



BERKSHIRE HATHAWAY
HomeServices
Professional Realty

FOR SALE

1685 HARRISON ROAD

Johnstown, OH 43031



5700 GATEWAY BLVD SUITE 200
MASON, OH 45040
WWW.BHHSCRE.COM

For More Information:

BERKSHIRE HATHAWAY COMMERCIAL DIVISION
513.204.9539
commercial@bhhspro.com



PROPERTY DESCRIPTION

Prime location! Visible from a major highway and located between two major interchanges. North of 161, South of Innovation Campus Way, between Beech Road and Mink Street. Close to Amazon, Facebook, Google and Intel. Harrison Road frontage. Possible annexation/tax abatement opportunity with New Albany. MUOD overlay with Jersey Township and they're working on an Industrial overlay. There is a basin on this property and a couple creeks. Additional acreage may be available as well. (Lot lines on photos are approximate) Great opportunity to own the remaining land from Innovation Campus to Route 161.

OFFERING SUMMARY

Sale Price:	Negotiable
Lot Size:	8.02 Acres
Parcel #	035-106428-00.005

- Currently zoned R1 with a MUOD Overlay
- Jersey Township is working on an Industrial Overlay
- Possible Annexation in to New Albany / Tax Abatement
- Potential for Additional Acreage – Total Acreage 23.97 Acres

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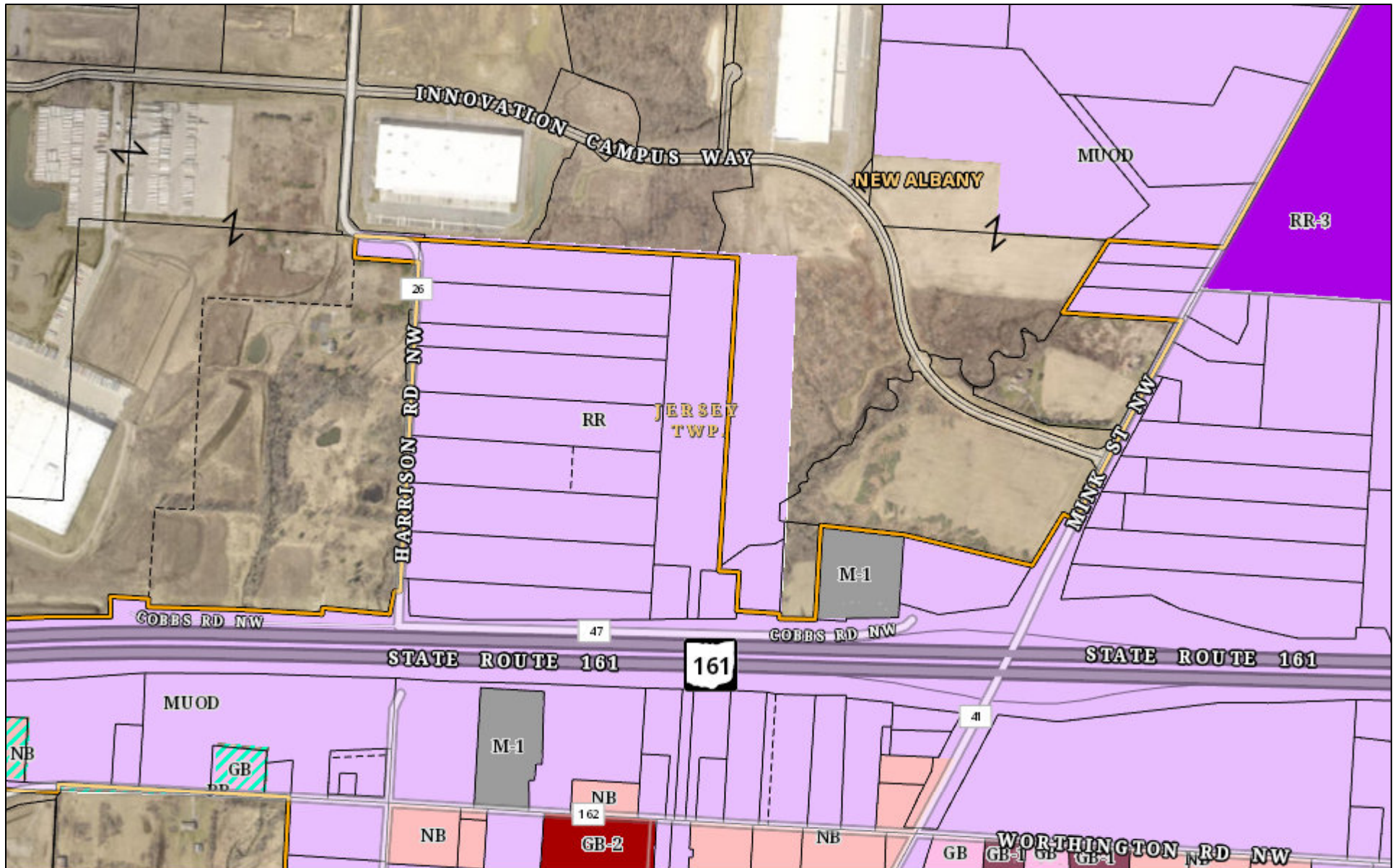


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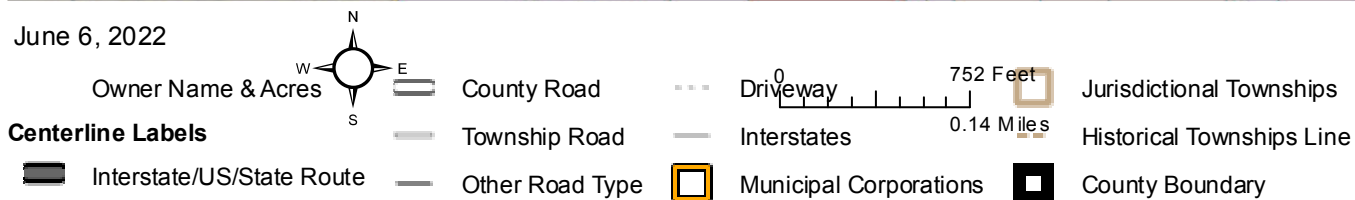
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8.023 Acres (1685 HARRISON ROAD)



June 6, 2022



LICKING COUNTY TAX MAP

1685 Harrison Road (8.023 Acres)



May 17, 2022

Owner Name & Acres

Centerline Labels

Interstate/US/State Route

County Road

Township Road

Other Road Type

0 Driveway 376 Feet

Interstates

Parcels

Split Listed Hooks

Tract Lines

Licking County Auditor GIS

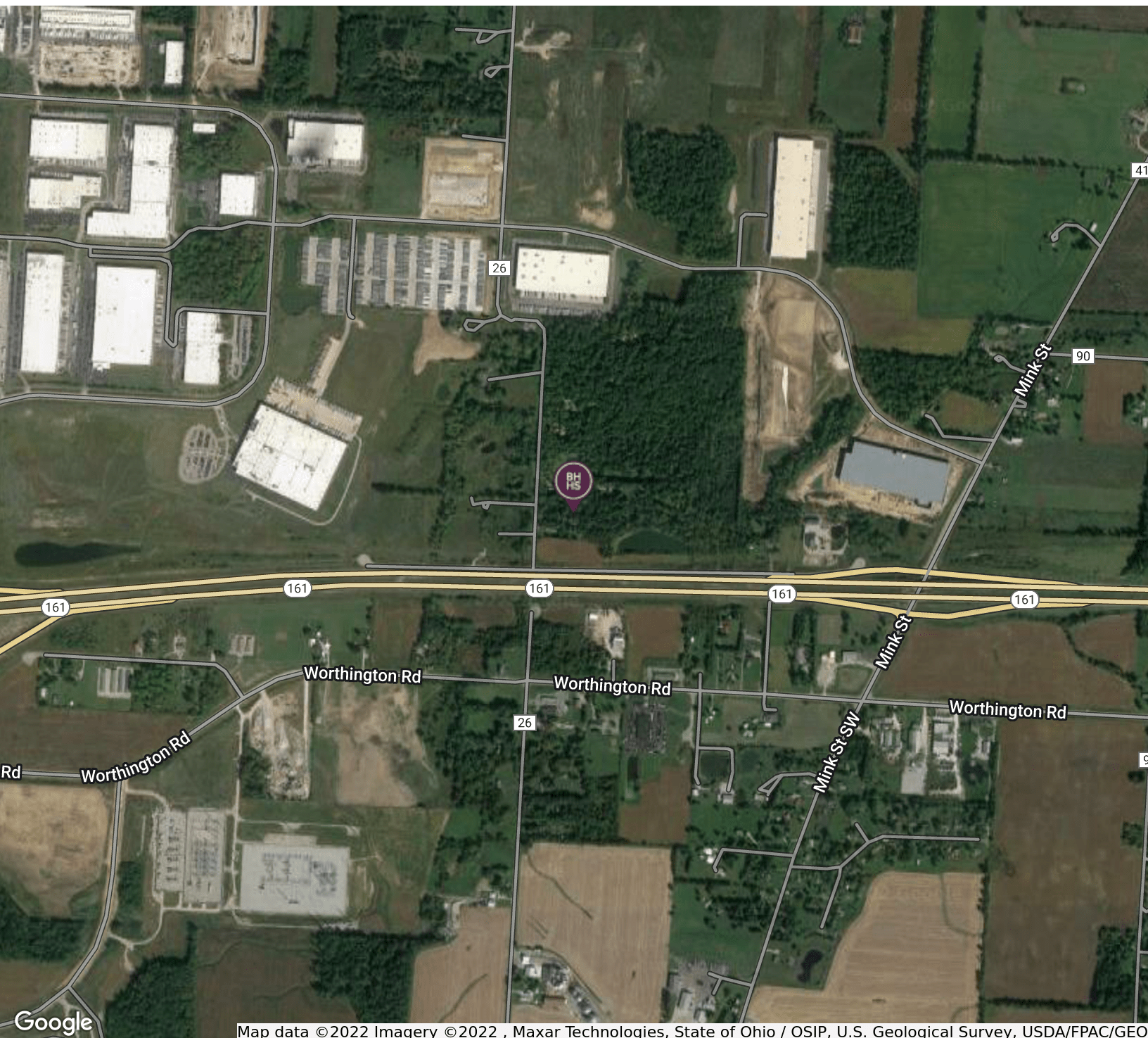
LICKING COUNTY TAX MAP



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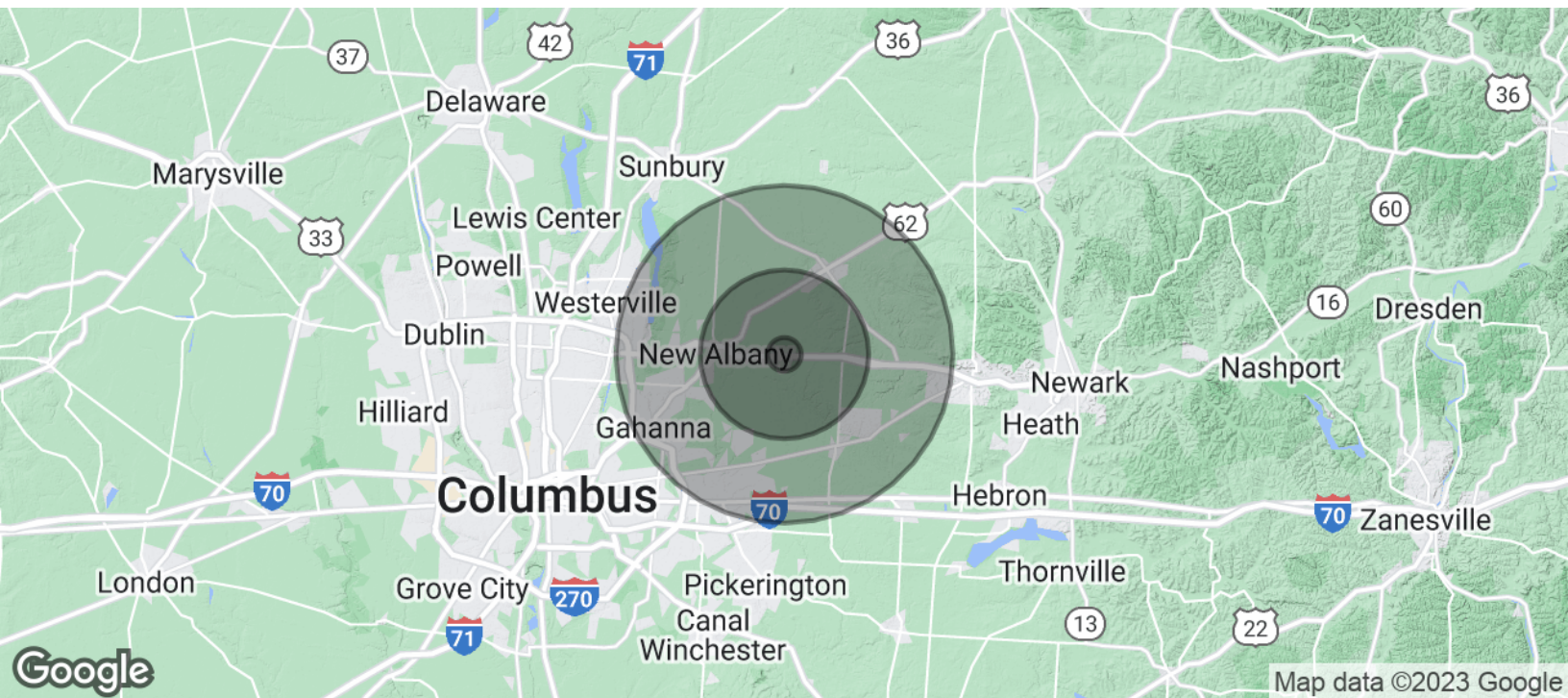


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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	297	20,637	163,693
Average Age	44.7	38.5	36.9
Average Age (Male)	44.7	37.8	36.0
Average Age (Female)	44.7	39.2	37.6

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	111	7,360	63,885
# of Persons per HH	2.7	2.8	2.6
Average HH Income	\$82,623	\$111,544	\$90,225
Average House Value	\$239,841	\$327,733	\$245,546

** Demographic data derived from 2020 ACS - US Census*

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