SALE

±18.34 ACRES ON I-70
5160 OH-29
West Jefferson, OH 43162



Property Highlights

- ±18.34 acres, prime developable land
- Prime location on OH-29 with excellent I-70 visibility
- Zoned PCD (Planned Commercial Development)
- Located in a growing commercial corridor
- OH-29: ±4,696 ADT
- I-70: ±64,428 ADT

COLDWELL BANKER COMMERCIAL
ASPIRE REALTY SERVICES

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Chris Howard
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5160 OH-29, West Jefferson, OH 43162

OFFERING SUMMARY

SALE PRICE: $3,200,000

SIZE: ±18.34 ACRES

LOCATION

West Jefferson offers investors a strategic Central Ohio location with convenient access to I-70 and the greater Columbus market. The area blends a business-friendly setting with everyday conveniences, including local dining, services, and nearby businesses along Main Street in West Jefferson. Community highlights such as Garrette Park and the West Jefferson Community Center add to the area's appeal, supporting West Jefferson's position as an attractive setting for long-term growth and future investment.



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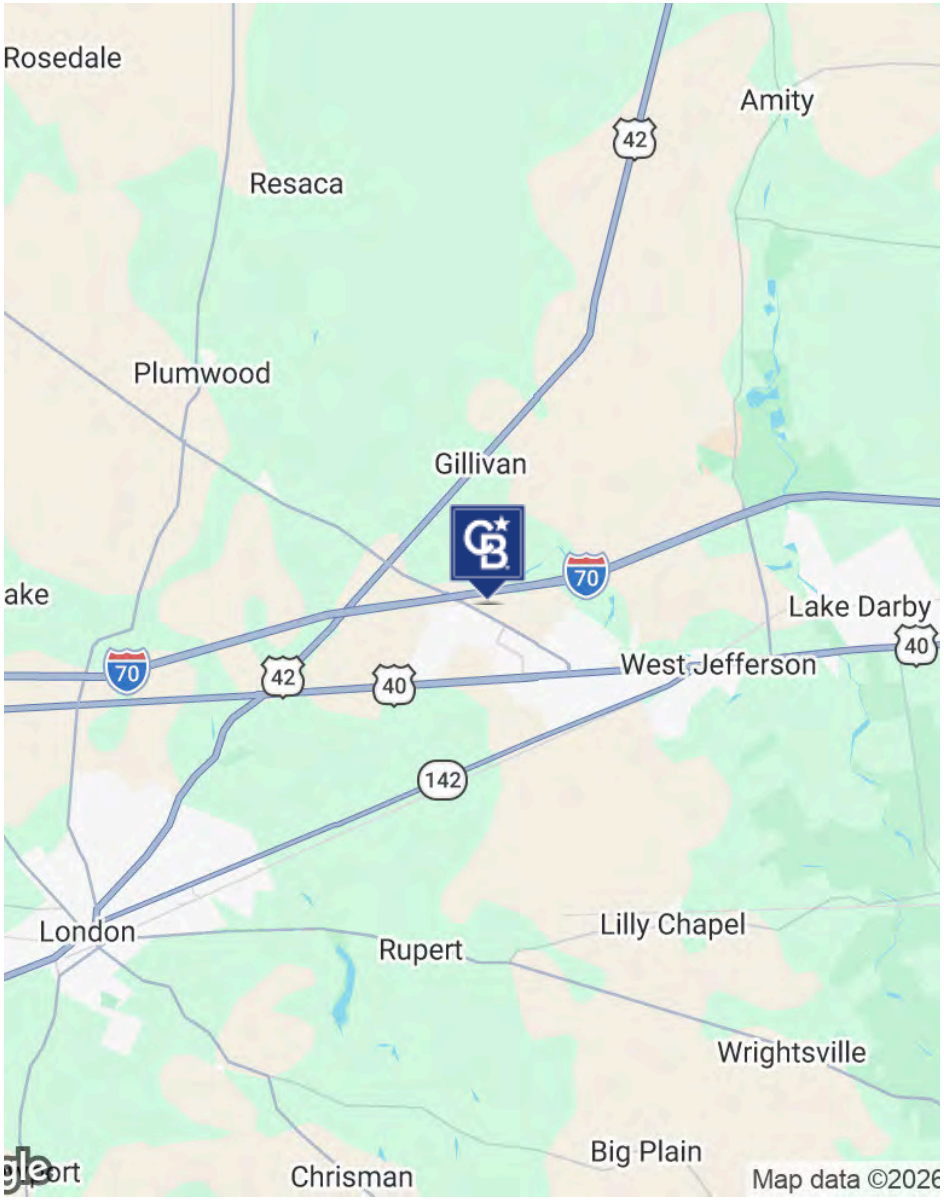
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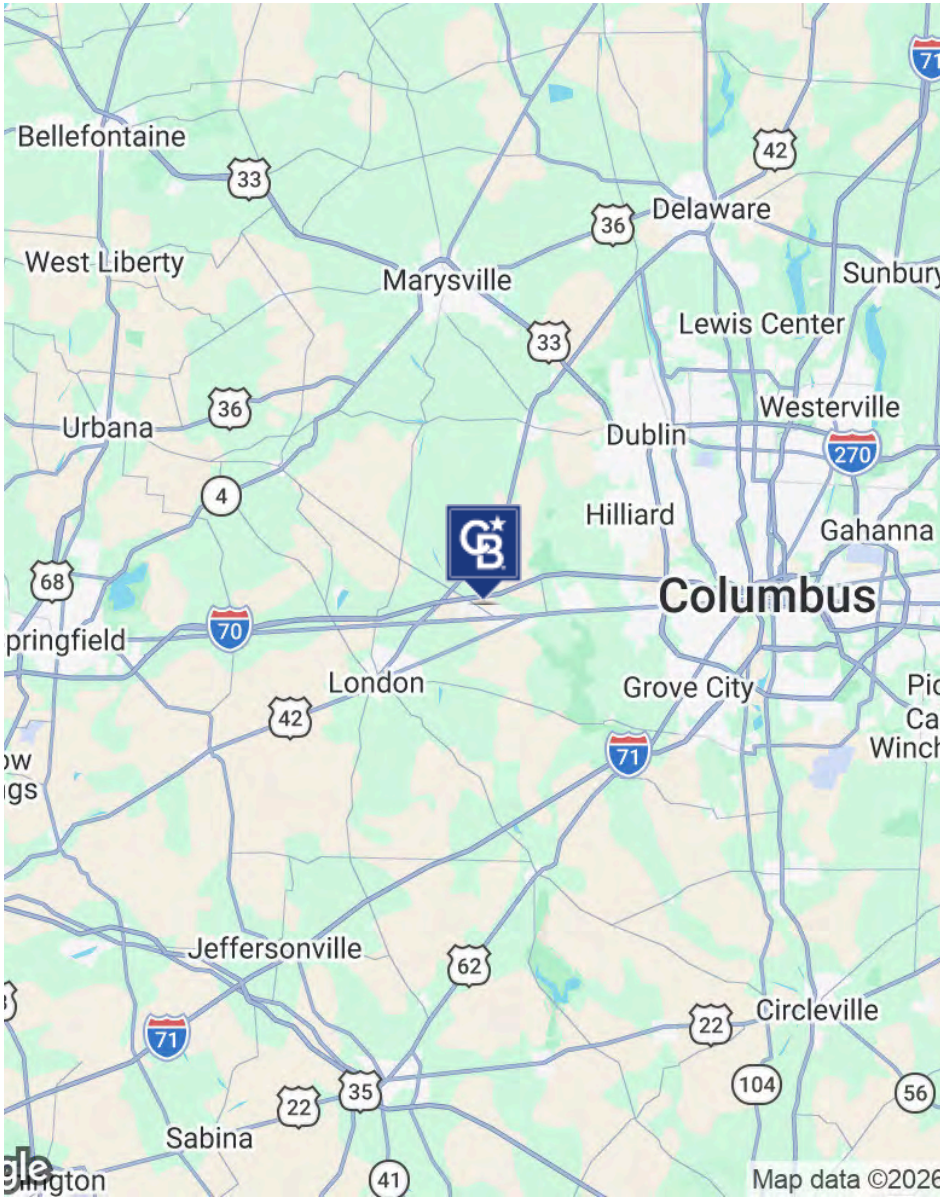
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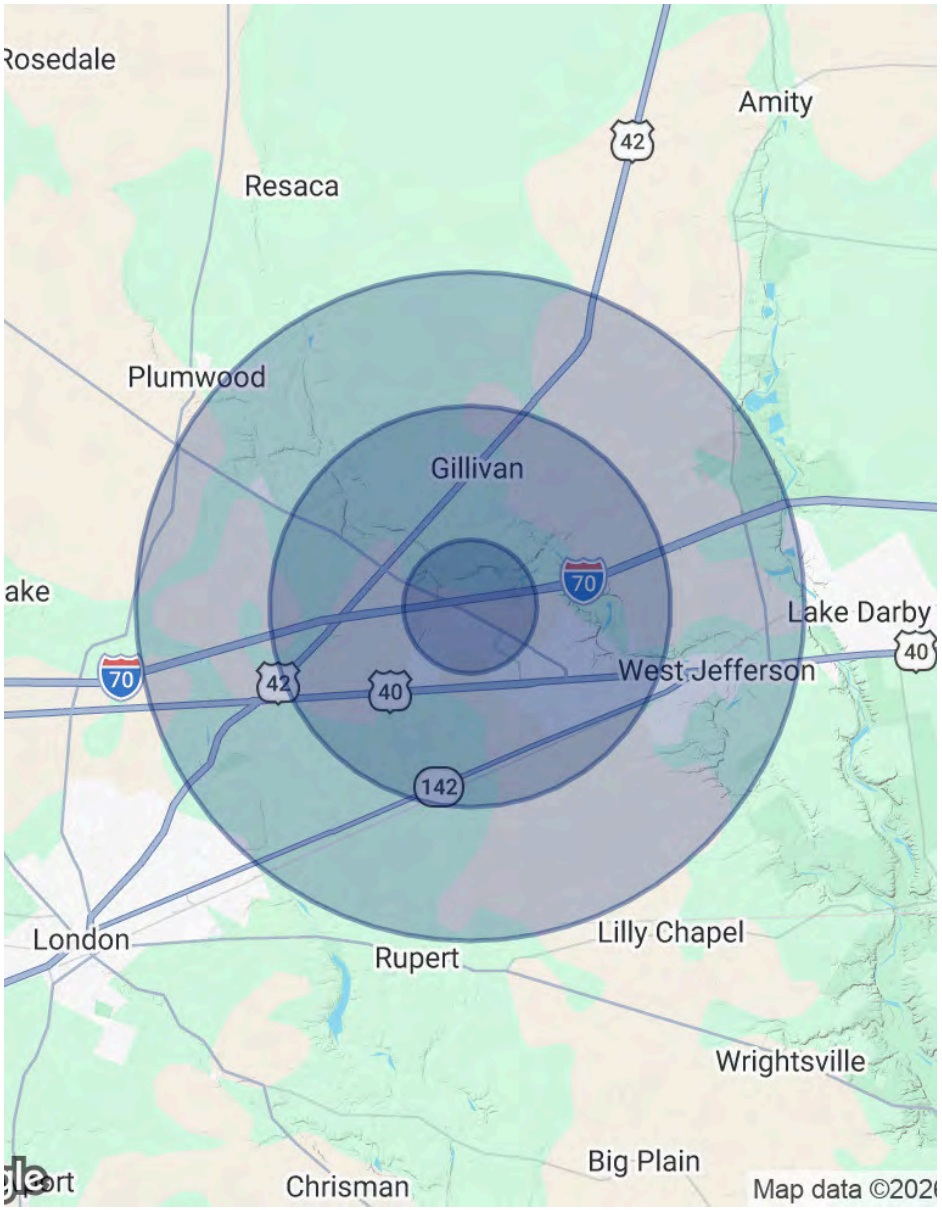
DEMOGRAPHICS & TRAFFIC COUNTS

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	193	3,490	9,219
Average Age	54.2	43.6	44.2
Average Age (Male)	58.5	45.6	44.7
Average Age (Female)	52	40.6	43.3

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	93	1,412	3,623
# of Persons per HH	2.1	2.5	2.5
Average HH Income	$96,023	$90,632	$93,303
Average House Value	$281,442	$235,577	$247,770

2023 American Community Survey (ACS)

CROSS STREETS	TRAFFIC COUNTS	YEAR
I-70 east of Urbana-West Jefferson Rd	67,175 AADT	2025
OH-29 northwest of I-70	4,696 AADT	2026
US-40/W Main St east of OH-29	8,592 AADT	2026



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