

**SALE**

# 20+ Acres in Ontario

**SPRING VILLAGE LANE**

Ontario, OH 44904

**PRESENTED BY:**

**BRAD WEIDMAN**

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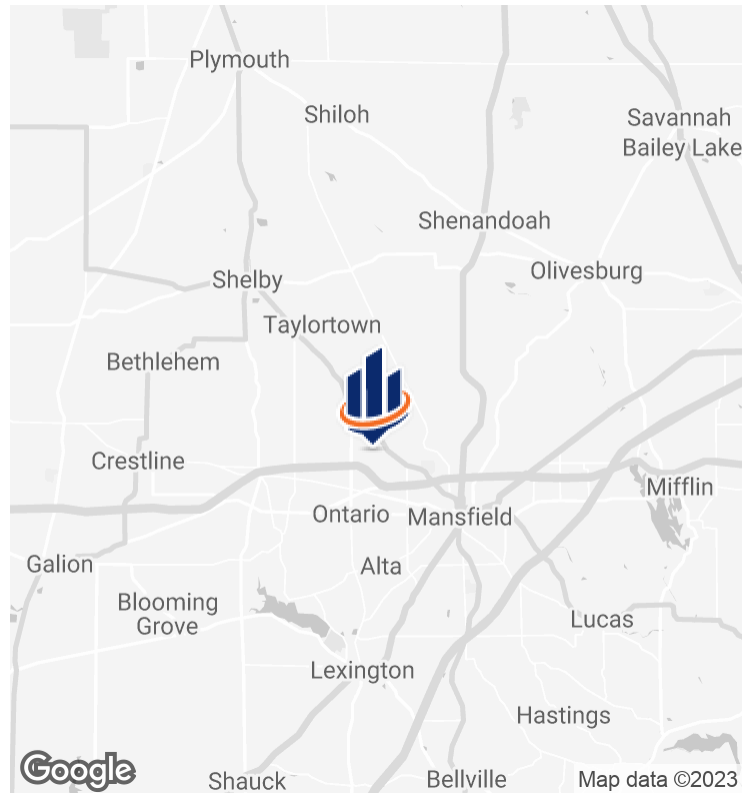
**AARON DAVIS**

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# PROPERTY SUMMARY



## OFFERING SUMMARY

<b>SALE PRICE:</b>	\$1,150,000
<b>LOT SIZE:</b>	+/-20.6 Acres
<b>PRICE / ACRE:</b>	\$55,825
<b>ZONING:</b>	R-2 Residential
<b>APN:</b>	0386018604000 0386018603000 0386018602000

## PROPERTY OVERVIEW

Approximately 20.6 acres of R-2 residentially zoned land located in the up and coming Ontario, Ohio community. The property has utilities on site and is ready for development. The neighborhood benefits from it's close proximity to the Ohio University, hiking and biking trails, a variety of retailers, US-30, and more.

## LOCATION OVERVIEW

Spring Village Lane is located in Ontario, Ohio. Ontario is just west of Mansfield situated nearly equidistance between Cleveland & Columbus, Ohio. The City of Ontario is home to over 6,200 residents with a 17.4% growth rate over the last 10 years.

## PROPERTY HIGHLIGHTS

- Growing Market
- Utilities On Site
- Easy Access to US-30
- Near the Ohio State & North Central State College campuses
- Close Proximity to a Variety of Retailors

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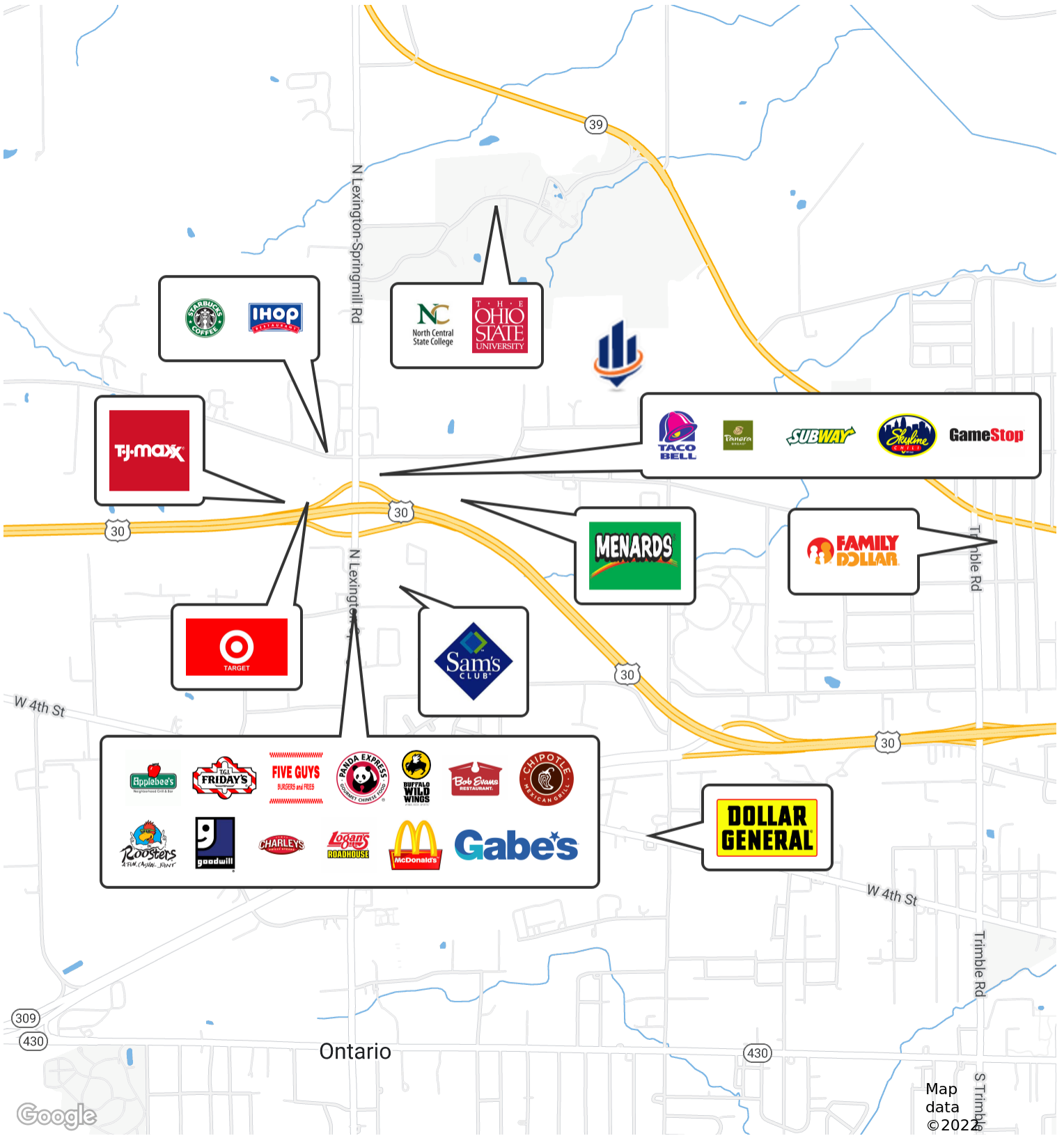
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# RETAILER MAP



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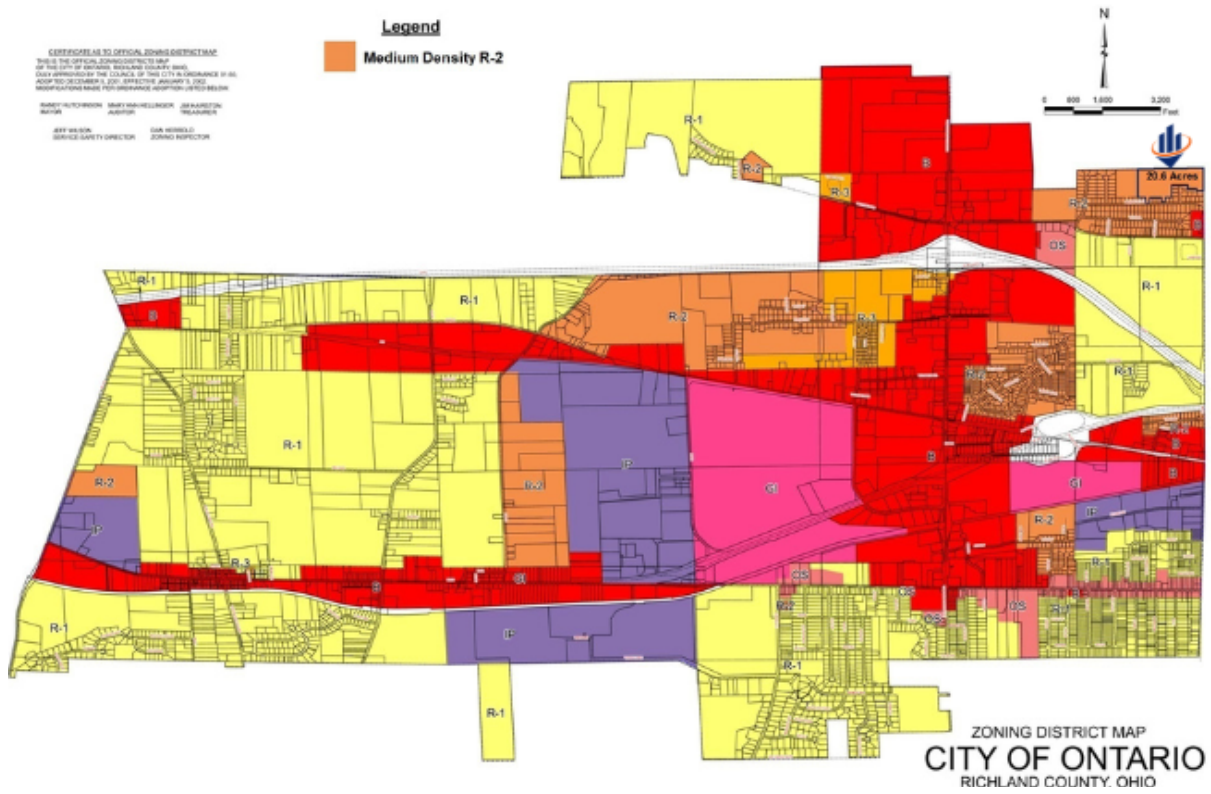
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# ZONING MAP



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# LOCATION MAP



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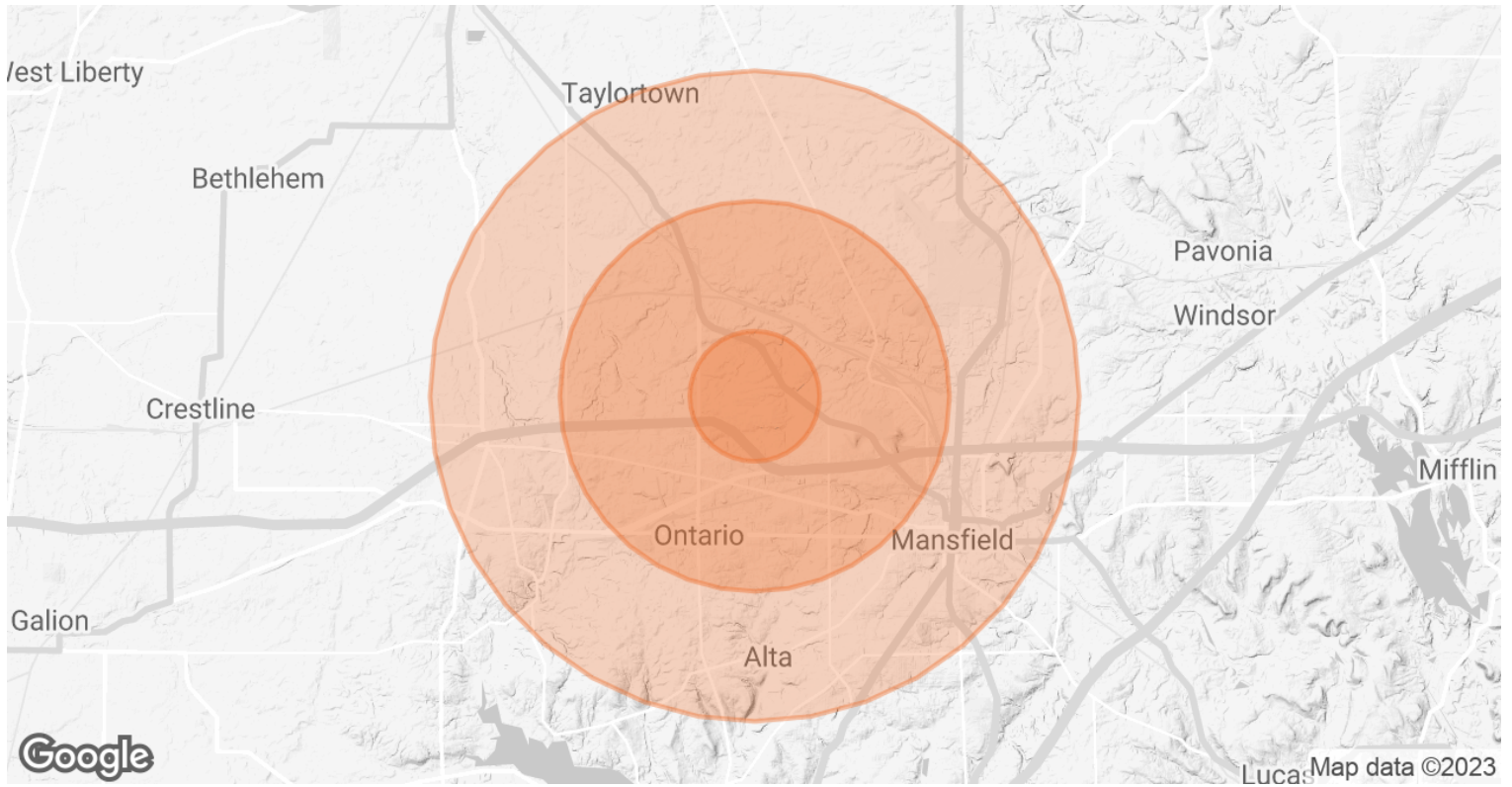
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# DEMOGRAPHICS MAP & REPORT



<b>POPULATION</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
<b>TOTAL POPULATION</b>	1,294	18,931	53,855
<b>AVERAGE AGE</b>	44.4	39.3	40.5
<b>AVERAGE AGE (MALE)</b>	43.9	34.9	37.9
<b>AVERAGE AGE (FEMALE)</b>	52.2	43.5	39.3
<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
<b>TOTAL HOUSEHOLDS</b>	634	8,956	24,143
<b># OF PERSONS PER HH</b>	2.0	2.1	2.2
<b>AVERAGE HH INCOME</b>	\$45,500	\$49,992	\$47,678
<b>AVERAGE HOUSE VALUE</b>	\$110,736	\$88,508	\$88,865

*\* Demographic data derived from 2020 ACS - US Census*

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