

DEVELOPMENT OPPORTUNITY

+/- 3.43 ACRES FOR SALE

7440 AMANDA NORTHERN ROAD NW
CANAL WINCHESTER, OHIO 43110



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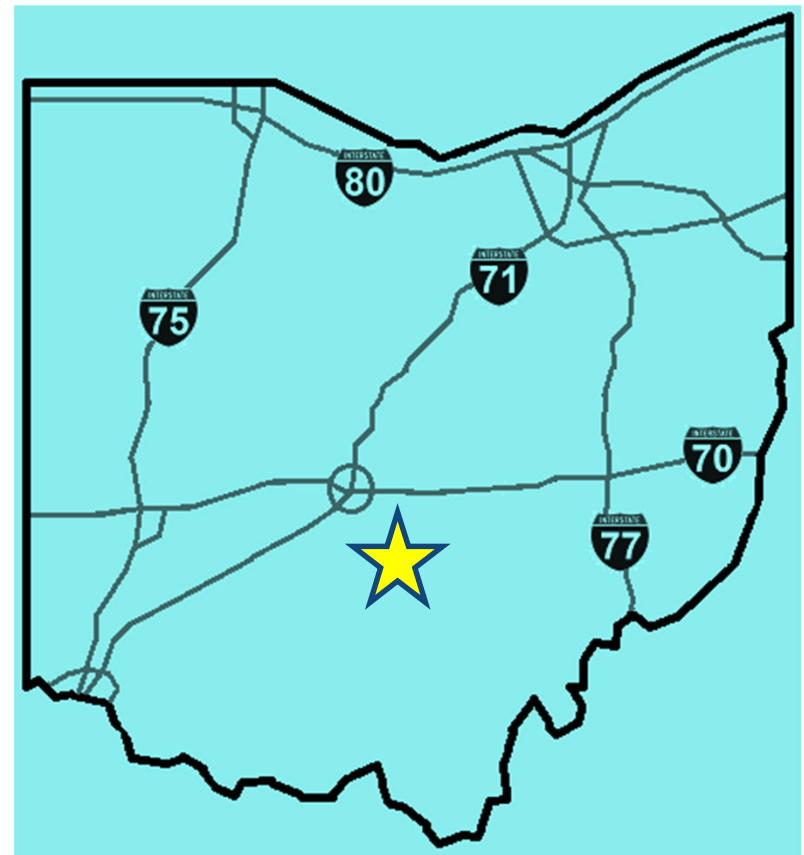
equity | brokerage

PROPERTY HIGHLIGHTS

DEVELOPMENT OPPORTUNITY

+/- 3.43 ACRES FOR SALE
7440 AMANDA NORTHERN ROAD NW
CANAL WINCHESTER, OH 43110

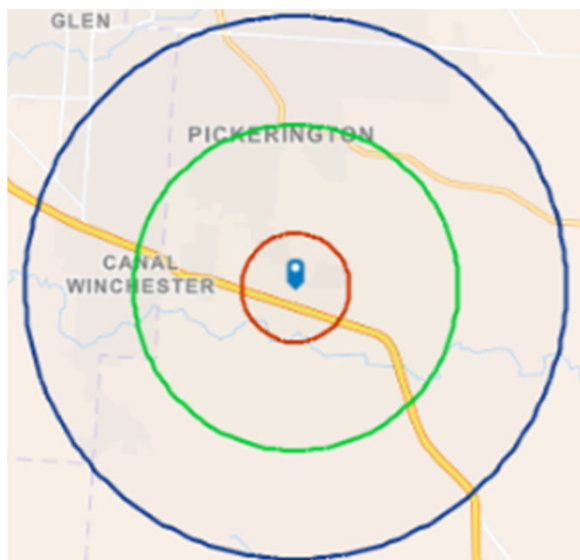
- +/- 3.43 acre land parcel for sale
- The widening of Basil Western has been funded with construction to begin in the near future
- Further road upgrades include a new signal at Basil Western and Pickerington Road
- A new roundabout just west of the site will connect Basil Western, Hill, and Kings Crossing
- Comprehensive Plan Use for business, logistics, and manufacturing
- Located in Canal Winchester on a corner lot across from DHL Distribution
- Priced accordingly as property will need rezoned, cleared and leveled
- Asking sale price: \$1,098,000



AERIAL



1-MILE RADIUS DEMOS



KEY FACTS

1,666
Population

2.9
Average
Household Size

44.5
Median Age

\$113,682
Median Household Income

BUSINESS



52

Total Businesses



473

Total Employees

EDUCATION



8%

No High School
Diploma



22%

High School
Graduate



17%

Some
College



53%

Bachelor's/Grad/Prof
Degree

INCOME



\$56,557

Per Capita
Income



\$113,682

Median
Household
Income



\$151,941

Average
Household
Income

EMPLOYMENT



79.4

White
Collar %



15.1

Blue
Collar %



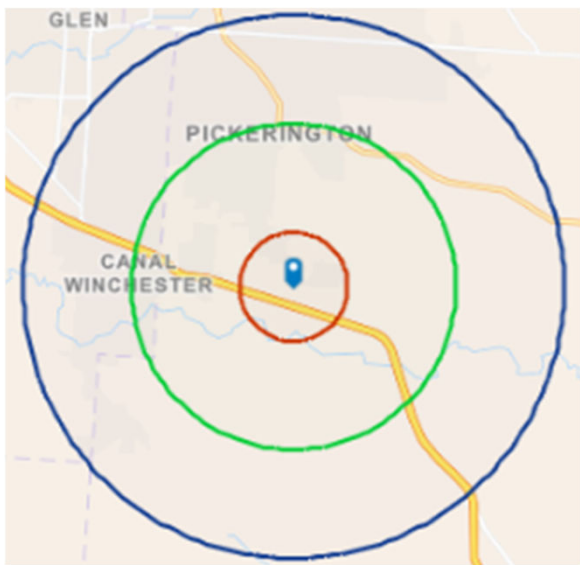
5.2

Services
%

equity | brokerage

The information contained herein has been obtained from the property owner or other sources that we deem reliable. Although we have no reason to doubt its accuracy, no representation or warranty is made regarding the information, and the property is offered "as is." The submission may be modified or withdrawn at any time by the property owner.

3-MILE RADIUS DEMOS



KEY FACTS

17,848

Population



3.0

Average
Household Size



38.6

Median Age

\$130,222

Median Household Income

BUSINESS



494

Total Businesses



4,401

Total Employees

EDUCATION



4%

No High School
Diploma



22%

High School
Graduate



25%

Some
College



49%

Bachelor's/Grad/Prof
Degree

INCOME



\$53,268

Per Capita
Income



\$130,222

Median
Household
Income



\$157,874

Average
Household
Income

EMPLOYMENT



75.0

White
Collar %



13.3

Blue
Collar %



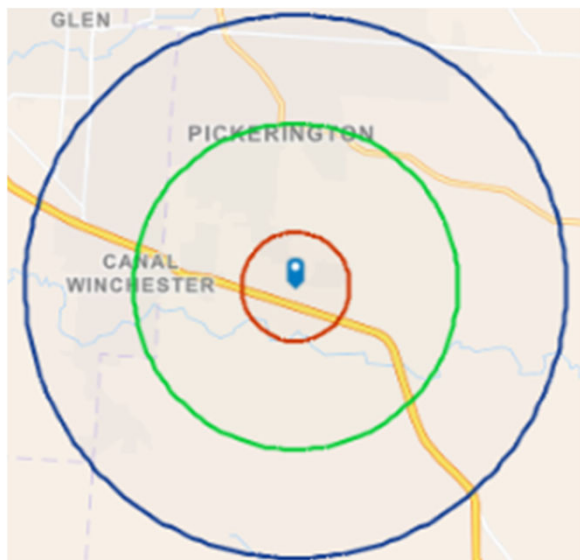
11.6

Services
%

equity | brokerage

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5-MILE RADIUS DEMOS



KEY FACTS

65,690

Population



2.8

Average
Household Size



37.2

Median Age

\$113,682

Median Household Income

BUSINESS



1,464

Total Businesses



14,254

Total Employees

EDUCATION



4%

No High School
Diploma



24%

High School
Graduate



25%

Some
College



46%

Bachelor's/Grad/Prof
Degree

INCOME



\$46,060

Per Capita
Income



\$113,682

Median
Household
Income



\$127,891

Average
Household
Income

EMPLOYMENT



70.0

White
Collar %



17.3

Blue
Collar %



12.7

Services
%

equity | brokerage

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