

# FOR SALE

## \$550,000

### 0 US Route 23, South Bloomfield, OH 43103

- 1.386 Acres of commercial land for sale.
- Just south of Arby's and Bob Evans.
- Commercial zoning.
- 33,436 cars per day (2022) on State Route 23.
- Harrison Township.
- Fast Growing Community.
- Parcel number: D1400010001118.



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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.



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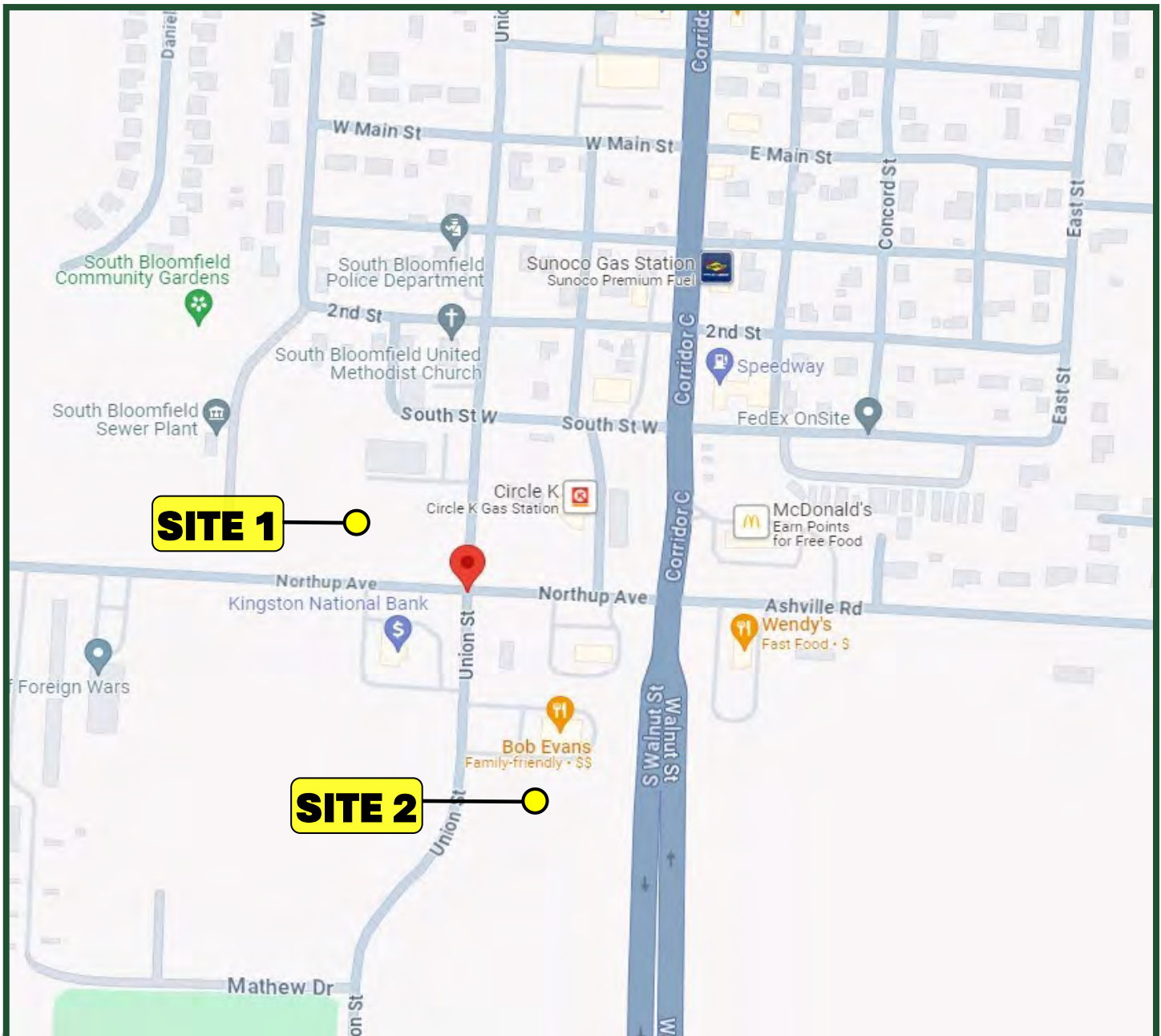


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## Map

**Site 1—0 Union Street, Site 2—0 US Route 23**



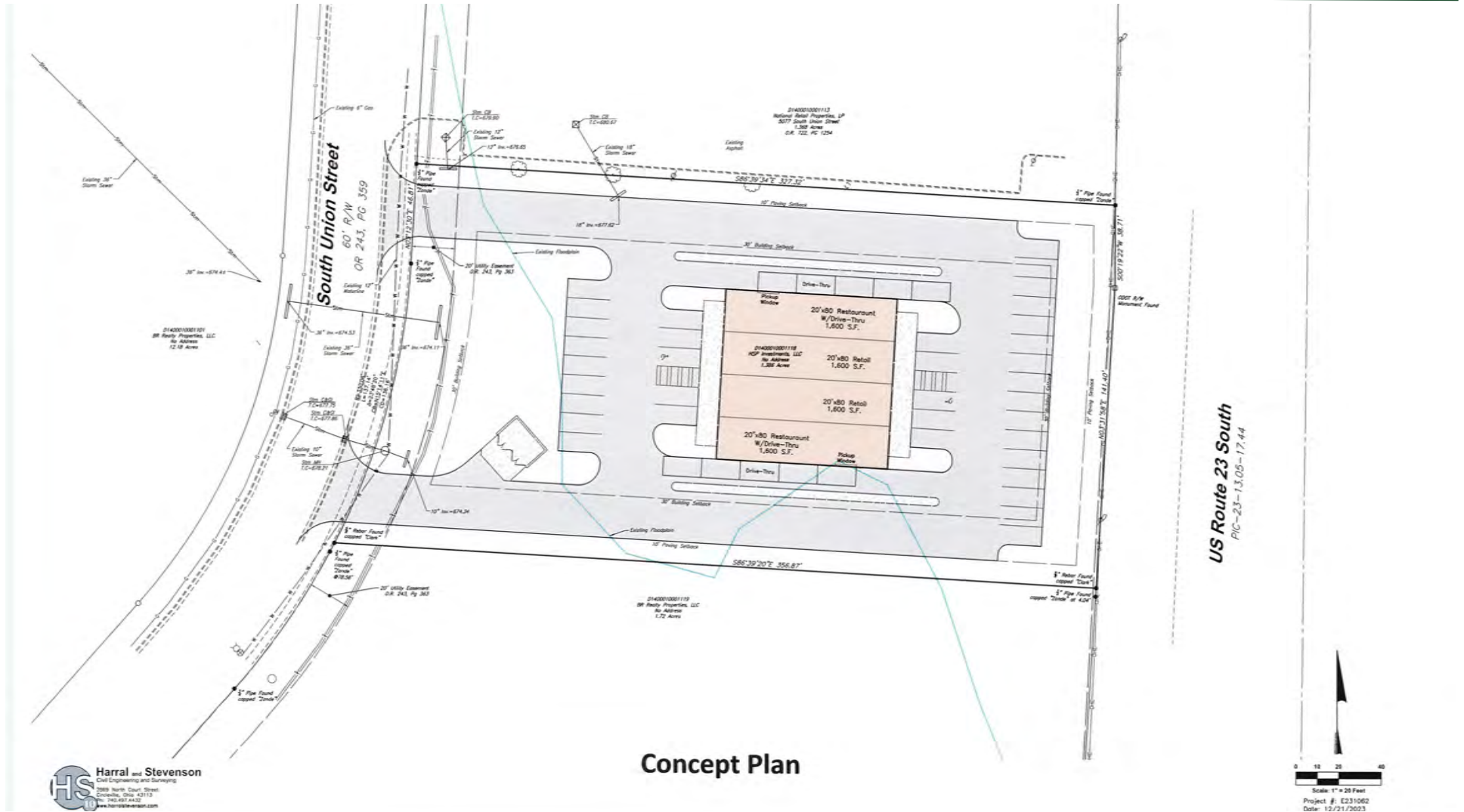
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## Trade Aerial



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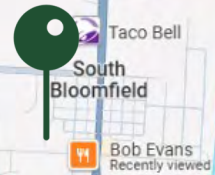


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## TRAFFIC COUNT

| Street            | Avg Daily Volume |
|-------------------|------------------|
| US 23             | 32,066           |
| Northup Avenue    | 3,921            |
| North Street West | 5,725            |

### SITE LOCATION



## NEARBY MAJOR ROADS & HIGHWAYS



## DEMOGRAPHICS

|                             |  | WITHIN 1 MILE | WITHIN 3 MILES | WITHIN 5 MILES |
|-----------------------------|--|---------------|----------------|----------------|
| Population (2020)           |  | 1,256         | 6,166          | 9,303          |
| Households (2020)           |  | 2,239         | 5,530          | 6,577          |
| Avg Household Income (2020) |  | \$55,776      | \$59,883       | \$64,318       |

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