

For Sale
Office
8,640 SF



105 Union Dr

105 Union Dr
Clarington, Ohio 43915

Property Description

~8,640 SF Building on ~0.51 acres

Office and open area

Brick/steel building

Close to Market and 556

Just north of Natrium, WV

South of proposed PTTGC Polymer Complex

See all of our listings at www.NAIOhioRiverCorridor.com

OFFERING SUMMARY

Sale Price	\$245,000
Lot Size	0.51 Acres
Building Size	8,640 SF

For more information

Bryce Custer

O: 330 418 9287 | C: 330 418 9287
bryce@naispring.com | OH #BRKM.2017004455

For Sale

Office Building

8,640 SF | \$245,000



Additional Photos



For Sale

Office Building

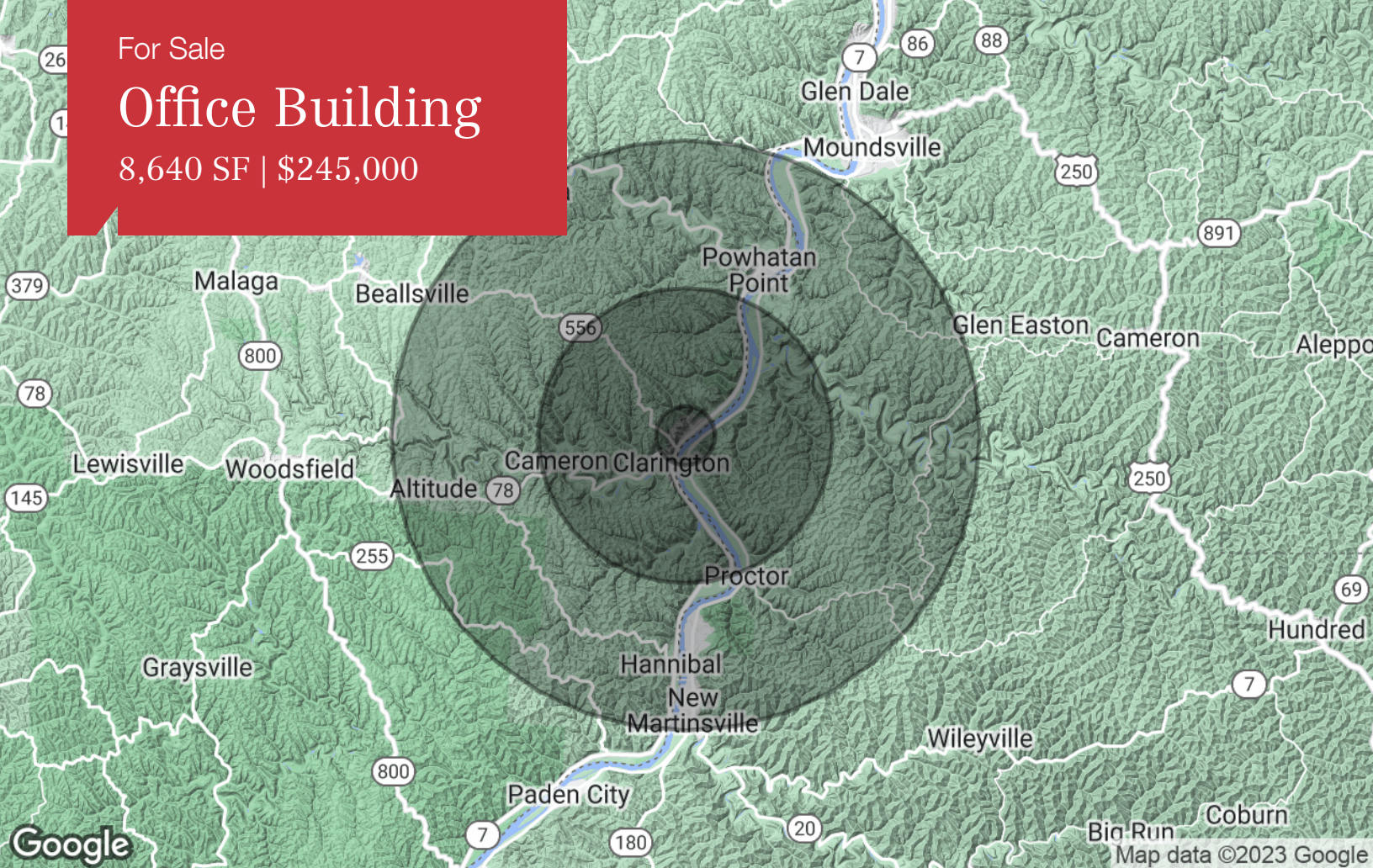
8,640 SF | \$245,000



For Sale

Office Building

8,640 SF | \$245,000



Population

	1 Mile	5 Miles	10 Miles
TOTAL POPULATION	144	3,547	17,882
MEDIAN AGE	43.7	43.5	44.7
MEDIAN AGE (MALE)	41.6	41.4	42.8
MEDIAN AGE (FEMALE)	46.1	45.7	47.2

Households & Income

	1 Mile	5 Miles	10 Miles
TOTAL HOUSEHOLDS	59	1,451	7,475
# OF PERSONS PER HH	2.4	2.4	2.4
AVERAGE HH INCOME	\$44,895	\$44,771	\$45,830
AVERAGE HOUSE VALUE		\$134,824	\$123,672

Race

	1 Mile	5 Miles	10 Miles
% WHITE	100.0%	99.7%	99.5%
% BLACK	0.0%	0.3%	0.5%
% ASIAN	0.0%	0.0%	0.0%
% HAWAIIAN	0.0%	0.0%	0.0%
% INDIAN	0.0%	0.0%	0.0%
% OTHER	0.0%	0.0%	0.0%

Ethnicity

	1 Mile	5 Miles	10 Miles
% HISPANIC	0.0%	0.0%	0.2%

* Demographic data derived from 2020 ACS - US Census



Bryce Custer

Broker, SIOR, CCIM

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bryce@naispring.com

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 their spare time they enjoy boating on the Great Lakes from their 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