



# For Sale

## 0 Ety Pointe Dr.

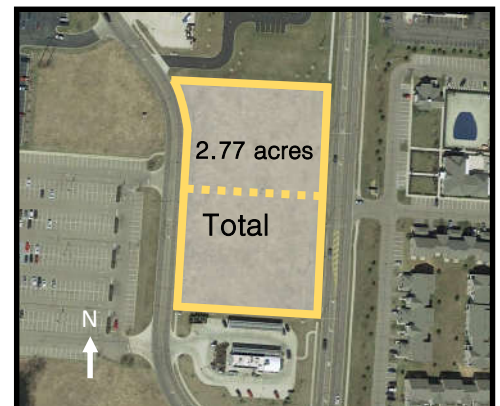
Lancaster, Ohio 43130

### *Development Land - Lot #4 and #5*

- Excellent development ground located near all types of retail
- Two Commercial outlots at 1.39 acres each at \$167,500
- Located in front of Menards between Kohl's and Walmart
- Excellent location for bank, drive-thru restaurant
- Medical or daycare uses also acceptable
- Other outlots available for additional price
- Per acres price: \$120,504



[Click here for Video](#)



BEST CORPORATE REAL ESTATE  
 RANDY BEST, CCIM  
 2121 RIVERSIDE DRIVE  
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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.



Status: Active  
List Number: 220022932

List Price: \$335,000  
Original List Price: 463,975  
Showing Start Date: 07/13/2020  
VT:

Parcel #: 05-31372-730  
Addl Parcel Numbers: 0531372600 0531372500  
Previous Use:  
Tax District: 053  
Acreage: 2.77  
Minimum Acreage:  
Minimum SF Avail:  
Tillable Acres:  
Lot Size (Front):

Traffic Count PerDay:  
Zoning: Commercial

Res Dwelling/Other Structure: No  
# of Dwellings:  
Year Built:  
Building Sq Ft:

Lot Size (Side):  
Lot Characteristics:  
Max Contiguous SF Av:  
Road Frontage:  
Useable Acres:  
Year Remodeled:  
# of Buildings:  
Built Prior to 1978: No  
Possession: closing

### General Information

Address: 0 Ety Pointe Drive  
Between Street: Memorial Dr & W Fair Ave  
Subdiv/Cmplx/Comm:  
Dist To Intersxn:

Unit/Suite #:  
City: Lancaster  
County: [Fairfield](#)  
Multiple Parcels: Yes

Zip Code: 43130  
Corp Limit: Lancaster  
Township: None  
School District: LANCASTER CSD 2305 FAI CO.

### Financials

Gross Income: 0  
Tax Abatement: No  
Taxes (Yrly): 4,747  
For Sale: Yes  
For Lease: No  
For Exchange: No

Tax Incentive:  
Abatement End Date:  
Tax Year: 2019  
Price Per Acre:  
Addl Acceptance Cond: None Known

Net Operating Income: 0  
Total Expenses: 0  
Assessment:  
Mortgage Balance:

### Features

Services Available:  
Construction:  
Miscellaneous:  
MLS Primary PhotoSrc: Realtor Provided

### Property Description

Two Commercial outlots. 1.39 acres each. Located in front of Menards between Walmart and Kohl's. Excellent location for bank, drive-thru restaurants, medical or daycare uses.

### Sold Info

Sold Date:

DOM: 1

SP:

Sold Non-MLS: No

SlrAst:

Selling Brokerage Lic #:

SlrCns:

Sold Non-MLS: No

July 13, 2020

Prepared by: Randy J Best

Video and/or audio surveillance may be in use on this property. Information is deemed to be reliable, but is not guaranteed. © 2020 [MLS](#) and [FBS](#). Prepared by Randy J Best on Monday, July 13, 2020 2:38 PM. The information on this sheet has been made available by the [MLS](#) and may not be the listing of the provider.



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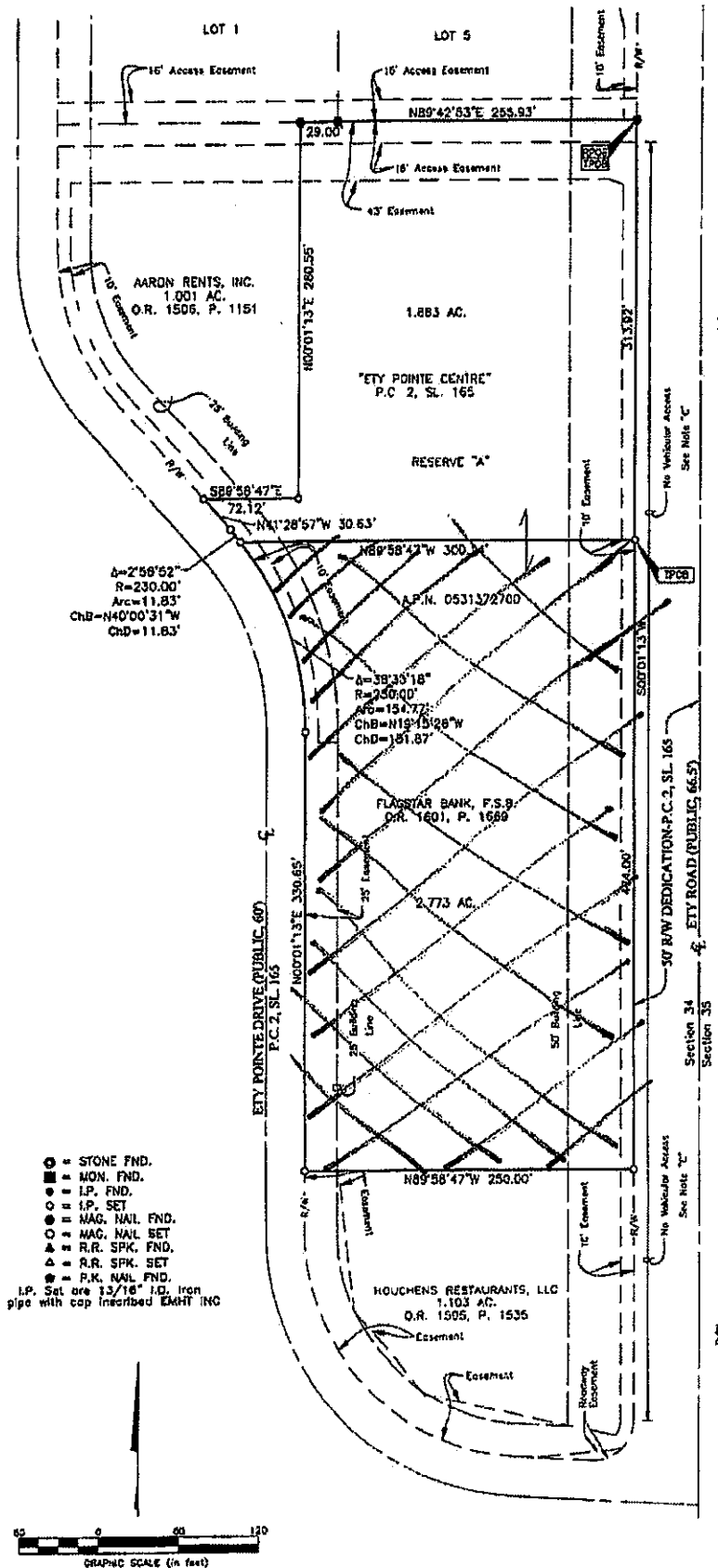
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# SURVEY OF ACREAGE PARCELS

SECTION 34, TOWNSHIP 15, RANGE 19

CONGRESS LANDS

CITY OF LANCASTER, COUNTY OF FAIRFIELD, STATE OF OHIO



## HAZARD OF ERRORS:

The bearings shown herein are based on the same meridian as the bearings shown on the subdivision plat entitled "Ety Pointe Centre", of record in Plat Cabinet 2, Slot 165, Recorder's Office, Fairfield County, Ohio, in which a portion of the westerly right-of-way line of Ety Road has a bearing of South 60° 01' 13" West.

## SURVEY NOTE:

This survey was prepared using documents of record, prior plat of survey, and observed evidence located from an actual field survey performed by EMHT in October 2013 under the direct supervision of Daniel A. Neer, Registered Surveyor No. 85533.

NOTE "C" - VEHICULAR ACCESS - ETY ROAD: See Ety Pointe Centre, of record in Plat Cabinet 2, Slot 165, Fairfield County Recorder's Office.



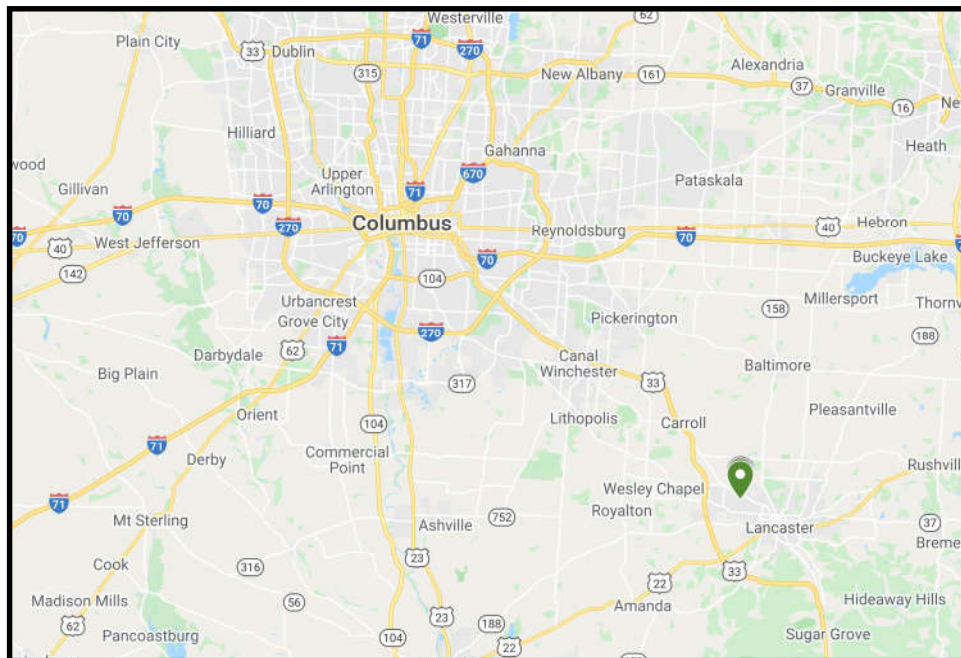
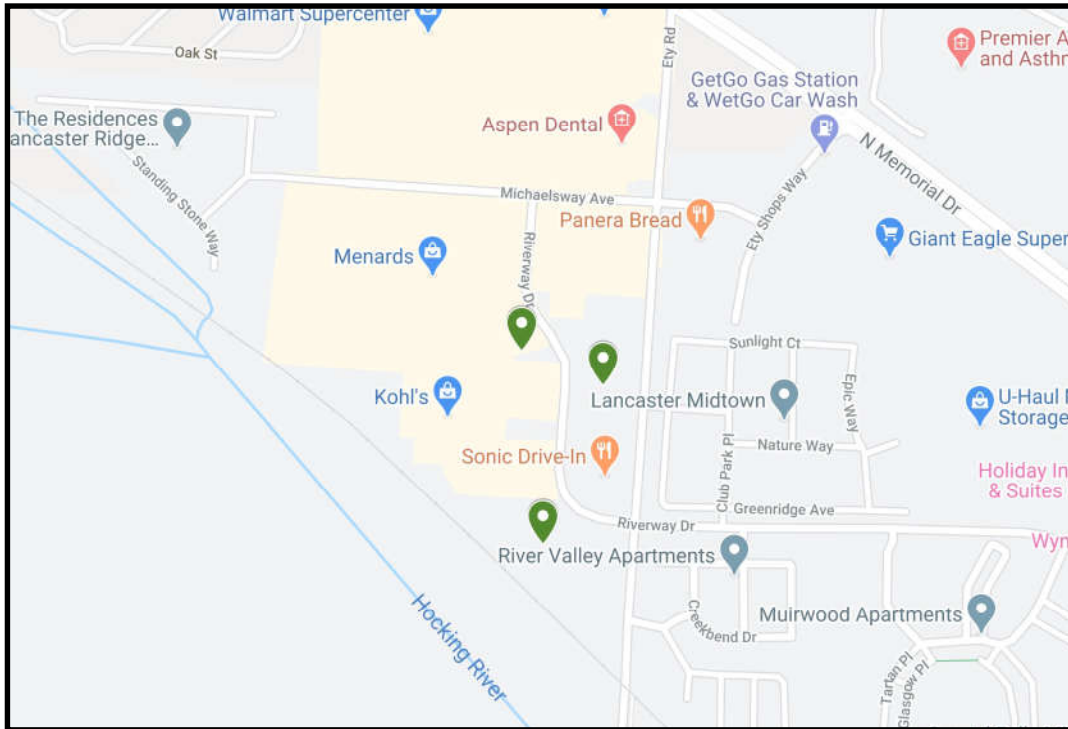
By Daniel A. Neer 10/15/13  
 Daniel A. Neer Date  
 Professional Surveyor No. 85533

<b>EMHT</b>		Date: October 9, 2013
Ernst Machowat, Hamilton & Wynn, Inc. Engineer • Surveyor • Planner • Landmark 5500 New Albany Road, Columbus, OH 43261 Phone: 614.773.4500 Fax: 614.773.4501 emht.com		Scale: 1" = 60'
		Job No: 2013-1593
		Sheet: 1 of 1
REVISIONS		
MARK	DATE	DESCRIPTION

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## Traffic Count Report

### Menard's

1425 Ety Rd, Lancaster, OH 43130

Building Type: **General Retail**

Secondary: **Freestanding**

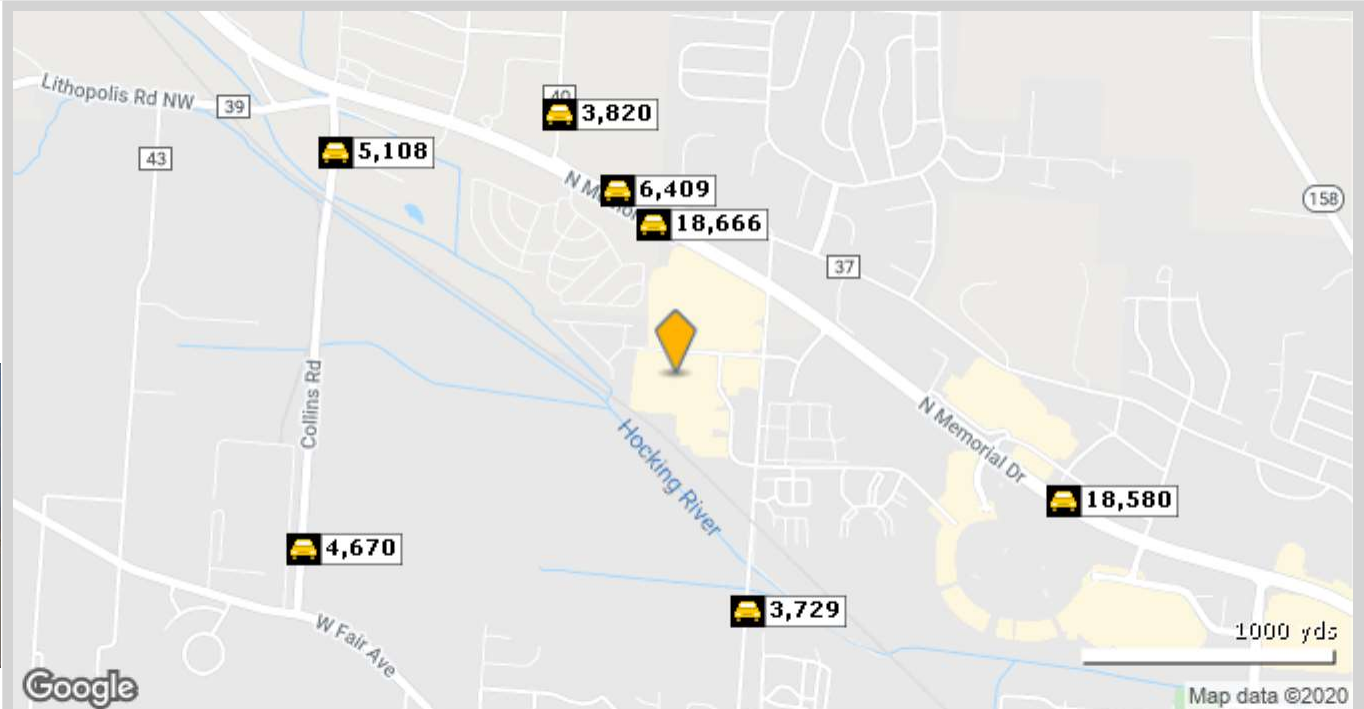
GLA: **255,000 SF**

Year Built: **2007**

Total Available: **0 SF**

% Leased: **100%**

Rent/SF/Yr: **-**



	Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1	Columbus-Lancaster Rd NW	N Memorial Dr	0.01 SE	2018	18,666	MPSI	.36
2	N Columbus St	Hubbard Dr	0.15 E	2018	6,409	MPSI	.45
3	Ety Rd NW	Park Dr	0.22 S	2018	3,729	MPSI	.55
4	Election House Rd NW	N Columbus St	0.10 S	2018	3,820	MPSI	.66
5	Collins Rd NW	Old Columbus Rd	0.09 S	2018	5,108	MPSI	.93
6	Collins Rd	W Fair Ave	0.15 S	2018	4,670	MPSI	.93
7	N Memorial Dr	River Valley Dr	0.20 NW	2018	18,580	MPSI	.93



# Demographic Summary Report

## Menard's

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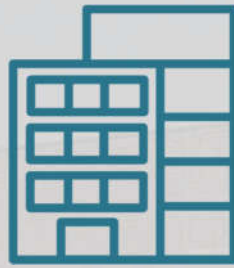
Radius	1 Mile		3 Mile		5 Mile	
Population						
2025 Projection	6,850		29,513		55,408	
2020 Estimate	6,414		28,208		53,096	
2010 Census	5,160		26,060		49,844	
Growth 2020 - 2025	6.80%		4.63%		4.35%	
Growth 2010 - 2020	24.30%		8.24%		6.52%	
2020 Population by Hispanic Origin	211		659		1,075	
2020 Population	6,414		28,208		53,096	
White	6,093	95.00%	26,807	95.03%	50,131	94.42%
Black	94	1.47%	494	1.75%	1,371	2.58%
Am. Indian & Alaskan	11	0.17%	87	0.31%	144	0.27%
Asian	98	1.53%	269	0.95%	428	0.81%
Hawaiian & Pacific Island	3	0.05%	8	0.03%	28	0.05%
Other	117	1.82%	542	1.92%	994	1.87%
U.S. Armed Forces	0		18		26	
Households						
2025 Projection	2,874		12,004		21,995	
2020 Estimate	2,687		11,477		21,092	
2010 Census	2,136		10,627		19,878	
Growth 2020 - 2025	6.96%		4.59%		4.28%	
Growth 2010 - 2020	25.80%		8.00%		6.11%	
Owner Occupied	1,828	68.03%	7,321	63.79%	13,623	64.59%
Renter Occupied	859	31.97%	4,157	36.22%	7,470	35.42%
2020 Households by HH Income	2,686		11,476		21,093	
Income: <\$25,000	593	22.08%	3,155	27.49%	5,701	27.03%
Income: \$25,000 - \$50,000	669	24.91%	2,792	24.33%	4,932	23.38%
Income: \$50,000 - \$75,000	526	19.58%	2,214	19.29%	3,891	18.45%
Income: \$75,000 - \$100,000	290	10.80%	1,184	10.32%	2,343	11.11%
Income: \$100,000 - \$125,000	269	10.01%	914	7.96%	1,739	8.24%
Income: \$125,000 - \$150,000	88	3.28%	524	4.57%	1,080	5.12%
Income: \$150,000 - \$200,000	216	8.04%	529	4.61%	1,120	5.31%
Income: \$200,000+	35	1.30%	164	1.43%	287	1.36%
2020 Avg Household Income	\$68,022		\$61,316		\$63,056	
2020 Med Household Income	\$53,951		\$47,039		\$49,203	



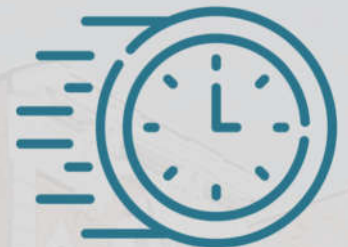
# Lancaster Overview



Population:  
**39,026**



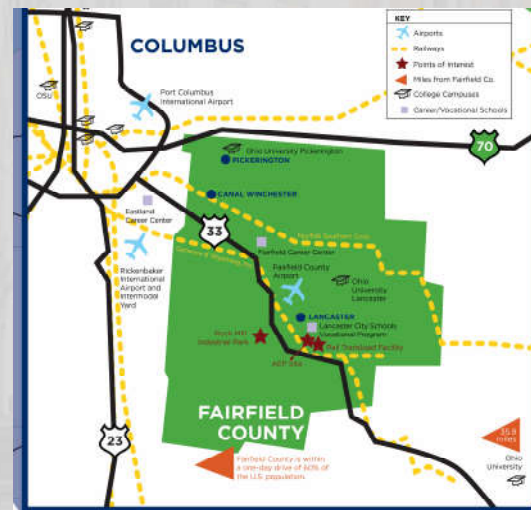
Businesses:  
**3,132**



Reach 60 %  
of US in One day

## Top Employers

Fairfield Medical Center	2,099
Fairfield County	947
Anchor Hocking	900
Lancaster City Schools	745
City of Lancaster	430
Kroger	412





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By acknowledgement of receipt of the Property information, Prospect and Broker agree that the Property information is confidential, proprietary and the exclusive possession of Owner and further that you will hold and treat it in the strictest of confidence, that you will not directly or indirectly disclose, or permit anyone else to disclose, the Property information to any other person, firm or entity, without prior written authorization. Prospect and/or Broker further agree that they will not duplicate, photocopy or otherwise reproduce the Property information in whole or in part or otherwise use or permit it to be used in any fashion.

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