

+/- 97.74 ACRES FOR SALE OR LEASE

Land Adjacent to US-23 Available for Commercial and Industrial Uses

US-23 & Crites Road | Circleville, Ohio



PROPERTY HIGHLIGHTS

- Excellent industrial development site in Circleville Township, Pickaway County
- Located in a Qualified Opportunity Zone
- Adjacent to Norfolk Southern rail line; adjacent to American Electric Power substation
- 17 miles to Norfolk Southern intermodal; 20 miles to Rickenbacker International Airport
- All utilities to site
- No city income tax; real property tax abatements available
- Located in an Enterprise Zone
- Zoned 'GI' General Industrial in Circleville Township
- Average Daily Traffic Counts:
 - US-23- 29,000
 - US-22/Main St. - 14,000

DEMOGRAPHICS

5-MILE RADIUS

POPULATION (Estimated)	20,493
POPULATION (5 years)	21,181
HOUSEHOLDS	8,246
AVG. HOUSEHOLD INCOME	\$61,242
HOUSEHOLDS EARNING MORE THAN \$75K	31.4%
MEDIAN AGE	42
DAYTIME POPULATION	23,475
BUSINESSES	1,087
EXPENDITURE - RETAIL (Total)	\$194.69 M
Per Household per Month	\$1,968



250 Civic Center Drive, Suite 500
Columbus, OH 43215 | www.castoinfo.com

FOR MORE INFORMATION

Jason Freeman
CASTO
JFreeman@castoinfo.com
614.744.2024

Kevin McGrath, ccim
CBRE
kevin.mcgrath@cbre.com
614.430.5036

CritesRoad-land

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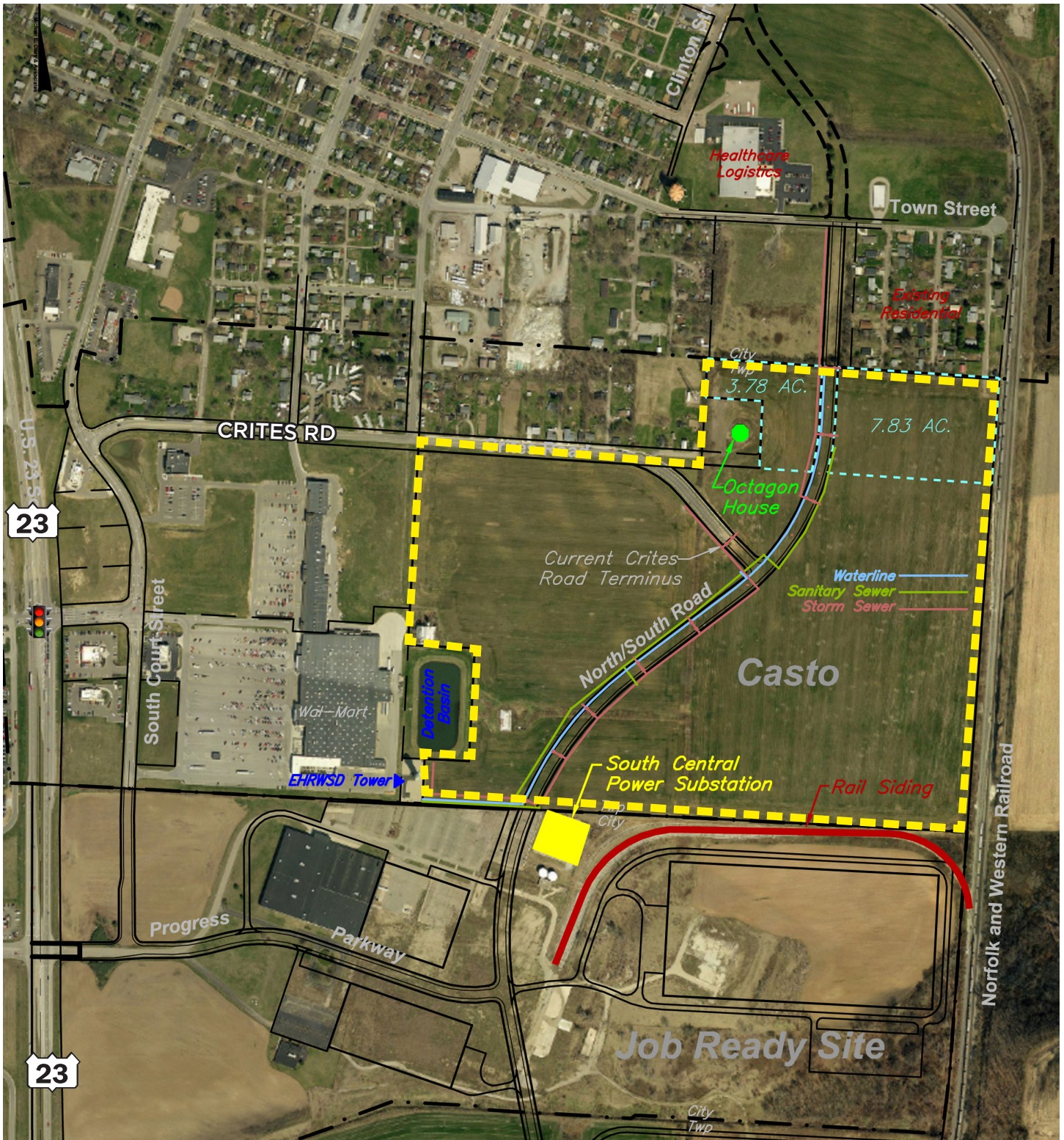
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