

FOR SALE



MT. ORAB LAND

MT. ORAB | OHIO, 45154

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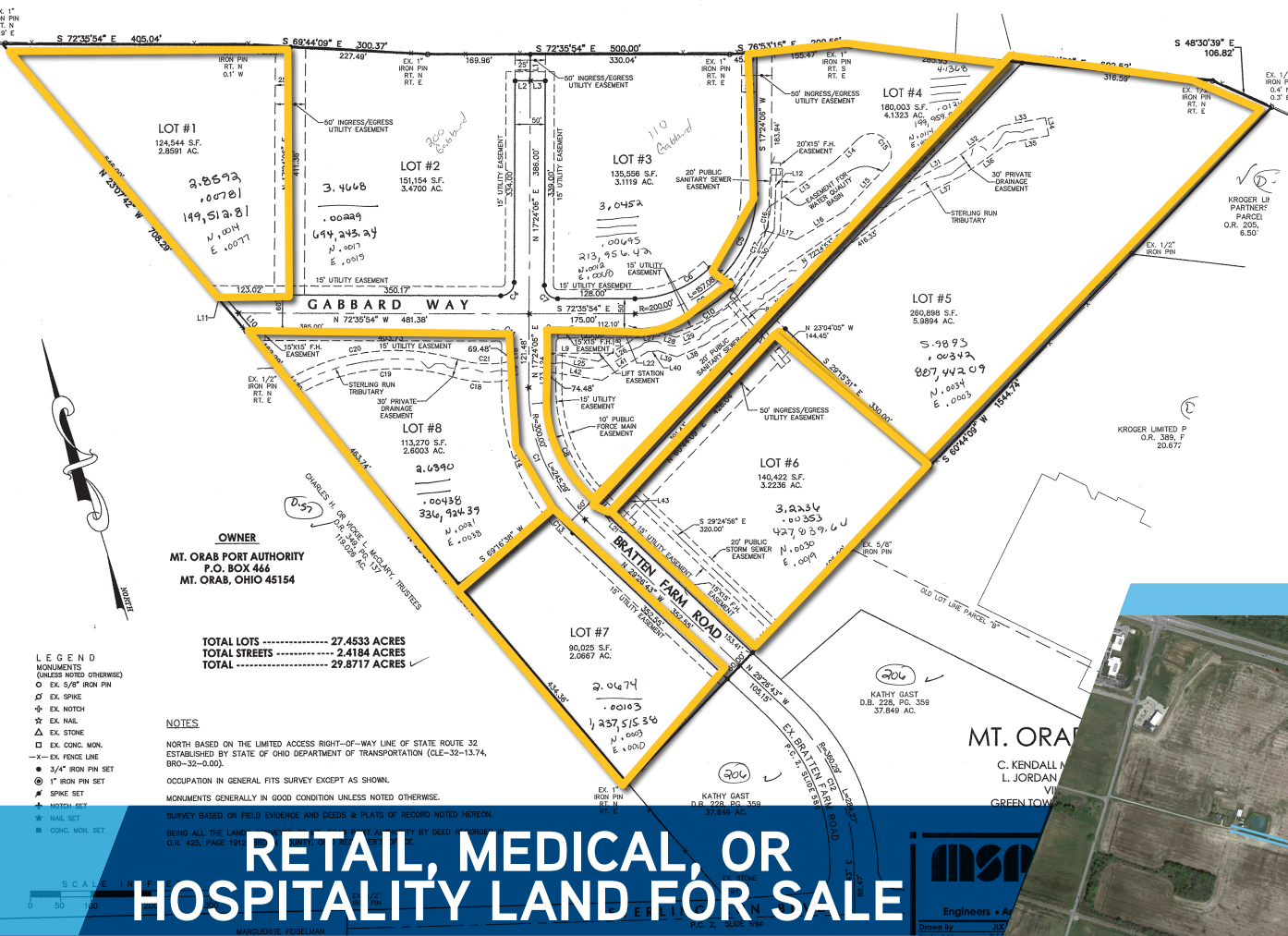
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20 ACRES FOR SALE

Colliers International
 +1 513 721 4200
 425 Walnut Street, Suite 1200
 Cincinnati Ohio, 45202





OWNER
 MT. ORAB PORT AUTHORITY
 P.O. BOX 466
 MT. ORAB, OHIO 45154

TOTAL LOTS ----- 27.4833 ACRES
 TOTAL STREETS ----- 2.4184 ACRES
 TOTAL ----- 29.8717 ACRES

LEGEND
 MONUMENTS (UNLESS NOTED OTHERWISE)
 ○ EX. 5/8" IRON PIN
 ⊕ EX. SPIKE
 ✦ EX. NOTCH
 ☆ EX. NAIL
 △ EX. STONE
 □ EX. CONC. MON.
 - - - EX. FENCE LINE
 ● 3/4" IRON PIN SET
 ● 1" IRON PIN SET
 ✦ SPIKE SET
 ✦ NOTCH SET
 ☆ NAIL SET
 ■ CONC. MON. SET

NOTES
 NORTH BASED ON THE LIMITED ACCESS RIGHT-OF-WAY LINE OF STATE ROUTE 32
 ESTABLISHED BY STATE OF OHIO DEPARTMENT OF TRANSPORTATION (CLE-32-1374,
 BRO-32-0100).
 OCCUPATION IN GENERAL FITS SURVEY EXCEPT AS SHOWN.
 MONUMENTS GENERALLY IN GOOD CONDITION UNLESS NOTED OTHERWISE.
 SURVEY BASED ON FIELD EVIDENCE AND DEEDS & PLATS OF RECORD NOTED HEREON.
 BEING ALL THE LAND OWNED BY DEED RECORD
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Demographics

* FULL DEMOGRAPHICS CAN BE PROVIDED ON REQUEST



Total Population

(1 mile)	(3 mile)	(5 mile)
2,500	5,793	10,144



Total Households

(1 mile)	(3 mile)	(5 mile)
1,035	2,309	4,040



Average Household Income

(1 mile)	(3 mile)	(5 mile)
\$71,899	\$72,624	\$67,696

RETAIL, MEDICAL, OR HOSPITALITY LAND FOR SALE

- High visibility on Route 32
- Strong performing retailers in the surrounding area: Kroger Marketplace, Orscheln Farm and Home, Arby's Dairy Queen, Taco Bell, Wendy's, Autozone, Dunkin Donuts, amongst many others
- New access road coming soon
- Traffic Counts:
 - Route 32: 21,129 VPD
 - US 68: 13,171 VPD



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