



\$499,000

For Sale:

18060 US Rte 23

Circleville, Ohio 43113

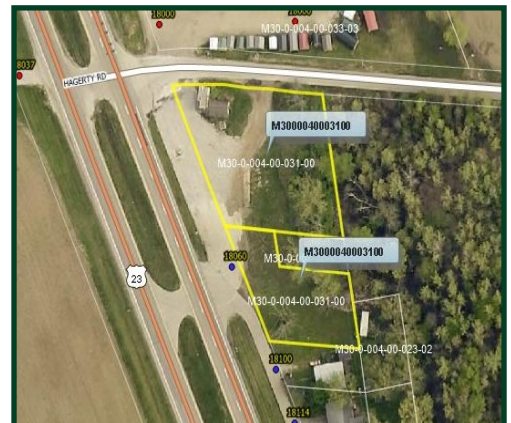
High Traffic Corner Location

Two Parcels Totaling: 1.34 +/- Acres.

Excellent Redevelopment Site.

Former gas station location.

Approximately 25,000 + cars per day



Click Here for Video

BEST CORPORATE REAL ESTATE
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 EMAIL: RBEST@BESTCORPORATEREALESTATE.COM



This information has either been given to us by the Owner of the Property or received through sources that we deem to be reliable.

Customer Full		Commercial-Retail	
	List Number:	Status: Incomplete	List Price: \$499,000
		Listing Service:	List Price Sqft: \$1,425.71
		Original List Price: \$499,000	VT:
	Parcel #: M30-0-004-00-031-00	Previous Use: Service Station	
	Addl Parcel Numbers: M3000040003000		
Use Code:		Tax District: M30	Zoning: Commercial
For Sale: Yes		For Lease: No	Exchange: No
Occupancy Rate: 0		Mortgage Balance:	
Gross Op Income: 0		Assoc/Condo Fee:	
Total Op Expenses: 0		Addl Acc Cond:	
Net Op Income: 0			
Tax Abatement: No		Abatement End Date:	Tax Incentive:
Taxes (Yrly): 800		Tax Year: 2020	Possession: Immediate
Assessment:			

General Information

Address: 18060 US Highway 23 N	Unit/Suite #:	Zip Code: 43113	Tax District: M30
Between Street: Corner of Rt 23 & Hagerty Road	City: Circleville	Corp Limit: None	
Complex:	County: Pickaway	Township: Walnut	
Dist To Interchange:	Mult Parcels/Sch Dis: Yes	Near Interchange:	

Building Information

Total SqFt Available: 350	Minimum Sqft Avail: 350	Max Cont Sqft Avail: 350
Bldg Sq Ft: 350	Acreage: 1.34	Lot Size:
# Floors Above Ground: 1	# Units: 1	Parking Ratio/1000:
# of Docks: 0	# Drive-In Doors: 0	Total Parking:
Year Built: 1968	Year Remodeled:	Bay Size:
Traffic CountPerDay:	Ceiling Height Ft:	

Suite Number	SqFt	Date Avail	Suite #	Sqft	Date Avail
1:			3:		
2:			4:		

Financials

Lease Rate \$/Sq Ft: 0	Term Desired:
Expenses Paid by L:	Will LL Remodel:
T Reimburses L: Curr Yr Est \$/SF TRL: 0	Finish Allow/SQFT \$:
T Contracts Directly:	Pass Exp Over BaseYr:
Curr Yr Est \$/SF TRL: 0	Exp Stop \$:
Curr Yr Est \$/SF LL:	

Features

Heat Fuel:	Electric:
Heat Type:	Misc Int & Ext Info:
Electric:	
Services Available:	
Construction:	
Sprinkler:	
Mult Use:	
New Financing:	MLS Primary PhotoSrc: Realtor Provided

Property Description

High traffic corner location. Two parcels totaling 1.34 +/- acres. Excellent redevelopment site. Former gas station location, traffic count. Approximately 25,000 +/- cars per day.

Sold Info

Sold Date:	DOM:	SP:
		Sold Non-MLS: No
	SirCns:	SirAst:

Sold Non-MLS: No

June 17, 2021

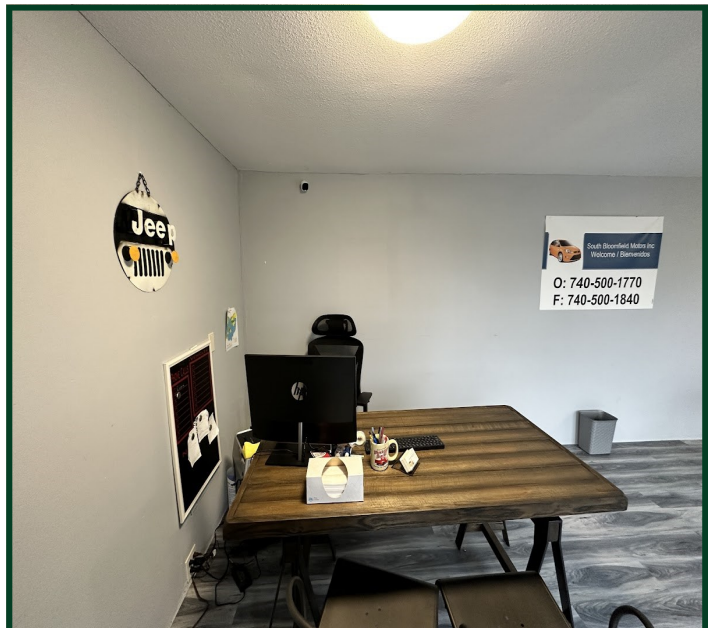
Prepared by: Randy J Best

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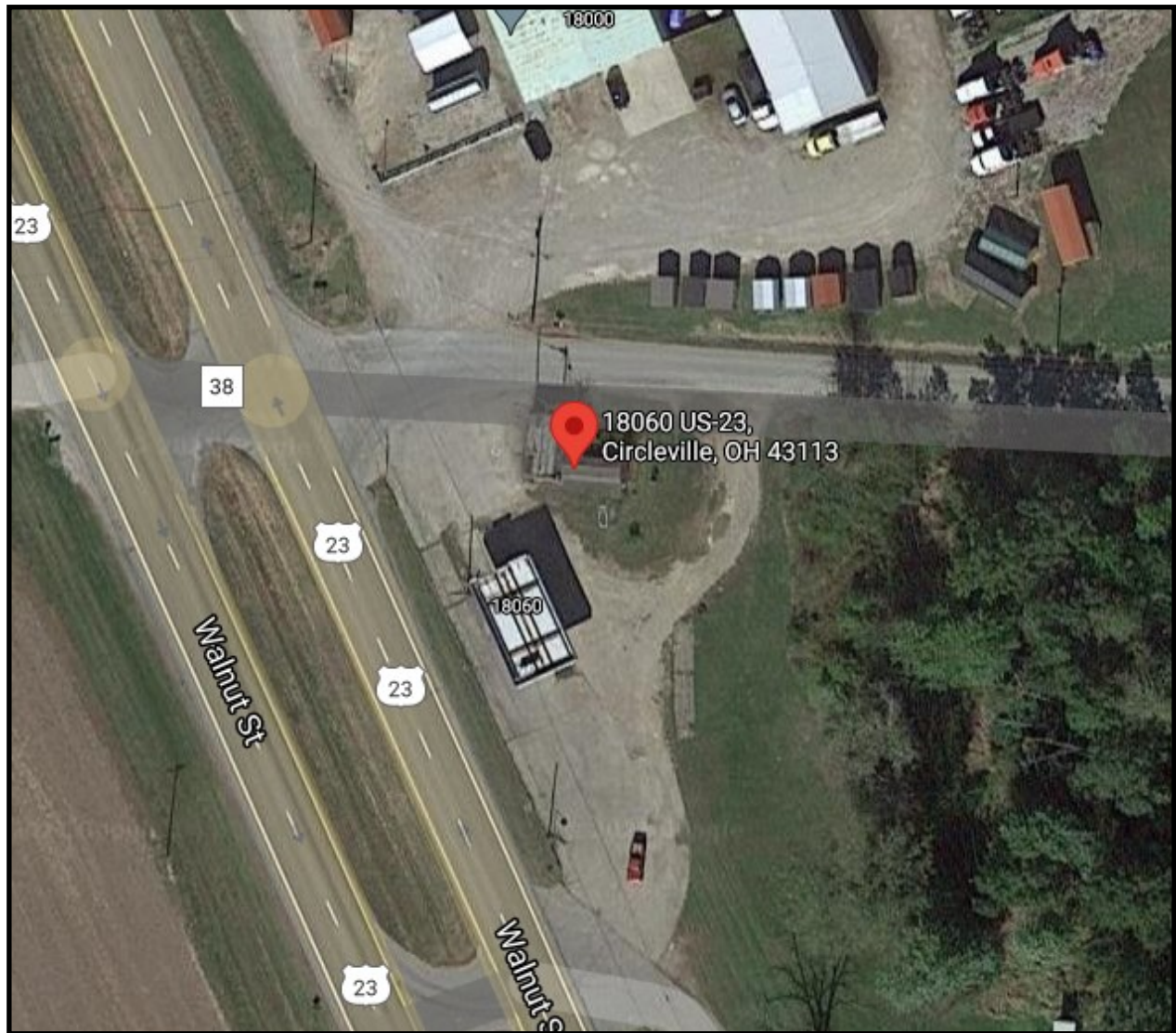
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Aerial



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Parcel



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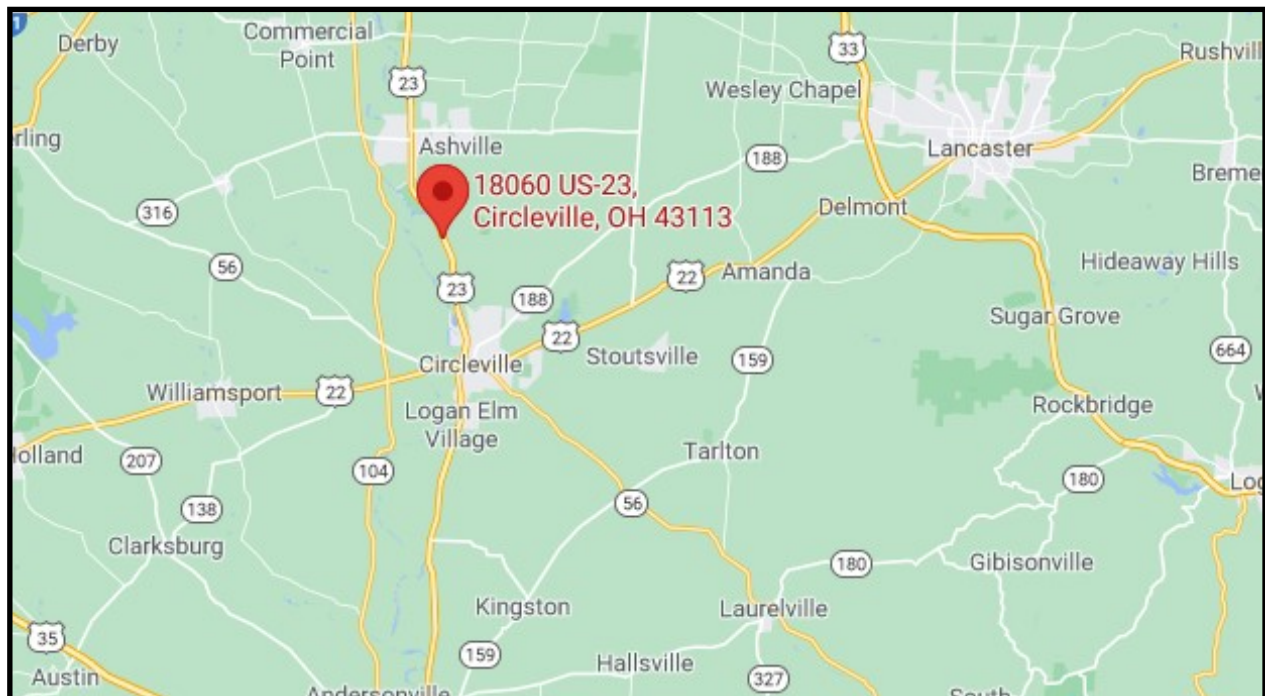
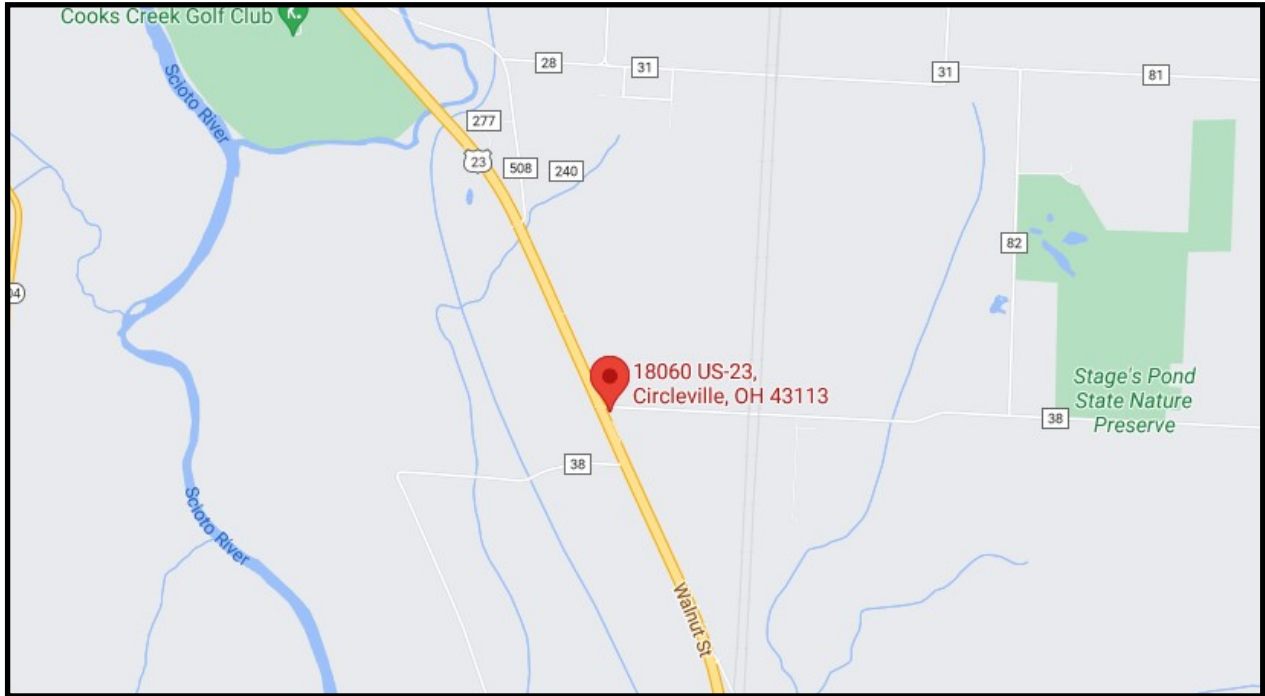
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Demographic Summary Report

18060 US Highway 23 N, Circleville, OH 43113

Building Type: **General Retail**

Total Available: **0 SF**

Secondary: -

% Leased: **100%**

GLA: **350 SF**

Rent/SF/Yr: -

Year Built: -



Radius	1 Mile		3 Mile		5 Mile	
Population						
2026 Projection	342		2,217		20,855	
2021 Estimate	330		2,155		20,288	
2010 Census	299		2,012		19,019	
Growth 2021 - 2026	3.64%		2.88%		2.79%	
Growth 2010 - 2021	10.37%		7.11%		6.67%	
2021 Population by Hispanic Origin	3		24		265	
2021 Population	330		2,155		20,288	
White	323	97.88%	2,069	96.01%	19,395	95.60%
Black	0	0.00%	40	1.86%	325	1.60%
Am. Indian & Alaskan	1	0.30%	5	0.23%	74	0.36%
Asian	4	1.21%	17	0.79%	132	0.65%
Hawaiian & Pacific Island	0	0.00%	1	0.05%	10	0.05%
Other	3	0.91%	24	1.11%	352	1.74%
U.S. Armed Forces	0		0		0	
Households						
2026 Projection	119		792		8,110	
2021 Estimate	115		770		7,892	
2010 Census	104		721		7,422	
Growth 2021 - 2026	3.48%		2.86%		2.76%	
Growth 2010 - 2021	10.58%		6.80%		6.33%	
Owner Occupied	100	86.96%	652	84.68%	5,467	69.27%
Renter Occupied	15	13.04%	118	15.32%	2,424	30.71%
2021 Households by HH Income	114		770		7,892	
Income: <\$25,000	2	1.75%	82	10.65%	1,299	16.46%
Income: \$25,000 - \$50,000	14	12.28%	115	14.94%	1,694	21.46%
Income: \$50,000 - \$75,000	21	18.42%	126	16.36%	1,377	17.45%
Income: \$75,000 - \$100,000	30	26.32%	179	23.25%	1,439	18.23%
Income: \$100,000 - \$125,000	12	10.53%	81	10.52%	832	10.54%
Income: \$125,000 - \$150,000	7	6.14%	45	5.84%	527	6.68%
Income: \$150,000 - \$200,000	17	14.91%	103	13.38%	562	7.12%
Income: \$200,000+	11	9.65%	39	5.06%	162	2.05%
2021 Avg Household Income	\$116,732		\$96,923		\$77,151	
2021 Med Household Income	\$91,666		\$83,659		\$67,561	



Traffic Count Report

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Secondary: -

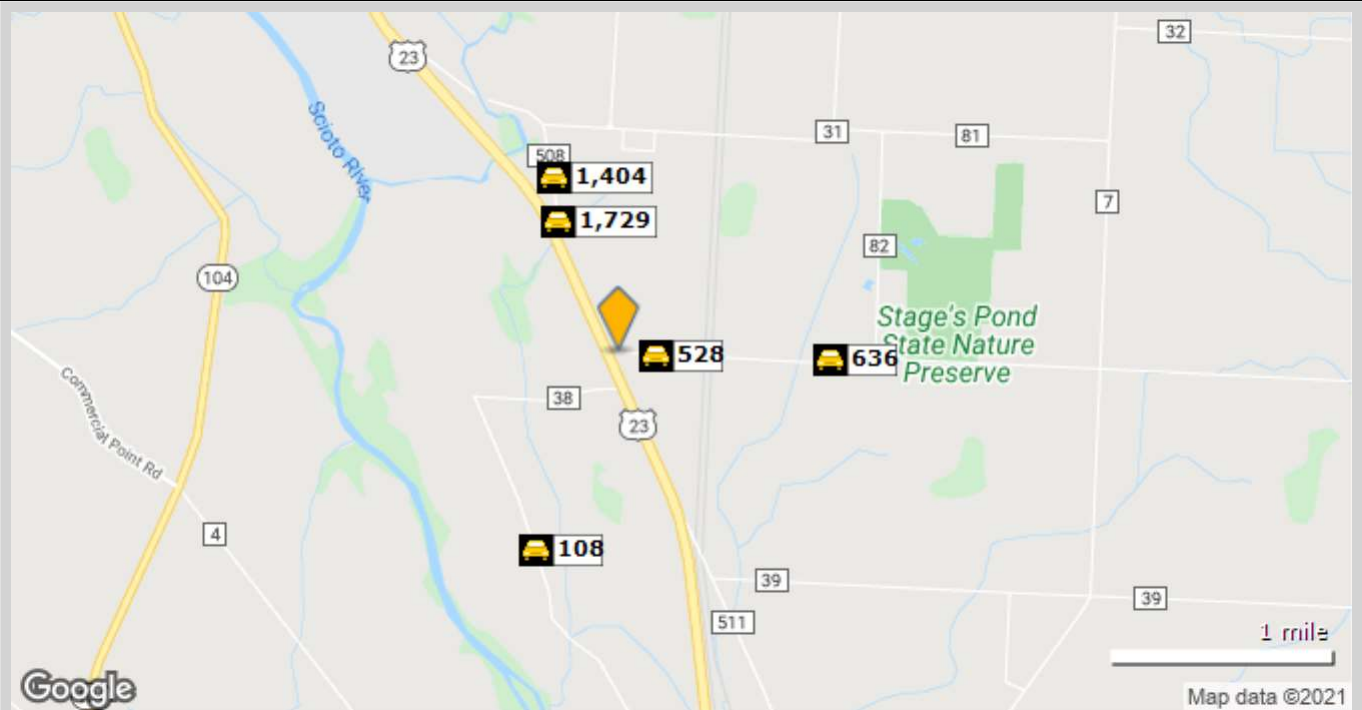
GLA: **350 SF**

Year Built: -

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	Hagerty Rd	Ward Rd	0.21 E	2020	528	MPSI	.19
2	Little Walnut Rd	US Hwy 23	0.06 S	2020	1,729	MPSI	.66
3	Little Walnut Rd	Zig Zag Dr	0.04 N	2020	1,404	MPSI	.86
4	Island Road	Walnut St	3.41 SE	2020	69	MPSI	.96
5	Island Rd	Walnut St	3.41 SE	2018	108	MPSI	.96
6	Hagerty Rd	Ward Rd	0.21 E	2018	563	MPSI	.98
7	Hagerty Road	Ward Rd	0.21 E	2020	636	MPSI	.98





Pickaway County Overview



Population:

58,000



\$ Amount of goods shipped annually:

\$825M



Projected Population growth by 2030:

27.5%

Notable Employers

DUPONT

T-Tech

Aleris

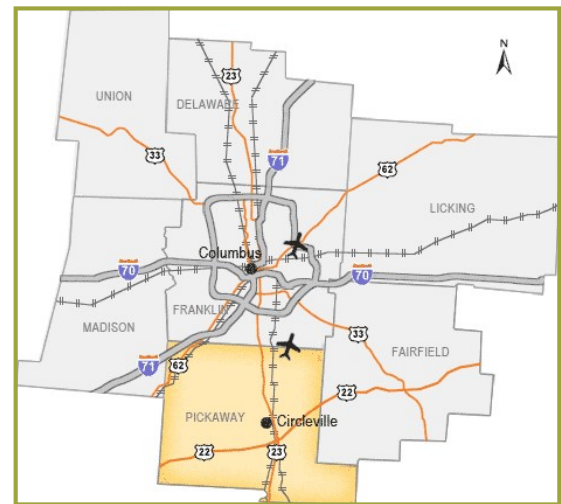
SOFIDEL
ENDLESS CARE. INNOVATIVE LIFE

EGF ERNIE GREEN INDUSTRIES

WillowWood

PPG
INDUSTRIES

GP Georgia-Pacific



- ◆ **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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