



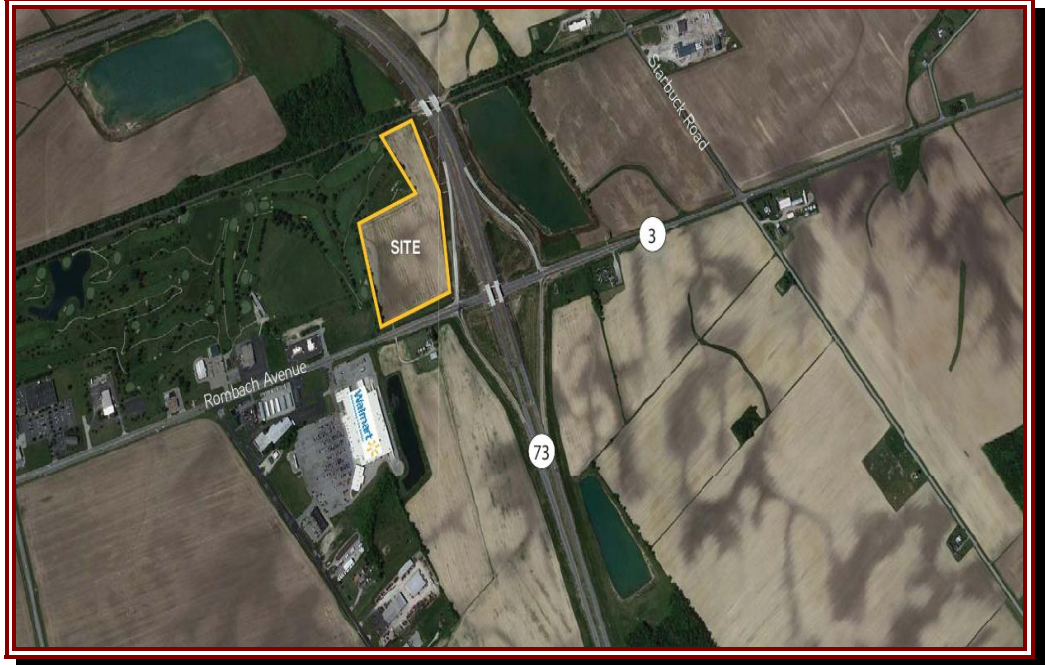
Development Opportunity

S.R. 3 & U.S. 22

Wilmington, Ohio 45177

Available:
± 20 Acres

For Sale:
\$80,000/Acre



Acres: ± 20 Acres

Frontage: 600' of frontage on
S.R. 3 & U.S. 22

Zoning: Industrial with conditional
use of retail/commercial

Utilities: All utilities on S.R. 3 &
U.S. 22 at adjacent property

Divisible: Yes, with outlots available

Location:

Located at the interchange of the
Wilmington By-Pass in Clinton County
across from Wal-Mart Superstore and
near Wilmington Airpark.

Driving Distances:

75 minutes to Dayton, Ohio
1 hour to Cincinnati, Ohio
70 minutes to Columbus, Ohio

Airports:

3 International Airports within 60 miles

Demographics 2013:

(1 Mile Radius)	
Population:	626
Average Income:	\$46,386
(2 Mile Radius)	
Population:	7,360
Average Income:	\$48,367
(3 Mile Radius)	
Population:	14,017
Average Income:	\$52,592

For information, contact:



Tim Echemann, SIOR, CCIM
937.492.4423

techemann@industrialproperty.biz



Norm Khoury, SIOR, CCIM
513.562-2271

Norm.khoury@Colliers.com