

For Sale

Commercial Land



Redevelopment Opportunity

320 Lisbon St
Wellsville, Ohio 43968

Property Highlights

- Motivated Seller
- Offers accepted
- Prime Location for Retail
- Access from Lisbon St & Commerce St - perfect for a drive thru
- Within Federal Opportunity Zone program

Property Description

Located along the Ohio River Corridor with easy access to Route 39/Route 7
Main building has area for retail sales and includes several attached buildings with ample storage

OFFERING SUMMARY

Sale Price	\$225,000
Lot Size	+/-1.0 Acres

DEMOGRAPHICS

Stats	Population	Avg. HH Income
1 Mile	2,460	\$38,362
3 Miles	10,399	\$41,405
5 Miles	24,380	\$42,163

For more information

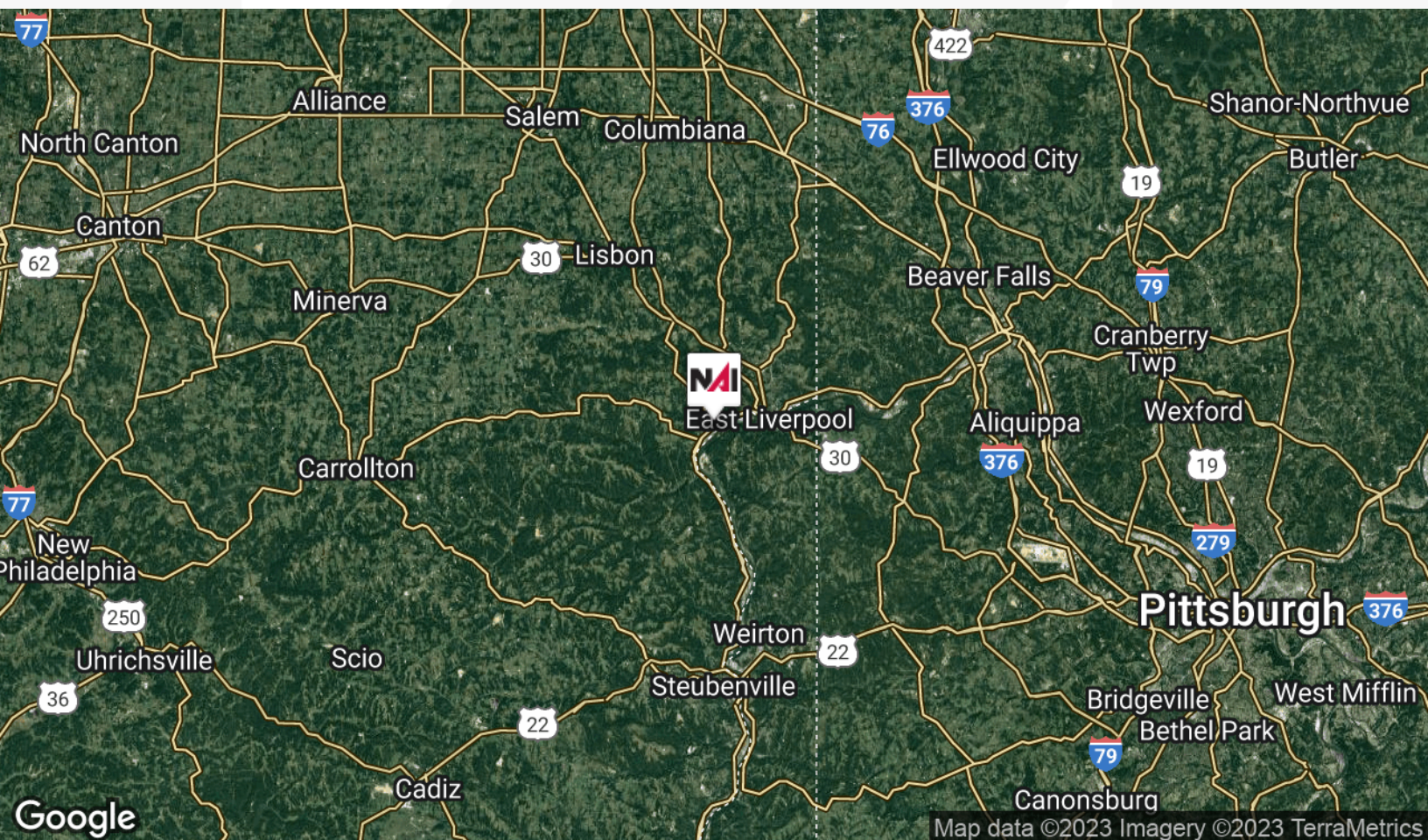
Bryce Custer

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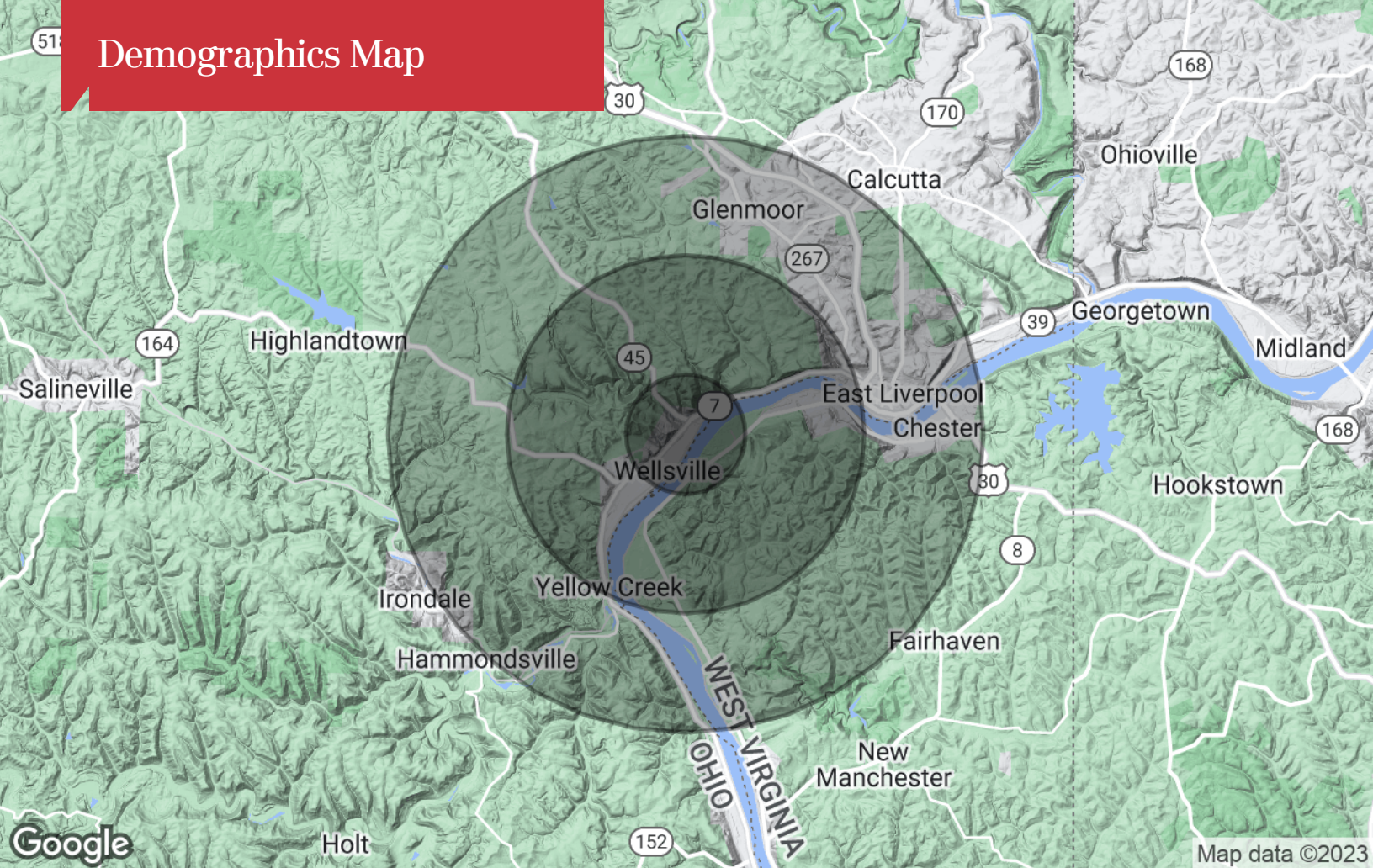
Additional Photos



Location Maps



Demographics Map



Population

	1 Mile	3 Miles	5 Miles
TOTAL POPULATION	2,460	10,399	24,380
MEDIAN AGE	40.5	41.7	42.0
MEDIAN AGE (MALE)	36.9	39.5	40.6
MEDIAN AGE (FEMALE)	42.8	43.5	43.4

Households & Income

	1 Mile	3 Miles	5 Miles
TOTAL HOUSEHOLDS	1,019	4,372	10,409
# OF PERSONS PER HH	2.4	2.4	2.3
AVERAGE HH INCOME	\$38,362	\$41,405	\$42,163
AVERAGE HOUSE VALUE	\$96,712	\$96,324	\$96,762

* Demographic data derived from 2020 ACS - US Census



Bryce Custer

Broker, SIOR, CCIM

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Memberships & Affiliations

Bryce is a CCIM and a member of SIOR Society of Industrial and Office Realtors

Education

Bryce has a Bachelor's Degree in Chemistry from Kent State University

Ohio Licensed Broker - BR.2017004455

West Virginia Licensed Broker - WVB210300664

Professional Background

Specialties
Petrochemical and Energy Services

Scope of Service Experience

Bryce Custer realized the need for commercial real estate services to help with petrochemical and derivatives companies locating in the Ohio River Corridor in anticipation of upstream and downstream activity from the Shell Chemical petroleum cracker plant in Monaca, PA. From this realization Ohio River Corridor, LLC, was born.

Custer was also the owner of Leadership Development Centers, a sales and management firm affiliated with Wilson Learning Corporation. Custer worked with numerous clients throughout northeastern Ohio and Charlotte, North Carolina in the area of managerial and sales development. In 2001, the firm was sold in order to focus on real estate ventures.

Prior to real estate investing, Custer was an environmental chemist at Wadsworth/Alert Laboratories (now known as TestAmerica). While at Wadsworth/Alert he was instrumental in meeting the needs of clients as GC/MS analyst, Sr. Project Manager and Assistant Laboratory manager for ten years.

Custer resides in North Canton, Ohio with his wife Kym and their two dogs (Bella and Trumpy.) In there spare time they enjoy boating on the Great Lakes from there home port in Vermilion, OH. Between them they have five children and five grandchildren.

Background & Experience

Custer brings with him experience in all aspects of commercial real estate including acquisition, disposition and development