

**For Sale:**  
**\$2,914,500**

**25460 US Rt 23**  
Circleville, OH 43113



### *Excellent Development Location*

- Located in rapidly expanding Circleville, Ohio with Rt. 23 visibility
- Nestled between multiple retailers to the north and a newly built Sofidel plant to the south
- Pilot Travel Center Truck stop located contiguous to the southeastern portion of the property
- Multiple potential uses can be utilized for the property
- All parcels must be sold together, total Real Estate Taxes: \$3,205/year
- +/- 48.575 Acres

 [Click here for Video](#)



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RANDY BEST, CCIM, SIOR  
4608 SAWMILL ROAD  
COLUMBUS, OH 43220  
WWW.BESTCORPORATEREALESTATE.COM  
OFFICE: 614-559-3350 EXT 112  
EMAIL: RBEST@BESTCORPORATEREALESTATE.COM



**Customer Full****Land/Farm-Development**

**Status:** Active  
**List Number:** 221017029

**List Price:** \$2,914,500  
**Original List Price:** 1,981,140  
**VT:**



**Parcel #:** J24-0-001-00-094-00  
**Add Parcel Numbers:** J24-0-001-00-094-03 J24-0-001-00-091-00 J24-0-001-00-094-00

**Traffic Count PerDay:**  
**Zoning:** Commercial

**Previous Use:**  
**Tax District:** J24

**Acreage:** 48.58  
**Minimum Acreage:**  
**Minimum SF Avail:**  
**Tillable Acres:**  
**Lot Size (Front):**

**Lot Size (Side):**  
**Lot Characteristics:**  
**Max Contiguous SF Av:**  
**Road Frontage:**  
**Useable Acres:**

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

**Year Remodeled:**  
**# of Buildings:**  
**Built Prior to 1978:** No  
**Possession:**

**General Information**

**Address:** 25460 US Highway 23 S  
**Between Street:** Dupont Road & Neville Street  
**Subdiv/Cmplx/Comm:**  
**Dist To Intersxn:**

**Unit/Suite #:**  
**City:** Circleville  
**County:** Pickaway  
**Multiple Parcels:** Yes

**Zip Code:** 43113  
**Corp Limit:** None  
**Township:** Pickaway  
**School District:** LOGAN ELM LSD 6502 PIC CO.

**Financials**

**Gross Income:** 0  
**Tax Abatement:** No  
**Taxes (Yrly):** 3,362.7  
**For Sale:** Yes  
**For Lease:** No  
**For Exchange:** No

**Tax Incentive:**  
**Abatement End Date:**  
**Tax Year:** 2020  
**Price Per Acre:** 60,000  
**Add Acceptance Cond:** None Known

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

**Features**

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

**Property Description**

Excellent Development Land Location in rapidly expanding Circleville, Ohio. Multiple potential uses can be utilized for this property. All parcels must be sold together. +/-48,575 acres and property is located contiguous to a Pilot Travel Center on the southeastern portion of the property.

**Sold Info**

**Sold Date:** **DOM:** 573

**SP:**  
**Sold Non-MLS:** No  
**SlrAst:**

**Selling Brokerage Lic #:**

**SlrCns:**  
**Concession Comments:**

**Sold Non-MLS:** No  
**December 13, 2022**

**Prepared by:** Randy J Best

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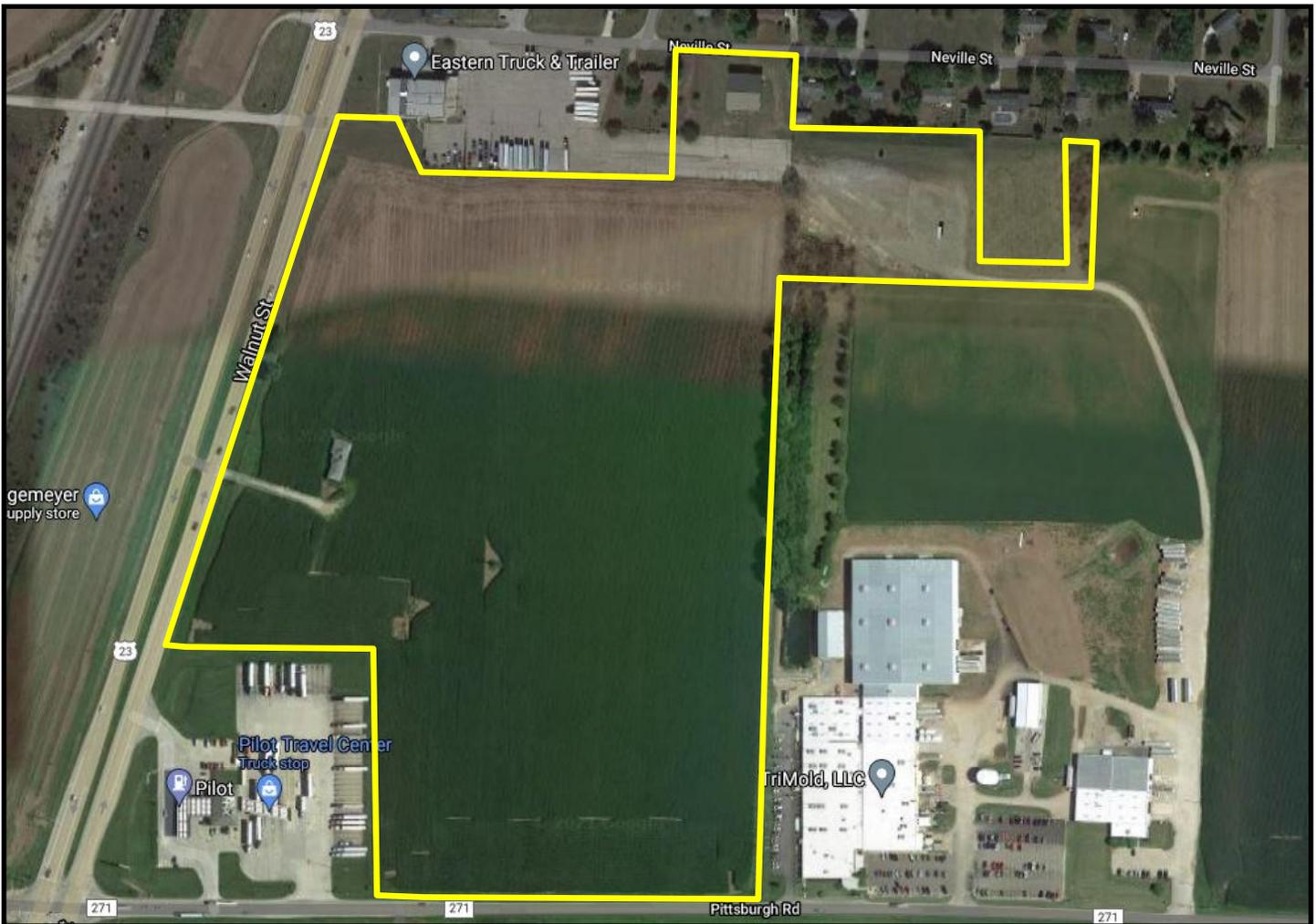
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# Aerial



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## 3 Parcel's



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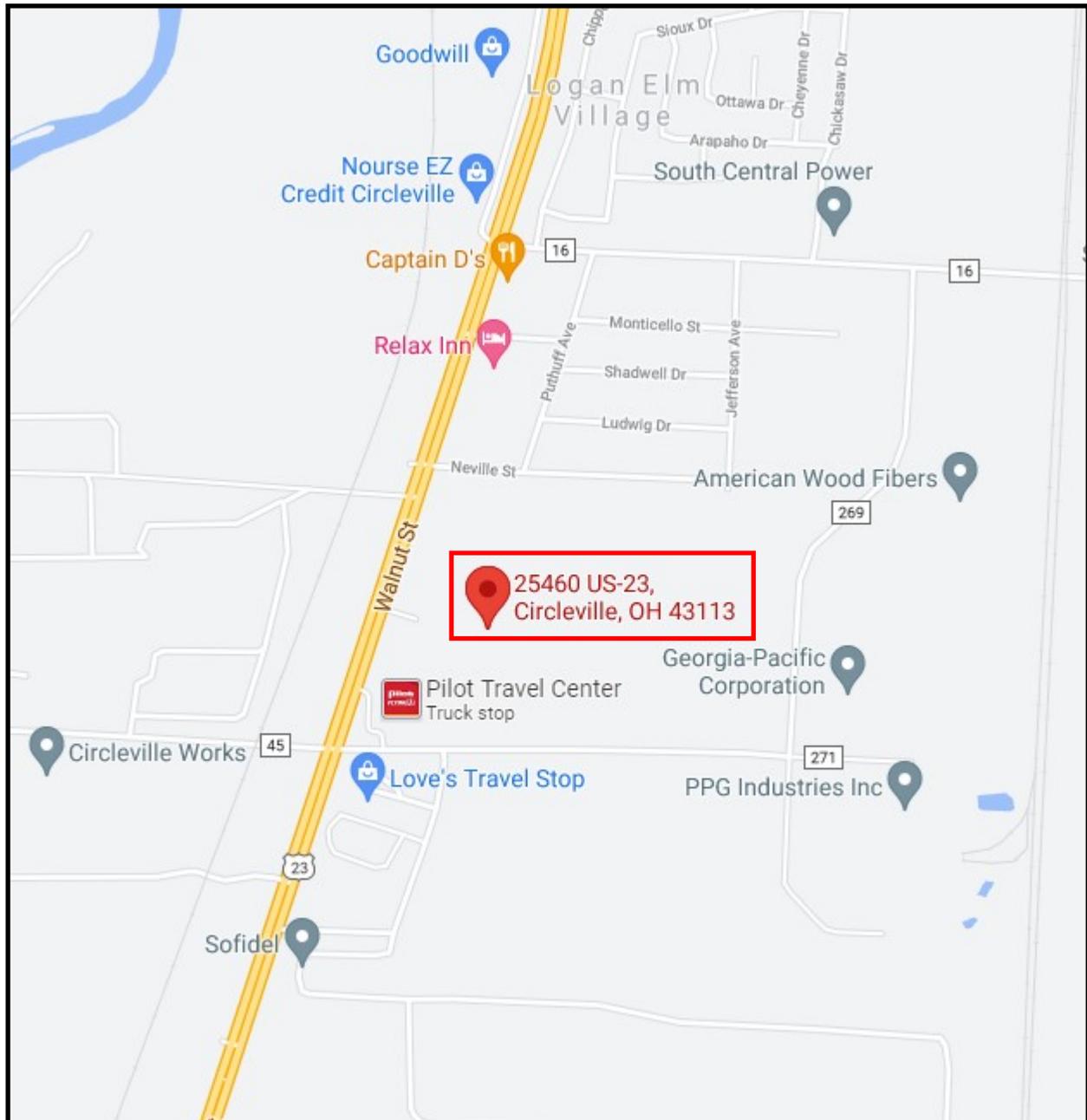
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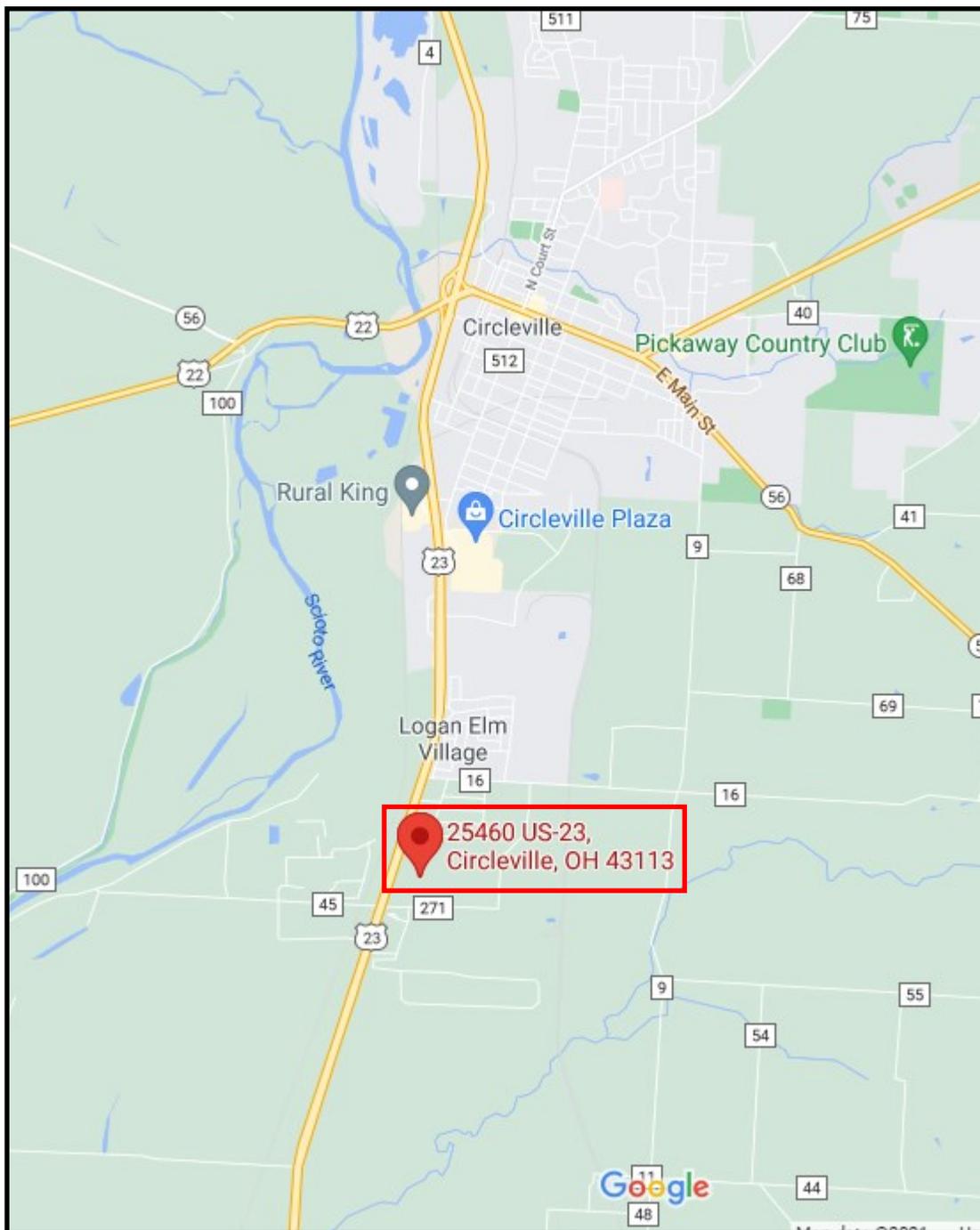
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Conceptual Property Layout



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# Demographic Detail Report

25460 S US -23, Circleville, OH 43113

Building Type: **Land**  
 Class: -  
 RBA: -  
 Typical Floor: -

Total Available: **0 SF**  
 % Leased: **0%**  
 Rent/SF/Yr: -



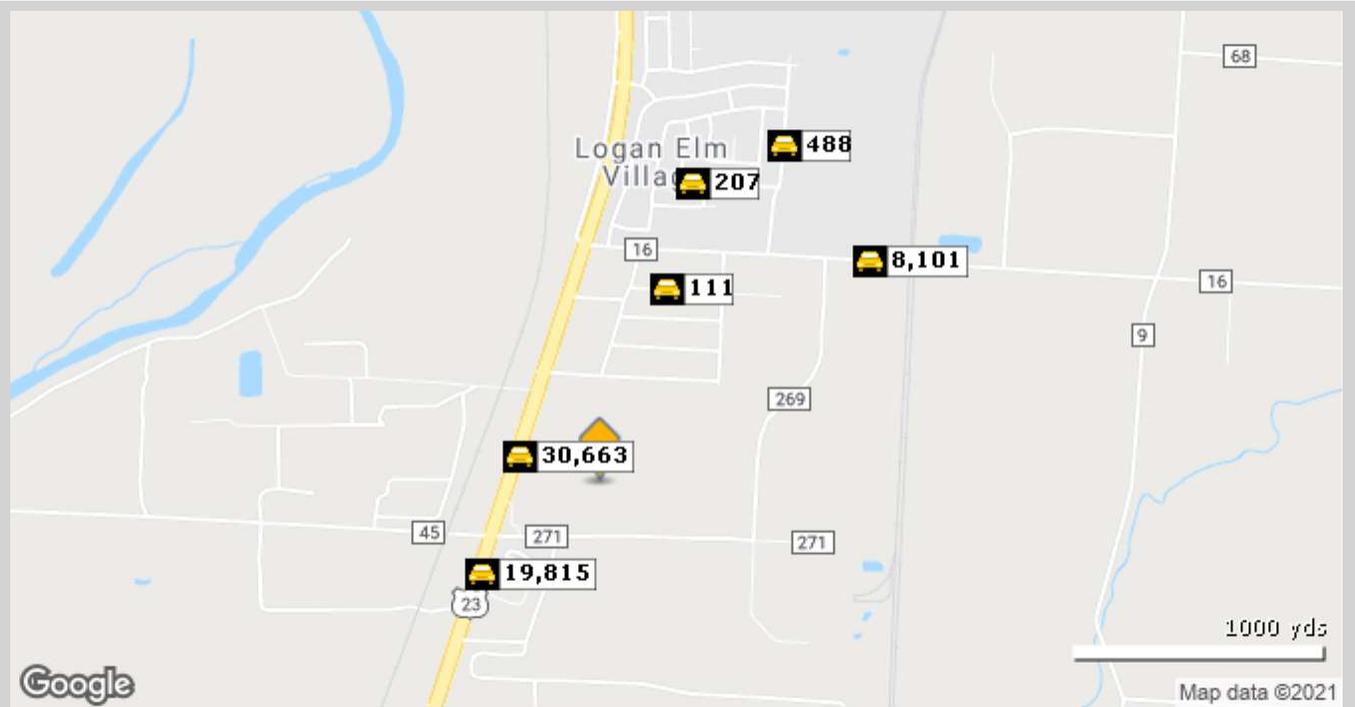
Radius	1 Mile	3 Mile	5 Mile
<b>Population</b>			
2026 Projection	1,543	8,517	19,850
2021 Estimate	1,484	8,242	19,285
2010 Census	1,298	7,493	17,951
Growth 2021 - 2026	3.98%	3.34%	2.93%
Growth 2010 - 2021	14.33%	10.00%	7.43%
<b>2021 Population by Age</b>			
	<b>1,484</b>	<b>8,242</b>	<b>19,285</b>
Age 0 - 4	82 5.53%	530 6.43%	1,124 5.83%
Age 5 - 9	89 6.00%	562 6.82%	1,163 6.03%
Age 10 - 14	99 6.67%	574 6.96%	1,195 6.20%
Age 15 - 19	99 6.67%	548 6.65%	1,206 6.25%
Age 20 - 24	87 5.86%	504 6.12%	1,199 6.22%
Age 25 - 29	85 5.73%	548 6.65%	1,283 6.65%
Age 30 - 34	86 5.80%	572 6.94%	1,241 6.44%
Age 35 - 39	86 5.80%	545 6.61%	1,167 6.05%
Age 40 - 44	84 5.66%	501 6.08%	1,117 5.79%
Age 45 - 49	88 5.93%	498 6.04%	1,167 6.05%
Age 50 - 54	85 5.73%	485 5.88%	1,187 6.16%
Age 55 - 59	85 5.73%	472 5.73%	1,192 6.18%
Age 60 - 64	99 6.67%	495 6.01%	1,270 6.59%
Age 65 - 69	92 6.20%	420 5.10%	1,077 5.58%
Age 70 - 74	83 5.59%	367 4.45%	944 4.89%
Age 75 - 79	61 4.11%	260 3.15%	687 3.56%
Age 80 - 84	44 2.96%	180 2.18%	502 2.60%
Age 85+	50 3.37%	182 2.21%	562 2.91%
Age 65+	330 22.24%	1,409 17.10%	3,772 19.56%
<b>Median Age</b>	<b>41.70</b>	<b>37.60</b>	<b>40.30</b>
<b>Average Age</b>	<b>41.60</b>	<b>38.60</b>	<b>40.60</b>



# Traffic Count Report

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Building Type: **Land**  
 Class: -  
 RBA: -  
 Typical Floor: -  
 Total Available: **0 SF**  
 % Leased: **0%**  
 Rent/SF/Yr: -



	Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1	Walnut St	Pittsburgh Rd	0.19 S	2020	30,663	MPSI	.19
2	Walnut St	Pittsburgh Rd	0.09 N	2018	19,815	MPSI	.33
3	Monticello Rd	Puthuff Ave	0.08 W	2018	102	MPSI	.48
4	Monticello Street	Puthuff Ave	0.08 W	2020	111	MPSI	.48
5	Arapaho Dr	Ute Dr	0.03 E	2018	99	MPSI	.73
6	Arapaho Drive	Ute Dr	0.03 E	2020	207	MPSI	.73
7	Tarlton Road	Owens Rd	0.10 W	2020	8,101	MPSI	.81
8	Chickasaw Dr	Sioux Dr	0.08 N	2018	447	MPSI	.89
9	Chickasaw Drive	Sioux Dr	0.08 N	2020	488	MPSI	.89





# Pickaway County Overview



Population:

**58,000**



\$ Amount of goods shipped annually:

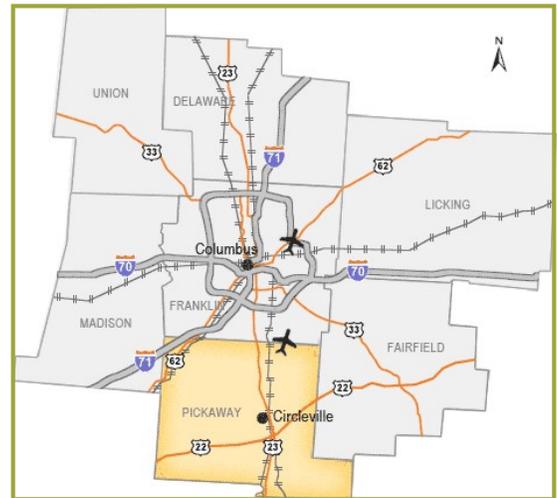
**\$825M**



Projected Population growth by 2030:

**27.5%**

## Notable Employers



- ◆ **Circleville, OH located just 30 miles south of Columbus, OH**
- ◆ **Circleville, OH: home to the largest Pumpkin Festival in the United States, gathering around 400,000 attendees annually**
- ◆ **Major increase in economic development in the Rickenbacker area, including 4.5 million SqFt of development by the end of 2023**
- ◆ **Located in the fastest growing metropolitan areas in the Midwest, with access to Columbus MSA and Appalachia Ohio**

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