

PRIME OUTLOT: 0.50-1.80 ACRES, fully improved, shovel ready

For Sale, Ground Lease, Built to Suit

W Michigan St (47) & Lester Ave, Sidney, OH 45365

Property Overview

Aerial (Site)

Aerial (Market)

Site Plan



Property Highlights:

- Best remaining available commercial outlet in Sidney, OH
- Prime visibility and great access to W Michigan St (SR 47)
- Shared access with new-to-market Verizon Wireless store (opening Fall 2018)
- 0.50 – 1.805 acres available
- Shovel ready, all utilities and drainage existing
- Great Restaurant, Hotel, Medical, Office or Retail Site
- High traffic area surrounded by National Retailers / Restaurants
- Minutes to I-75 (in excess to 47,000 vehicles per day)

DEMOGRAPHICS	3 miles	5 miles	10 miles	15 miles
Population	20,176	26,436	50,430	93,321
Households	7,866	10,232	19,461	35,939
Ave. HH Income	\$70,301	\$65,151	\$68,355	\$67,544

FOR MORE INFORMATION
PLEASE CONTACT:

JAMISON DOWNS

T: 317-472-1800 E: Jamison@VeritasRealty.com



A MEMBER OF
CHAINLINKS
RETAIL ADVISORS

PRIME OUTLOT: 0.50-1.80 ACRES, fully improved, shovel ready

For Sale, Ground Lease, Built to Suit

W Michigan St (47) & Lester Ave, Sidney, OH 45365

Property Overview

Aerial (Site)

Aerial (Market)

Site Plan



PRIME OUTLOT: 0.50-1.80 ACRES, fully improved, shovel ready

For Sale, Ground Lease, Built to Suit

W Michigan St (47) & Lester Ave, Sidney, OH 45365

Property Overview

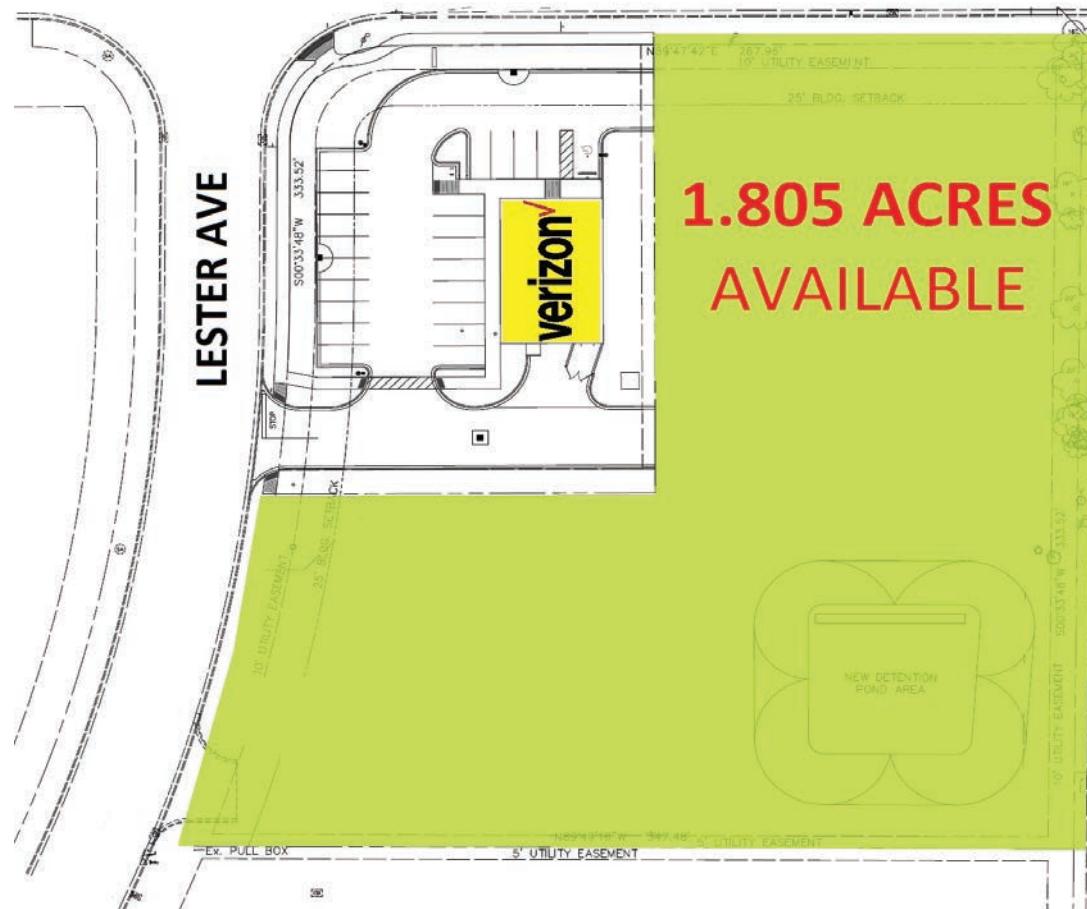
Aerial (Site)

Aerial (Market)

Site Plan



W. MICHIGAN STREET (SR 47)



Information within this brochure has been obtained from sources believed reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. Prospective tenant and tenant representatives must verify the information and bears all risk for any inaccuracies as it relates to property and market information.

FOR MORE INFORMATION
PLEASE CONTACT:

JAMISON DOWNS

T: 317-472-1800 E: Jamison@VeritasRealty.com

