

79 Acres Available in Canal Winchester

US-33 & GENDER ROAD
Canal Winchester, Ohio

**+/- 79 ACRES AVAILABLE
FOR SALE OR LEASE
ON US-33
WILL SUB-DIVIDE**

Ideally located at US-33 and Gender Road...Canal Winchester's main commercial corridor

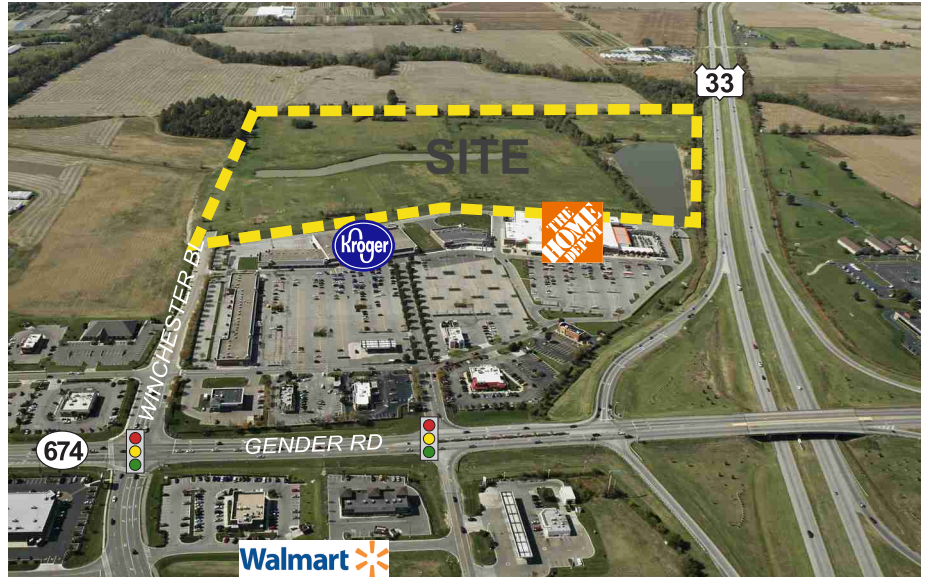
Site traffic on US-33 - More than 55,000 cars per day

Significant frontage on US-33

Situated at same intersection as existing Kroger, Home Depot and Wal-Mart Supercenter

One exit west on US-33 of Diley Ridge Medical Center

Minutes to Rickenbacker intermodal facility



KEY DEMOGRAPHICS

	FIVE-MILE RADIUS
POPULATION	82,200
DAYTIME POPULATION	53,797
MEDIAN AGE	33 years
HOUSEHOLDS	32,693
AVERAGE HOUSEHOLD INCOME	\$64,166
HOUSEHOLDS EARNING MORE THAN \$50,000	56.5%

DAILY TRAFFIC COUNTS

US-33 - 55,000
Gender Road - 25,700

FOR MORE INFORMATION

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