

For Sale
Land
4.82 Acres



1847 E. High St New Philadelphia

1847 E. High ST
New Philadelphia, Ohio 44663

Property Highlights

- Close to Kent State University Tuscarawas branch and Buckeye Career Center

Property Description

Flat ground of former mobile home retail sales site.

OFFERING SUMMARY

Sale Price	\$349,000
Lot Size	4.82 Acres

DEMOGRAPHICS

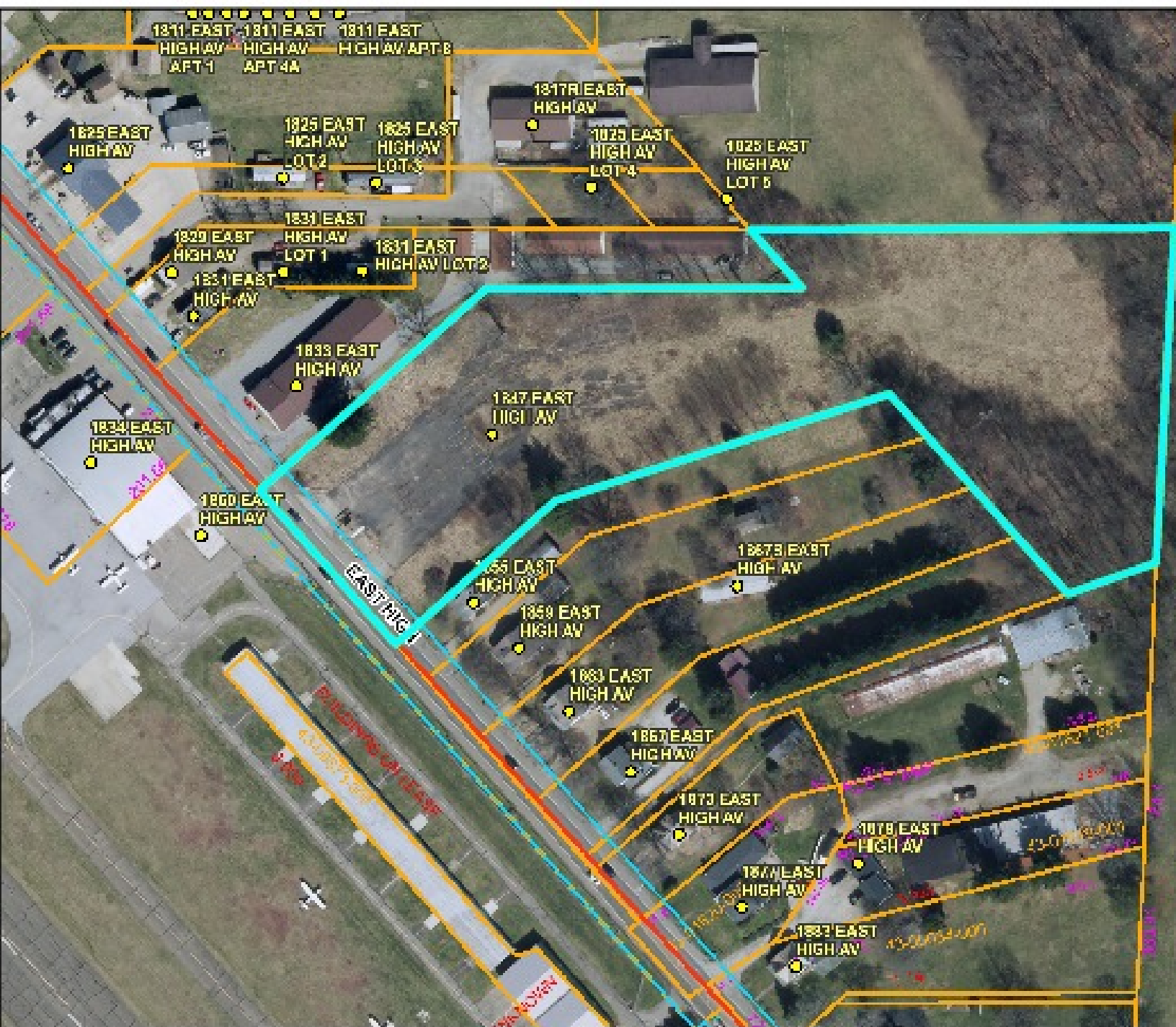
Stats	Population	Avg. HH Income
1 Mile	1,947	\$48,815
5 Miles	33,468	\$50,245
10 Miles	76,294	\$51,473

For more information

Leon McCombs

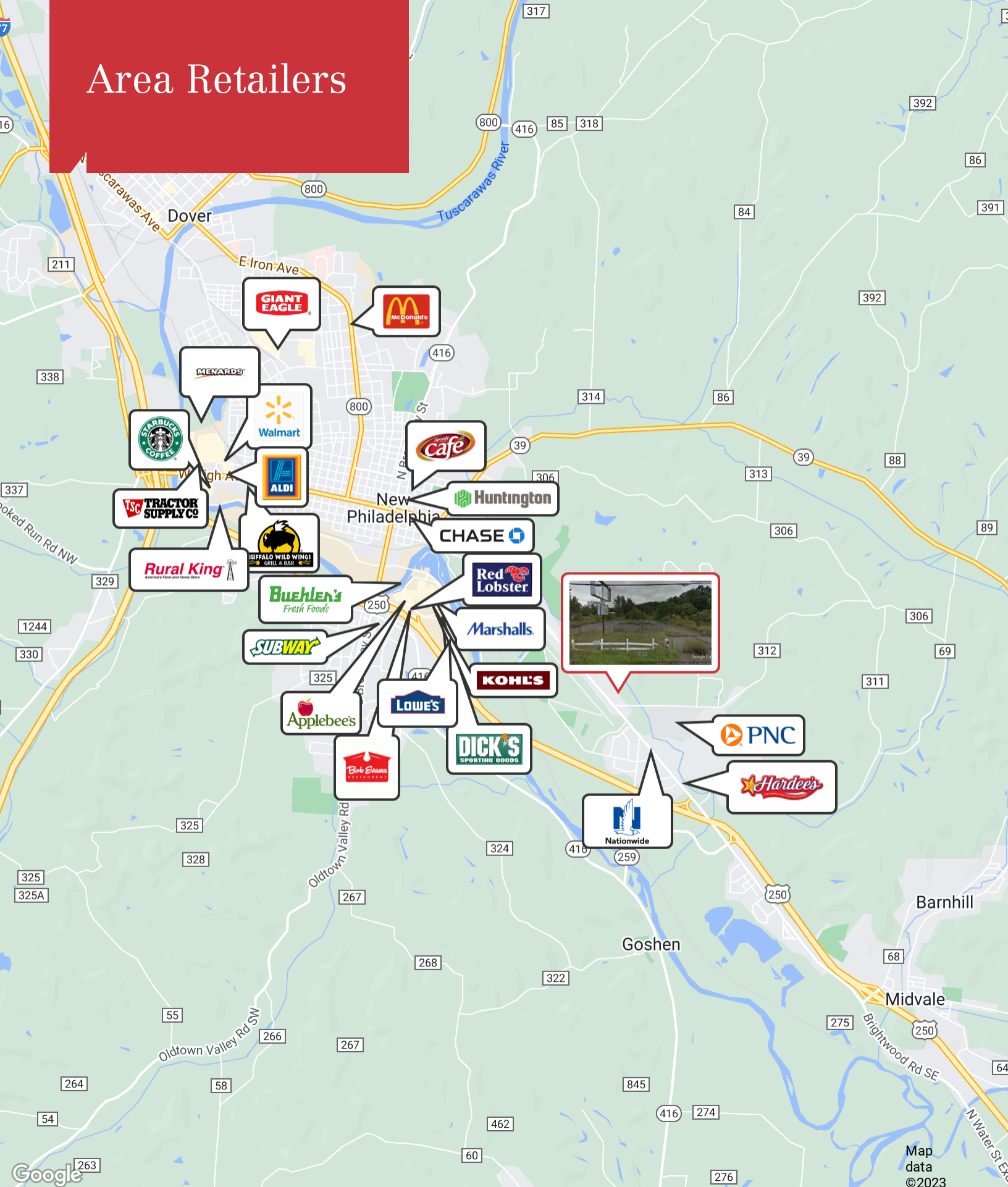
O: 330 874 6012 | C: 330 417 5395
lmccombs@naiorc.com

Parcel View



June 11, 2019

Area Retailers



For Sale

Land

4.82 Acres | \$72,407 / AC



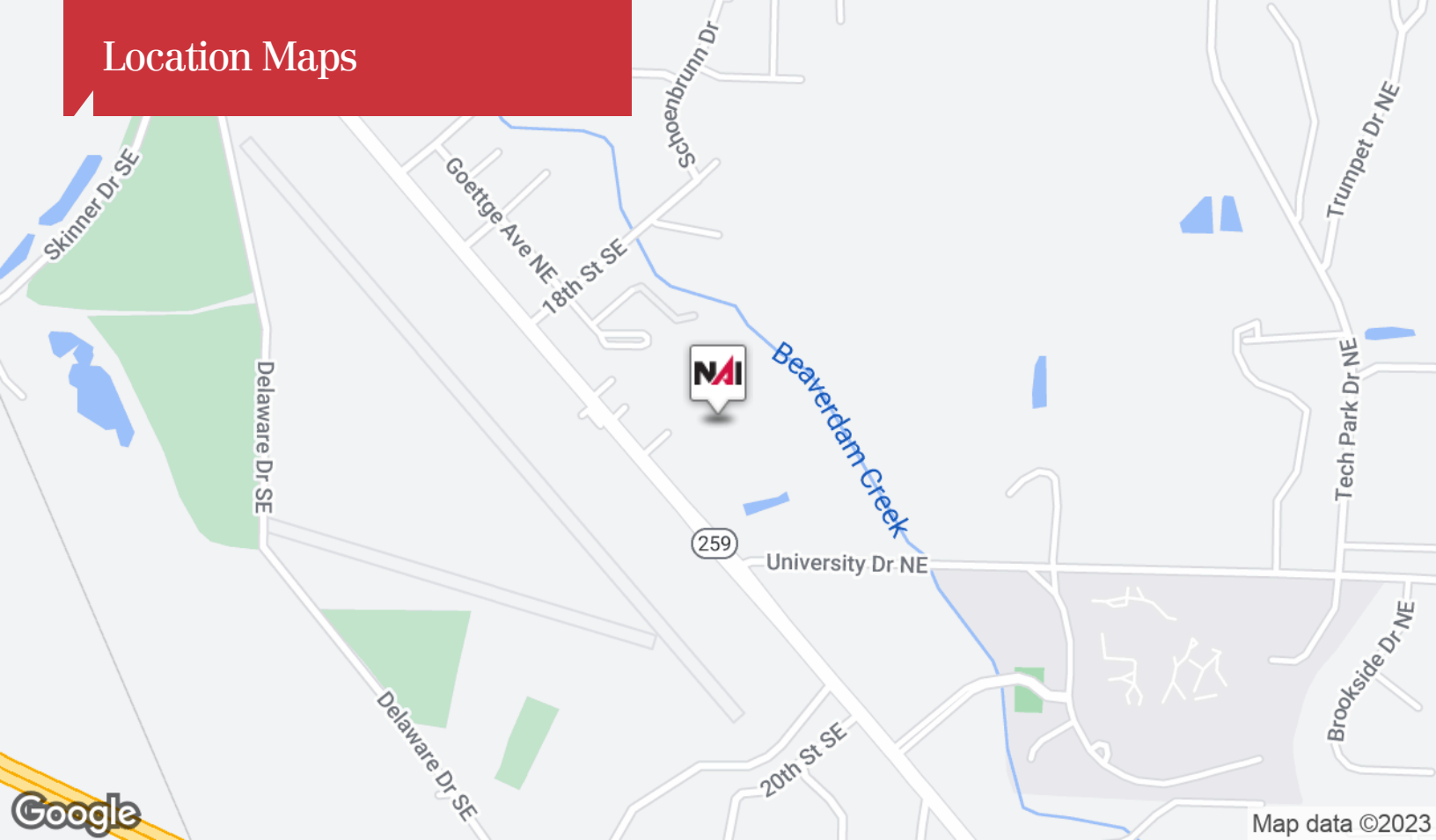
Google

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NAI Ohio River Corridor

PO Box 8180
Canton, OH 44711
330 418 9287 tel
ohiorivercorridor.com

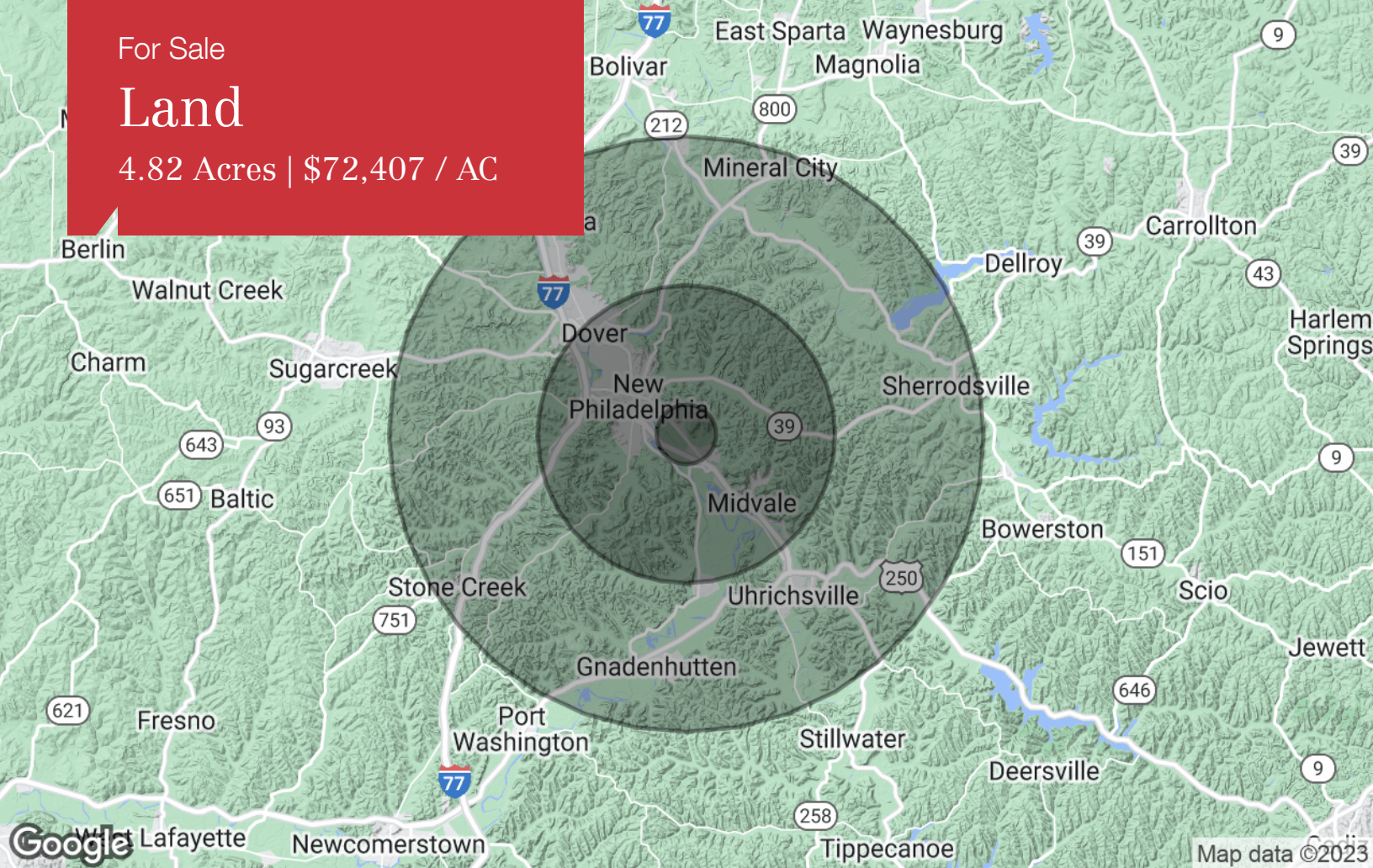
Location Maps



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Population

	1 Mile	5 Miles	10 Miles
TOTAL POPULATION	1,947	33,468	76,294
MEDIAN AGE	46.8	42.7	41.0
MEDIAN AGE (MALE)	43.6	40.3	39.6
MEDIAN AGE (FEMALE)	53.0	46.1	43.1

Households & Income

	1 Mile	5 Miles	10 Miles
TOTAL HOUSEHOLDS	725	13,438	30,120
# OF PERSONS PER HH	2.7	2.5	2.5
AVERAGE HH INCOME	\$48,815	\$50,245	\$51,473
AVERAGE HOUSE VALUE	\$114,198	\$122,157	\$130,235

Race

	1 Mile	5 Miles	10 Miles
% WHITE	99.7%	97.5%	98.1%
% BLACK	0.3%	0.7%	0.8%
% ASIAN	0.0%	0.5%	0.4%
% HAWAIIAN	0.0%	0.0%	0.0%
% INDIAN	0.0%	0.6%	0.3%
% OTHER	0.0%	0.7%	0.4%

Ethnicity

	1 Mile	5 Miles	10 Miles
% HISPANIC	1.1%	3.1%	2.2%

* Demographic data derived from 2020 ACS - US Census



Leon McCombs

Commercial Specialist

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Education

Leon earned his real estate license in 2018.

Professional Background

Leon McCombs brings a wealth of commercial real estate experience as the former Facilities Consultant with the Welty Building Company. His responsibilities include ensuring professional maintenance of building mechanicals and property condition assessments. McCombs' background will provide our clients additional insight into the overall condition of their property prior to a sale or lease.

Prior to the Welty Building Company, McCombs spent 30 years teaching IT and systems servicing as a Director of Technology in the public-school system.

Leon has over 20 years experience in construction along with investing in residential and commercial real estate as part of his personal portfolio. This experience allows him to better understand the needs of our clients, both buyers and sellers, in commercial real estate transactions.

Leon and his wife Shelly live in North Canton, Ohio where they raised four daughters. As a licensed Captain, Leon and his family enjoy time boating on the Great Lakes, their boat is docked at Sawmill Creek, Huron Ohio.