

LAND FOR LEASE

RT. 42 AND JEROME RD.

13220 US 42, Plain City, OH 43064



OFFERING SUMMARY

AVAILABLE SF:	8 Acres
LEASE RATE:	\$1.00 SF/yr (NNN)
LOT SIZE:	8 Acres
ZONING:	Commercial
MARKET:	Union County
SUBMARKET:	Plain City

PROPERTY OVERVIEW

8 acres at SE corner of Jerome Rd. and Rt. 42

Located in the path of progress. Jerome Rd is the main artery to 42 and to Route 33 for the people that live in northern Dublin and in Jerome Village. Jerome Village is a planned community with over 2900 homes sites. Over 2000 have been built. It is also one of the fastest growing communities in Ohio.

https://jeromevillage.com/?doing_wp_cron=1534772282.5967669486999511718750

Honda continues to expand operations at their Marysville plant and just added 300 jobs this year. Jerome Rd is a main corridor for those workers.

This community is under served and is in dire need of a gas station and grocery store. We currently have 8 acres of ground and have the option for more. This 8 acres is on the northeast corner of Jerome and 42. There are currently no gas stations from St Rt 33 until you get to South Section Line Rd which is 8.5 miles. Even then you aren't going to run into it unless you are headed to Delaware on 42. In addition, the former owner of this land is deed restricted for gas for the next 11 years unless Kroger comes in (they are definitely looking) .

Nationwide has bought 1600 acres of land and plans a mixed use development.

<http://www.nationwiderealtyinvestors.com/portfolio/jerome-village/>.

KW COMMERCIAL
1 Easton Oval,
Suite 100
Columbus, OH 43219

MARTHA HUNLEY
Realtor
O: 614.314.5555
C: 614.314.5555
martha@therealtygroup.us
OH #450518

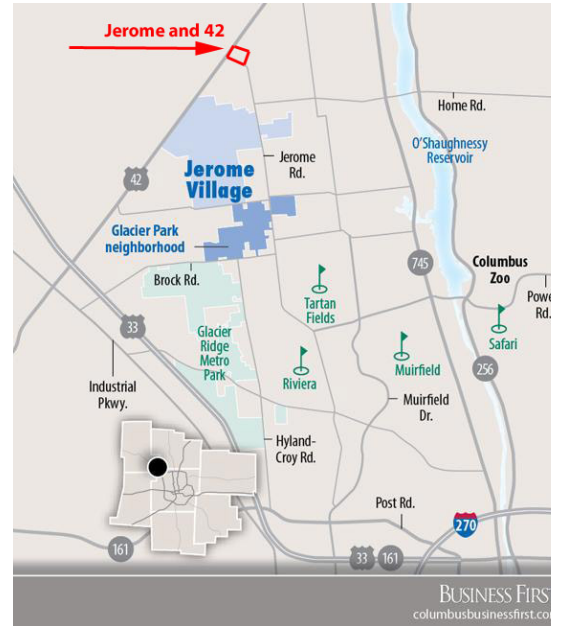
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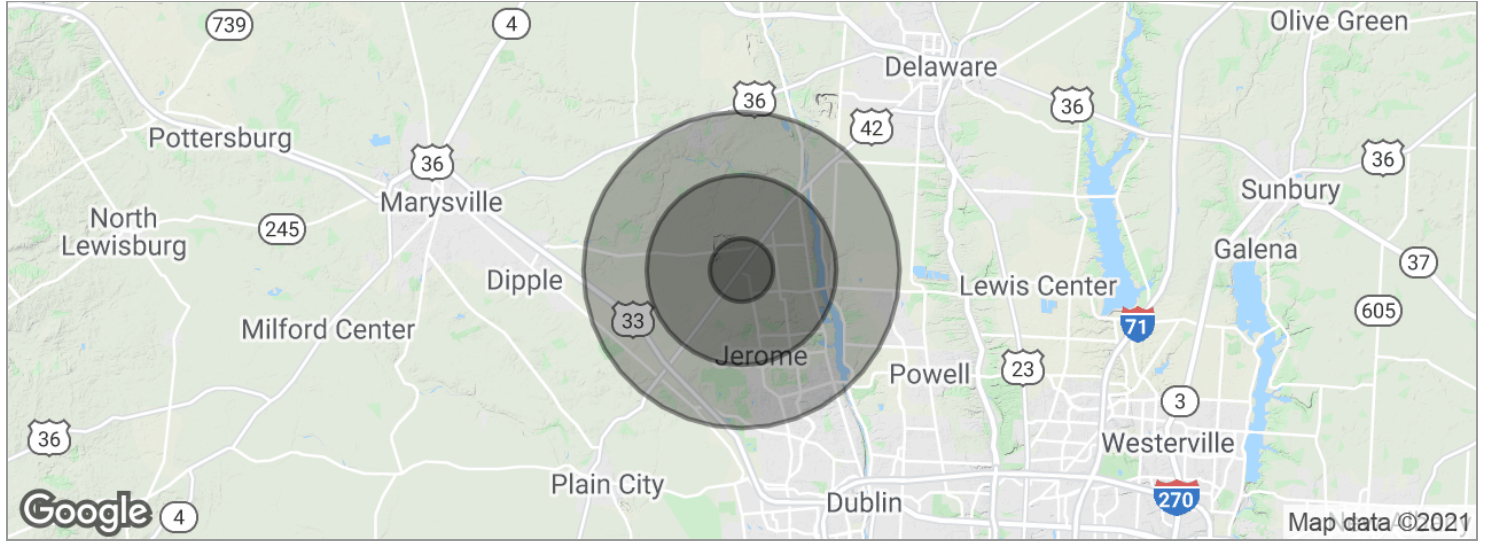
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POPULATION	1 MILE	3 MILES	5 MILES
Total population	438	5,909	21,398
Median age	37.5	37.7	38.5
Median age (male)	38.3	39.0	39.3
Median age (Female)	38.4	37.4	38.4
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	159	2,153	7,647
# of persons per HH	2.8	2.7	2.8
Average HH income	\$100,254	\$120,614	\$138,650
Average house value	\$311,484	\$328,317	\$383,827

* Demographic data derived from 2010 US Census

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