

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

For Sale, Ground Lease, Build 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

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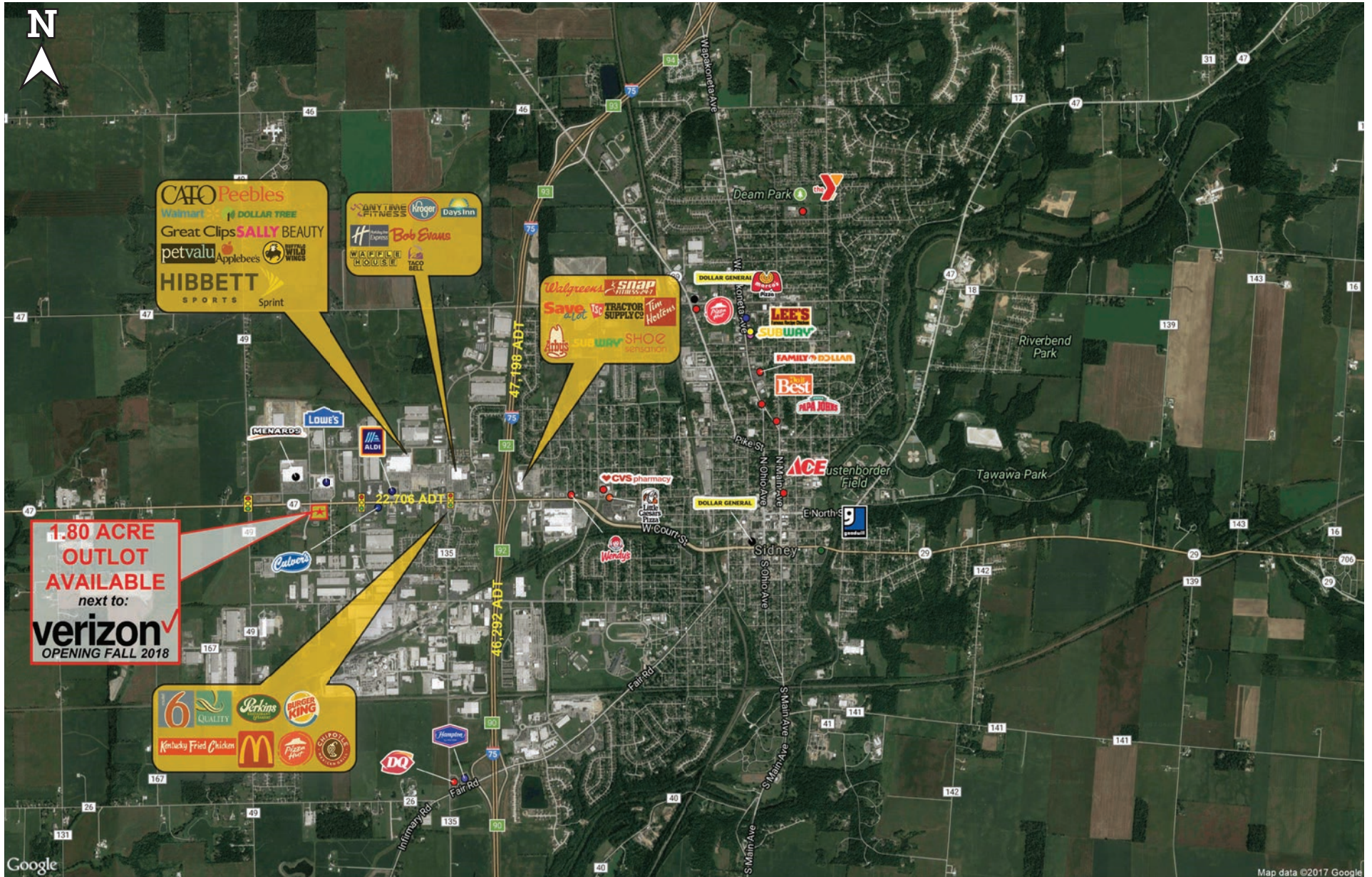
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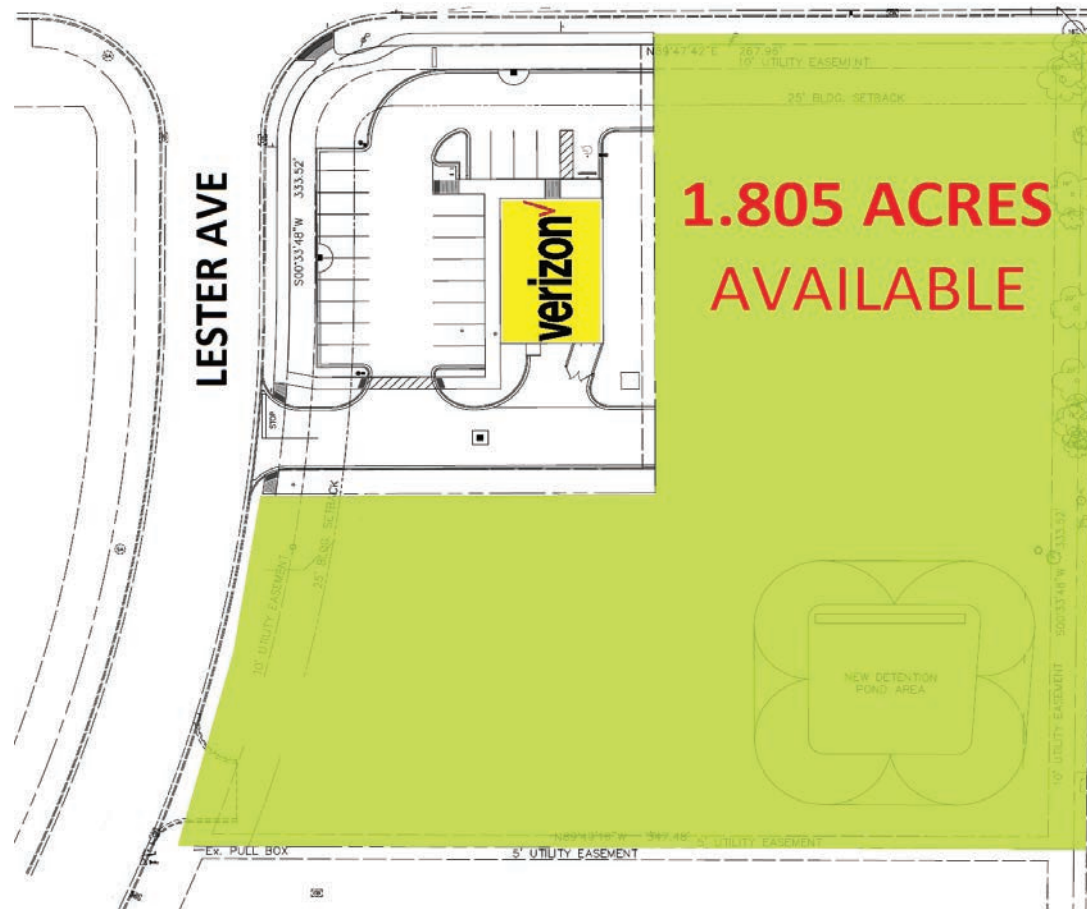
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W. MICHIGAN STREET (SR 47)



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