

PRIME OUTLOT | FULLY IMPROVED SHOVEL READY

0.50 -1.80 AC | FOR SALE, GROUND LEASE OR BTS



**FOR SALE
GROUND LEASE
OR BTS**

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

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PROPERTY OVERVIEW



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
- 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)

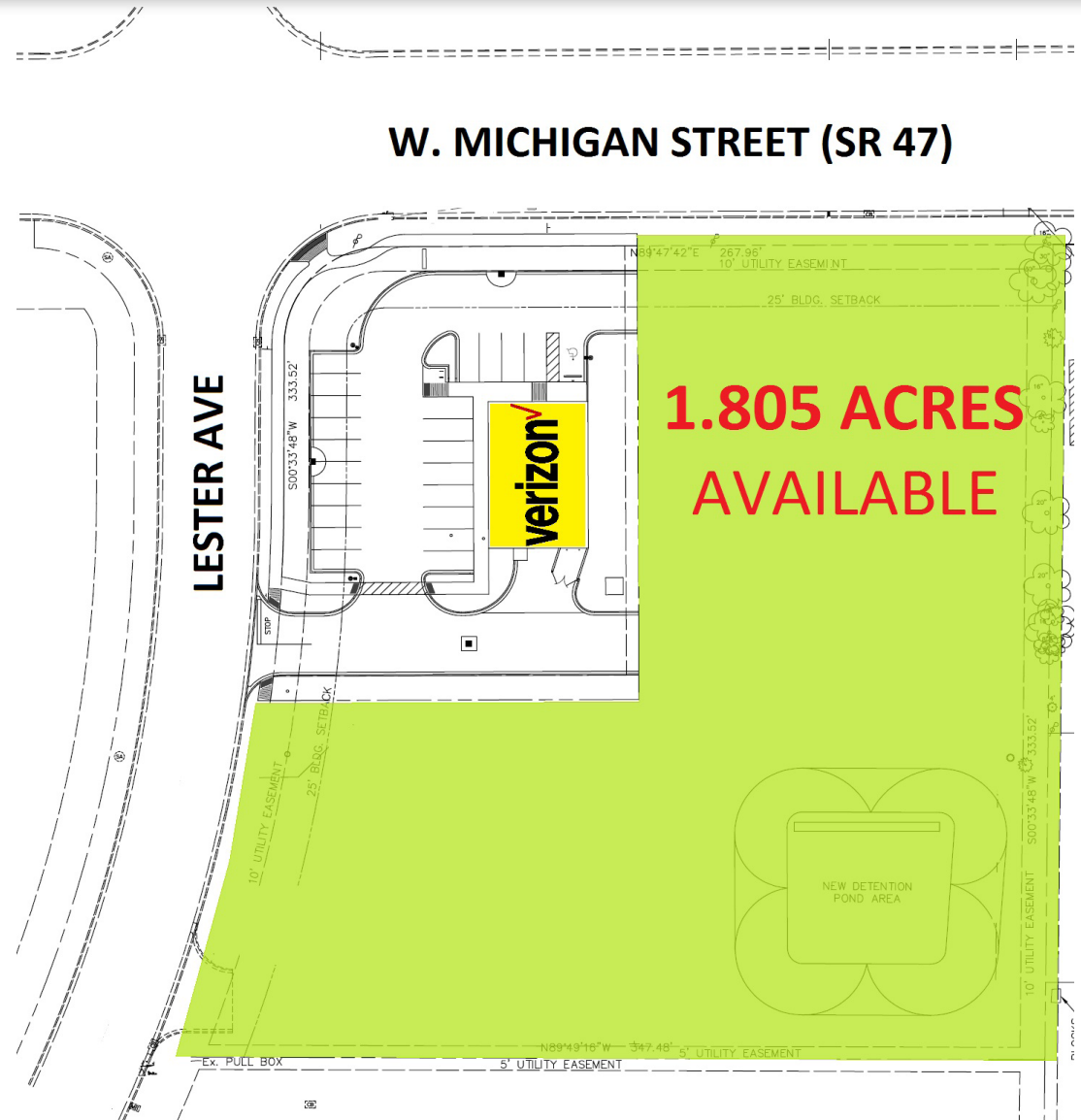
DEMOGRAPHICS	3 miles	5 miles	10 miles	15 miles
Population	20,176	26,436	50,430	93,321
Households	7,866	10,232	19,461	35,939
Ave. HH Income	\$70,301	\$65,151	\$68,355	\$67,544

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SITE
OVERVIEW



Now Open



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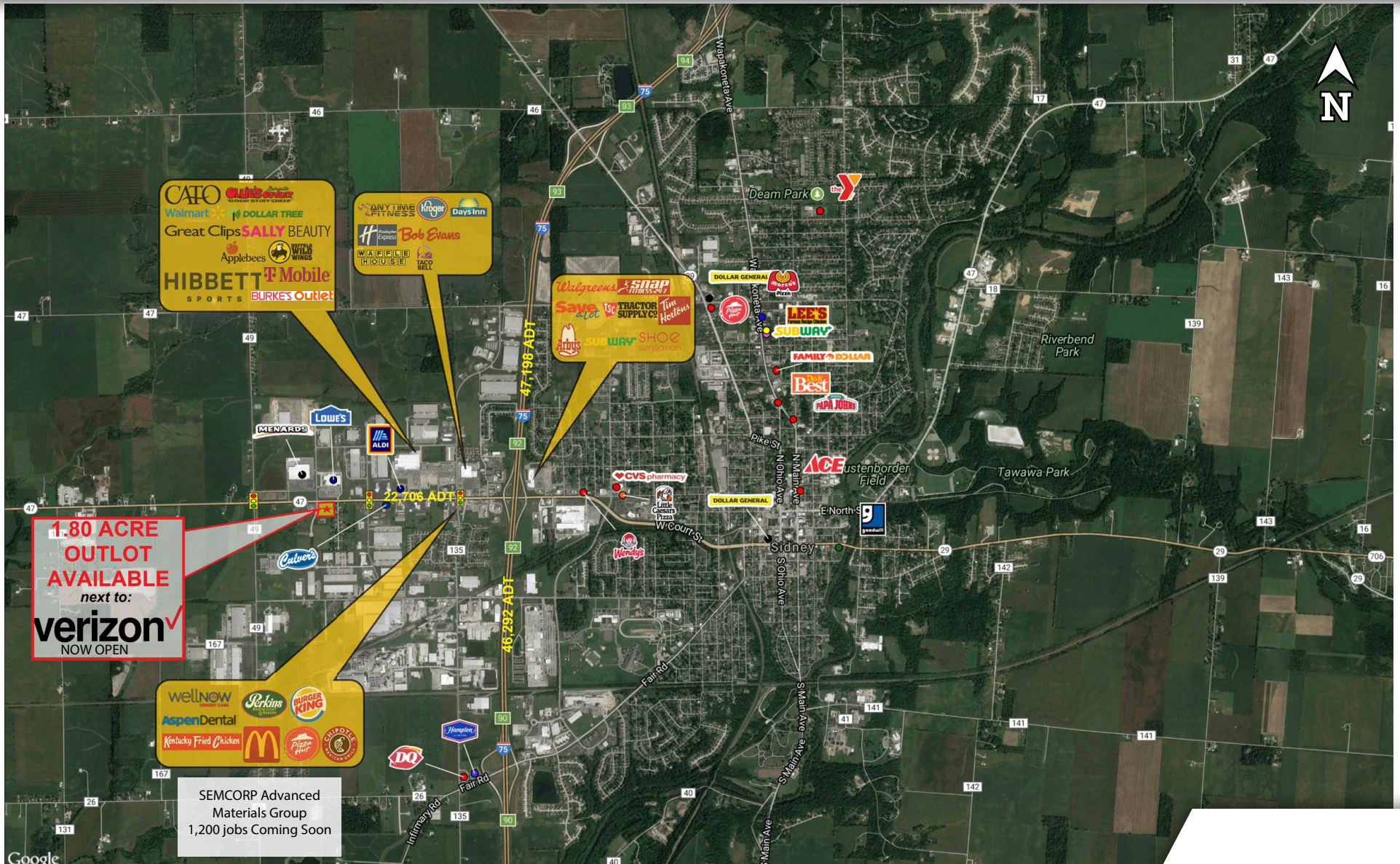
AERIAL OVERVIEW



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MARKET
AERIAL



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