

OUTLOTS FOR SALE

US 35 & US 62 Washington Court House, OH 43160

Retail/Office Lots | 1.05 - 11.654 Acres

- 7 parcels available For Sale or Build to Suit
- 1-11 Acres
- Regional shopping destination
- Ohio's largest outlet center within 10 miles
- Great access to US 35
- US 35 @ Highland Avenue - 18,379 CPD
- Leesburg Avenue @ Dice Drive - 8,607 CPD
- Retailers on site include: Holiday Inn Express, Aldi's, Roosters, LCNB, Home Depot, Aaron Rents, and Dollar Tree
- Neighbors include: Southern State Community College, Fairgrounds, Yusa Manufacturing Plant, Four Seasons of Washington



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9 PARCELS AVAILABLE / ACREAGE:

Lot 7 - 1.02 acres - \$250,000 / acre
*Lot 8 - 1.38 acres - \$250,000 / acre
*Lot 9 - 1.47 acres - \$250,000 / acre
*Lot 10 - 1.90 acres - \$450,000 / acre
*Lot 11 - 1.05 acres - \$300,000 / acre
*Lot 12 - 1.69 acres - \$400,000 / acre
Lot 13 - 3.45 acres - \$250,000 / acre
Lot 14 - 10.63 acres - \$150,000 / acre
Lot 15 - 11.65 acres - \$100,000 / acre

- UTILITIES AT SITE

* LOT SIZE IS FLEXIBLE

NEIGHBORS INCLUDE:

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Fairgrounds
Yusa Manufacturing Plant
Four Seasons of Washington

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POPULATION

	1 MILE	5 MILES	10 MILES
Total population	781	17,914	27,297
Median age	40.0	40.0	40.8
Median age (male)	42.9	37.5	39.4
Median age (Female)	42.2	43.7	43.0

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total households	345	8,092	12,198
# of persons per HH	2.3	2.2	2.2
Average HH income	\$69,248	\$53,998	\$57,267
Average house value	\$162,230	\$119,458	\$125,753

* Demographic data derived from 2020 ACS - US Census