



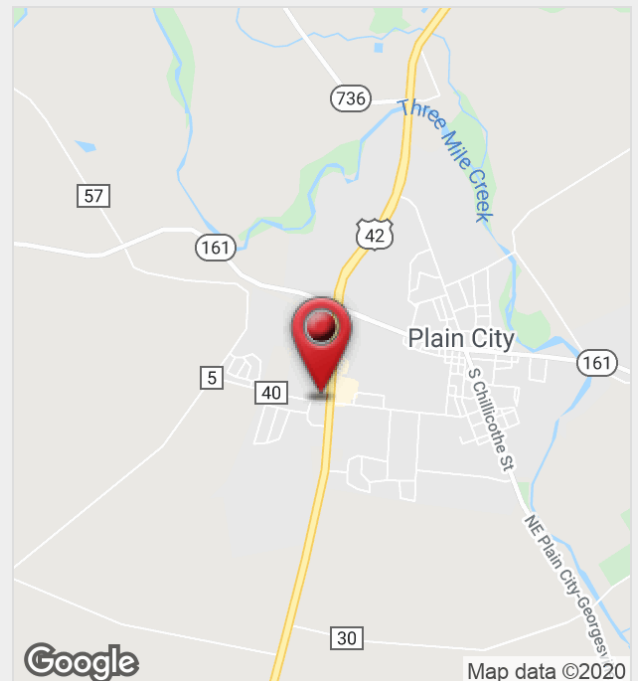
Redevelopment Opportunity

6711 & 6737 Perry Pike, Plain City, Ohio 43064

Property Features

- **Tax abated redevelopment opportunity**
- **US-42 South Corridor Commercial Reinvestment Area.** Tax abatement applies to new construction of industrial, office, service, or hotel projects
- Maximum Abatement: 100% | Maximum Term: 15 Years | Minimum Investment: \$500,000
- 2 Parcels equaling **1.4 acres**
- **Signalized Corner at US-42 (aka Jefferson Ave) & Perry Pike**
- Zoned Business Community District (B-2)
- Utilities: All public utilities available
- Located Northwest of Columbus & adjacent to Der Dutchman Restaurant

Sale Price: \$750,000



For more information:

Bob Monahan

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Property Summary

Sale Price:	\$750,000
Lot Size:	1.4 Acres
APN #:	04-00778.000, 04-00688.000
Zoning:	B-2 Community Business District
Tax Abatement:	Yes, Community Reinvestment Area
Utilities:	All public utilities available
Market:	Madison County
Sub Market:	Plain City
Distance To Columbus:	30 Minutes Northwest of Columbus
Cross Streets:	US-42 (Jefferson Ave) and Perry Pike

Property Overview

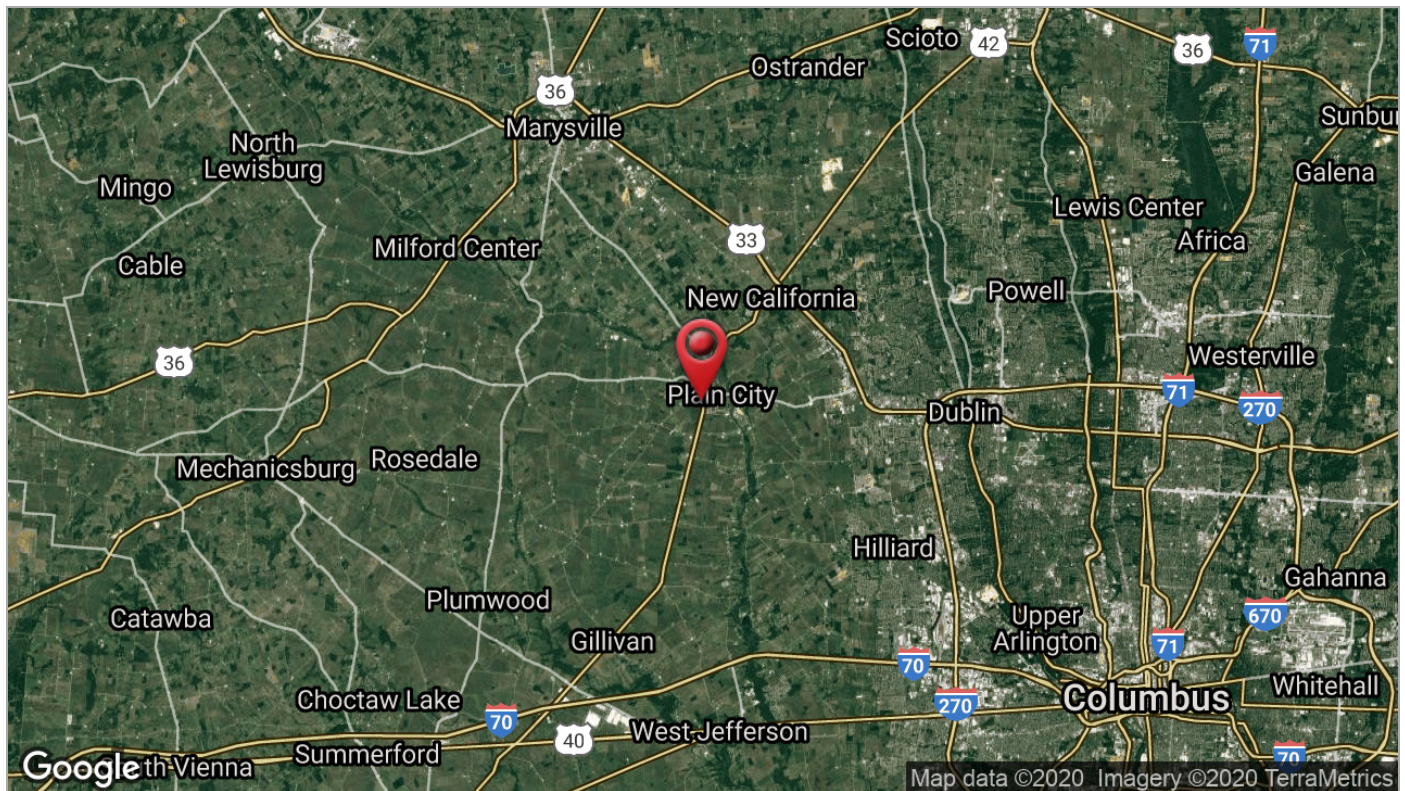
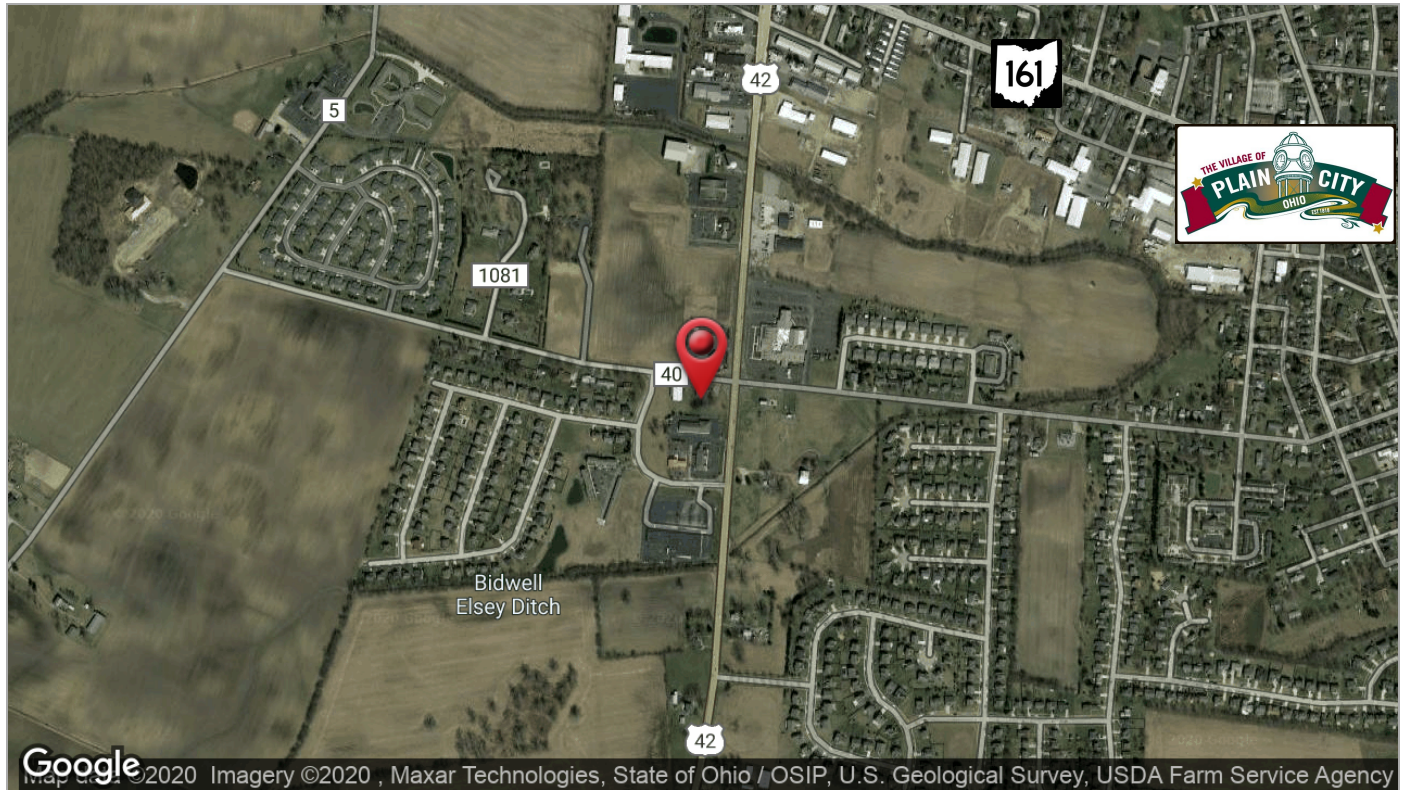
Unique redevelopment opportunity in the heart of the Village of Plain City. The property is located at the busy signalized corner of Perry Pike and US-42. Consisting of two parcels totaling 1.4 acres - one parcel has a 3-unit multi-family property, the other parcel has a 2,700 SF commercial warehouse which is currently being utilized as thrift store for a charitable organization.

Site is located within the highly regarded Jonathan Alder School District.

Located within US-42 South Corridor Commercial Reinvestment Area

Demographics

	1 Mile	5 Miles	10 Miles
Total Households:	185	3,836	35,653
Total Population:	487	10,372	97,659
Average HH Income:	\$75,535	\$82,033	\$100,868

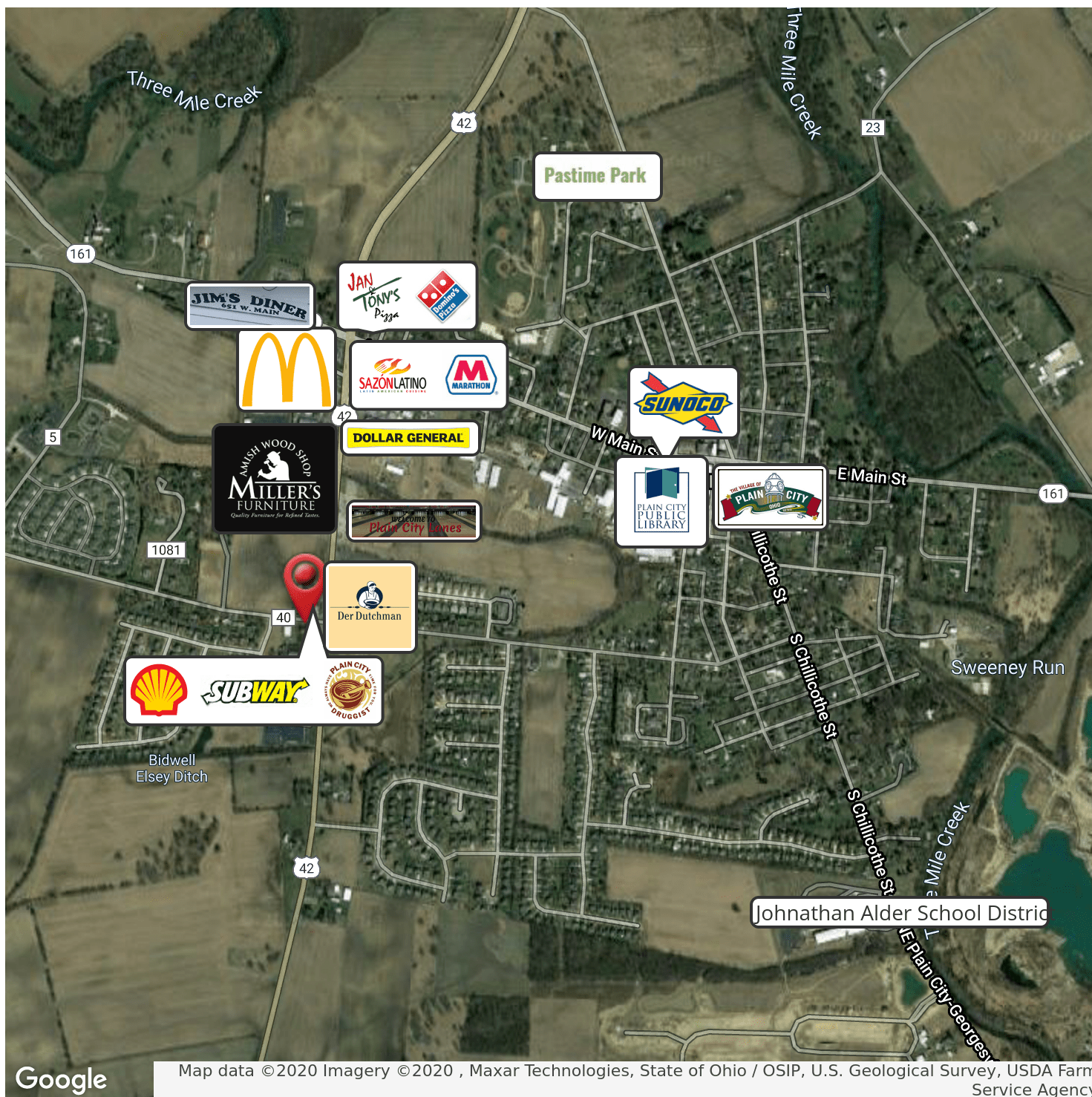




6737 Perry Pike | 3-Unit Multifamily



6711 Perry Pike | 2,700 SF Commercial Building



Plain City ohio



community reinvestment area program highlights

Purpose

The Village of Plain City takes an aggressive, yet thought-out approach to economic development. Recognizing that businesses occasionally need financial assistance to bring their project to fruition, the Village Council has approved three Community Reinvestment Area (CRA) throughout the community. The main purpose of the CRA is to encourage development, redevelopment, and revitalization in the community so as to improve economic stability, maintain property values, and create new opportunities for growth and employment.

The CRA Program's main mechanism is the use of tax incentives granted to property owners for new construction or real property improvements to their buildings which meet the goals, objectives and requirements of the CRA Program.

Eligibility

There are three CRAs in Plain City: the Uptown District, US 42 Business Park, and the US 42 South Corridor. Each CRA, although similar, do have specific eligibility requirements as outlined in the Union County Economic Development Incentive Policy. We offer a brief summary of eligible projects in this brochure, however, please contact the Union County Economic Development Partnership for specific requirements.

Uptown District CRA

Promotes the remodel of residential units and the renovation and new construction of commercial and industrial projects.

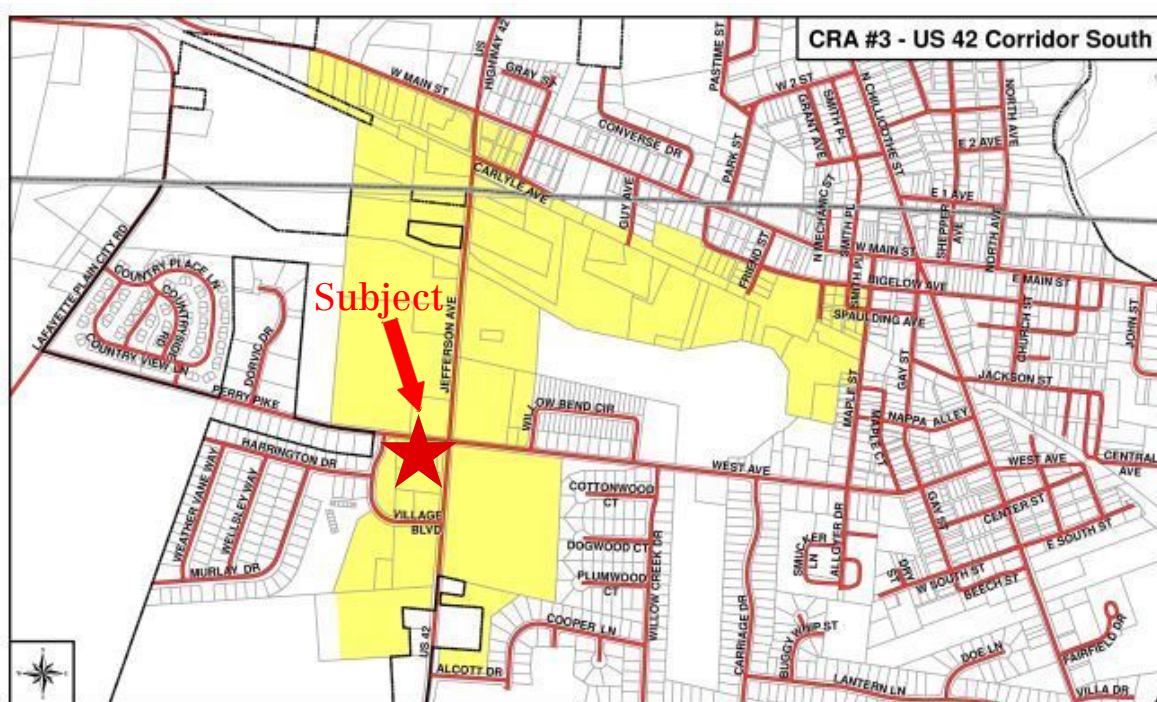
US 42 Business Park CRA

Promotes the renovation and new construction of commercial (excluding retail) and industrial projects. Residential projects are ineligible.

US 42 South Corridor CRA

Promotes the renovation and new construction of industrial, office, service or hotel projects. Residential and stand-alone retail projects are ineligible.

Please see reverse for a map of the Plain City CRAs and a general outline of terms and eligible projects.



CRA General Guidelines	Uptown District	US 42 Business Park	US 42 Corridor South
Commercial/Industrial (Redevelopment)			
Maximum Abatement	100%	100%	100
Maximum Term	12 years	12 years	12 years
Minimum Investment	\$25,000	\$500,000	500,000
Commercial/Industrial (New Build)			
Maximum Abatement	100%	100%	100%
Maximum Term	15 years	15 years	15 years
Minimum Investment	\$250,000	\$500,000	\$500,000
Residential (Redevelopment)			
Maximum Abatement	75%	Not Eligible	Not Eligible
Maximum Term	7 years	Not Eligible	Not Eligible
Minimum Investment	\$15,000	Not Eligible	Not Eligible



CITY, STATE

Plain City, OH

POPULATION

7,551

AVG. HH SIZE

2.79

MEDIAN HH INCOME

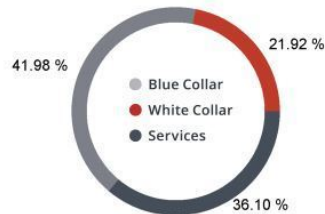
\$68,687

HOME OWNERSHIP

Renters: **539**

Owners: **2,236**

EMPLOYMENT



50.23 %
Employed

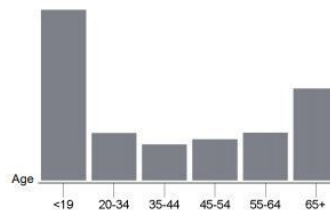
1.05 %
Unemployed

EDUCATION

High School Grad: **41.58 %**
Some College: **16.55 %**
Associates: **6.62 %**
Bachelors: **15.90 %**

GENDER & AGE

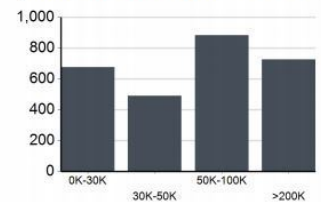
50.10 % **49.90 %**



RACE & ETHNICITY

White: **97.18 %**
Asian: **0.00 %**
Native American: **0.12 %**
Pacific Islanders: **0.00 %**
African-American: **0.22 %**
Hispanic: **1.20 %**
Two or More Races: **1.27 %**

INCOME BY HOUSEHOLD



HH SPENDING

