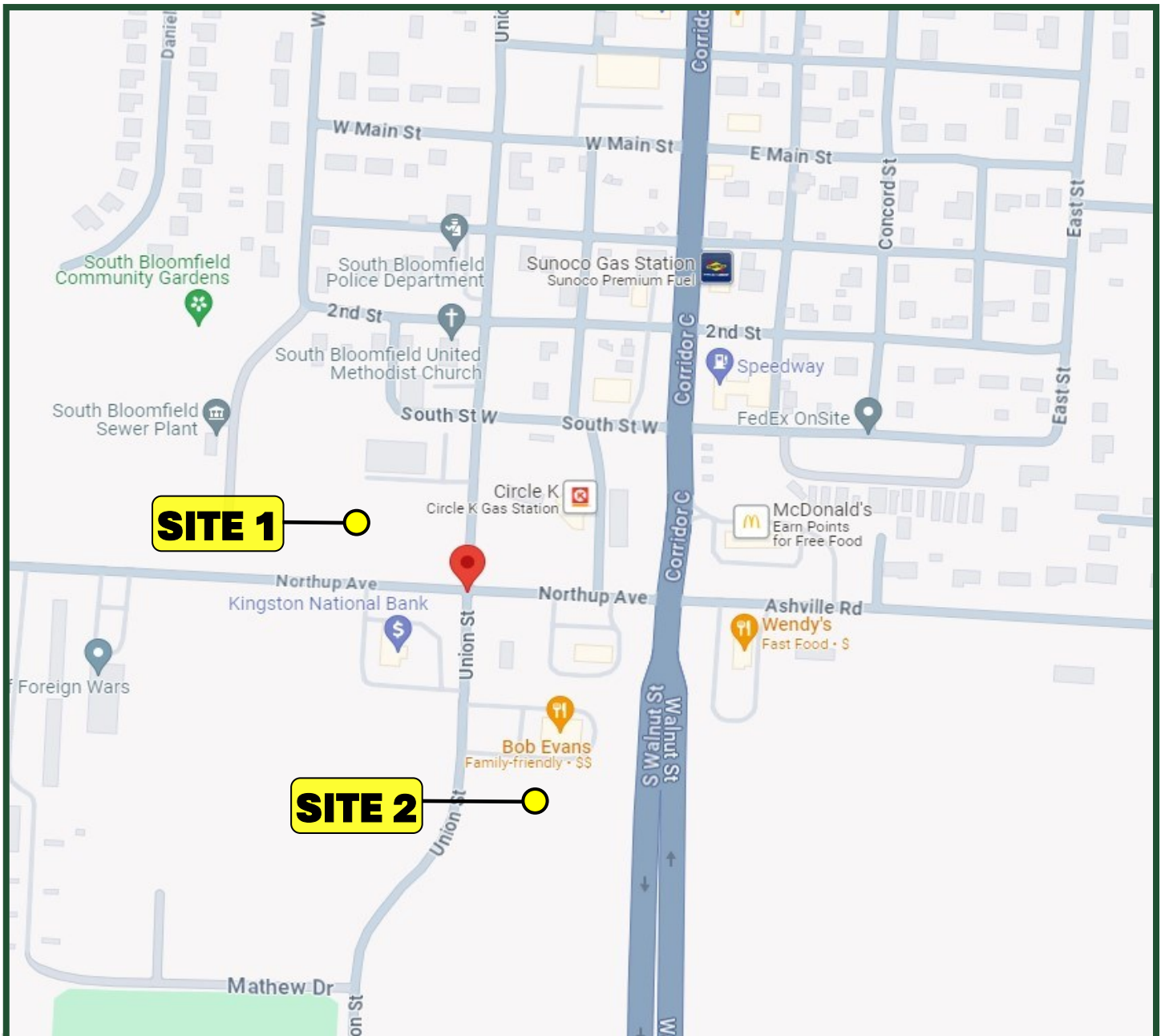


This information has either been given to us by the Owner of the Property or received through sources that we deem to be reliable.
We have no reason to doubt its accuracy, but we do not guarantee it.

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Map

Site 1—0 Union Street, Site 2—0 US Route 23

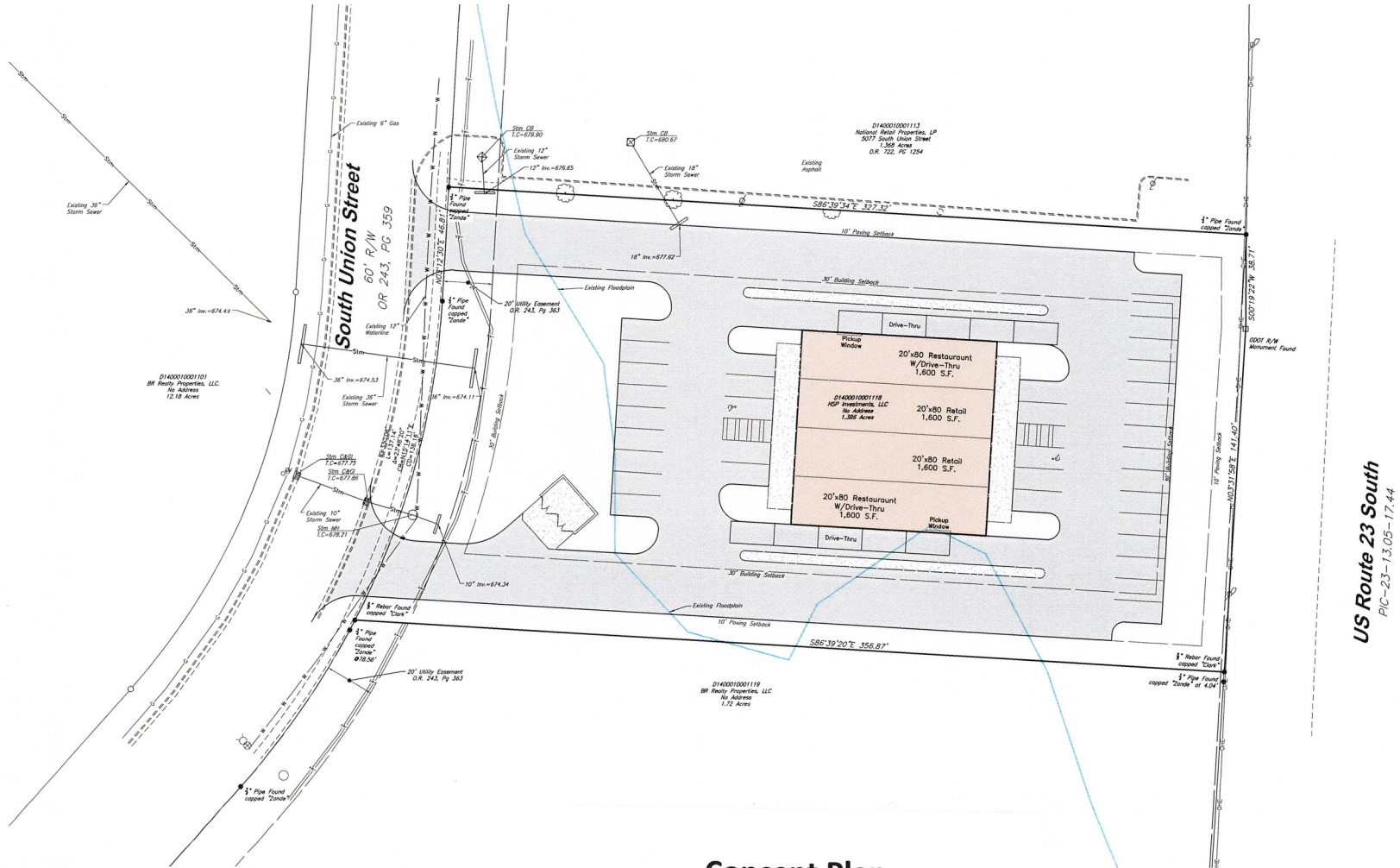


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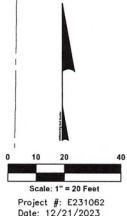
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US Route 23 South
P/C-23-13.05-17.44

Concept Plan



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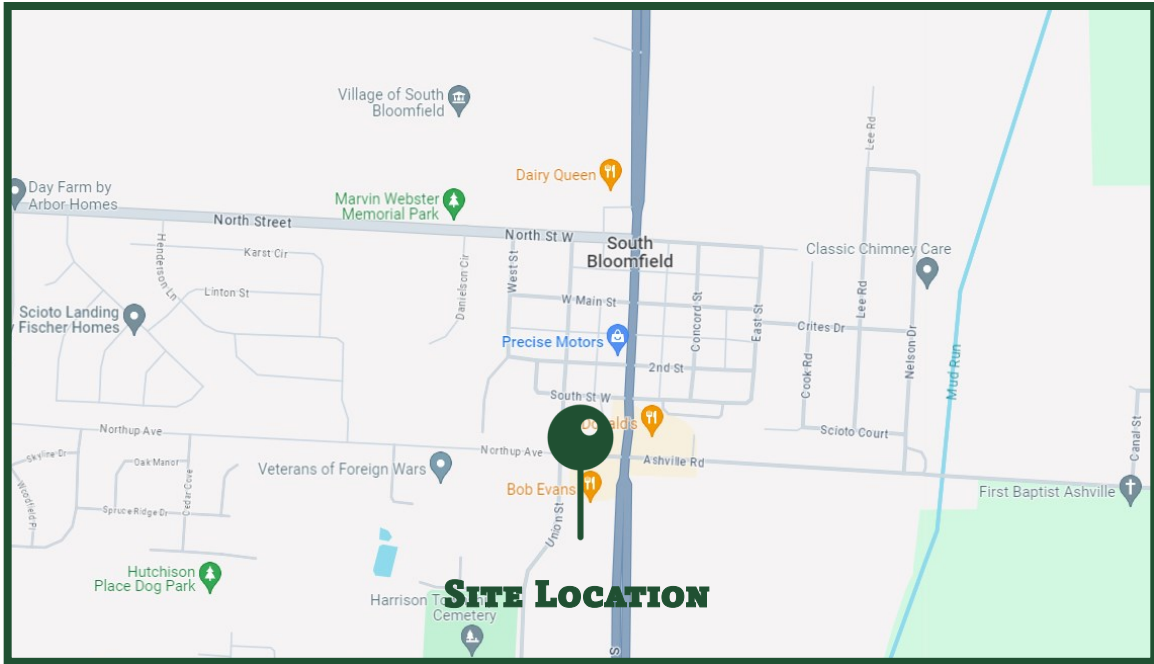
Trade Aerial



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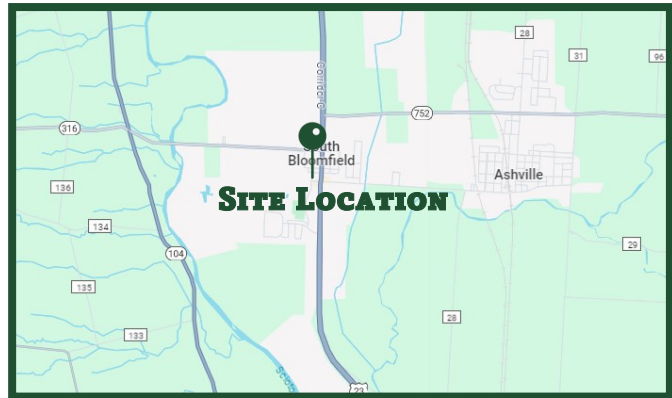
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NEARBY TRAFFIC COUNT (2022)

State Route 23 - 33,436 Cars

Per Day



DEMOGRAPHICS

		WITHIN 1 MILE	WITHIN 3 MILES	WITHIN 5 MILES
Population (2020)		1,256	6,166	9,303
Households (2020)		2,239	5,530	6,577
Avg Household Income (2020)		\$55,776	\$59,883	\$64,318

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