



US-30 & SR-598

Galion, Ohio 44833

Property Highlights

- 12 Acres Total
- Ideal Retail Opportunity
- Corner of US-30 and OH-598
- Freeway Visibility
- Utilities Available to Site
- Neighbors Valero Gas Station
- High Traffic Transportation Corridor
- Over 10,000 VPD on OH-598
- Ideal Usage: Self Storage, Truck Stop, Semi Services

Sale Price: \$588,0000



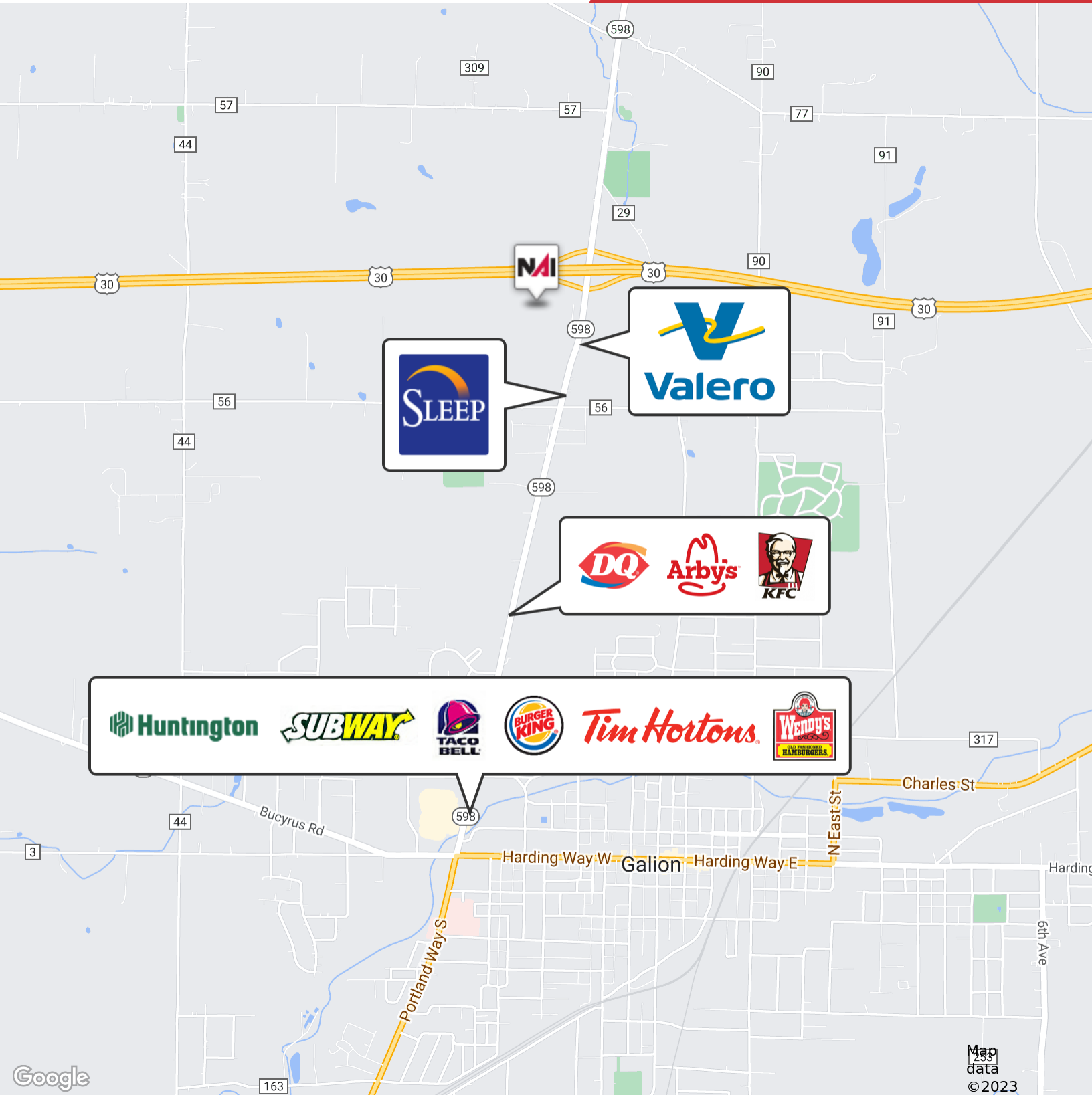
For More Information

John Mally

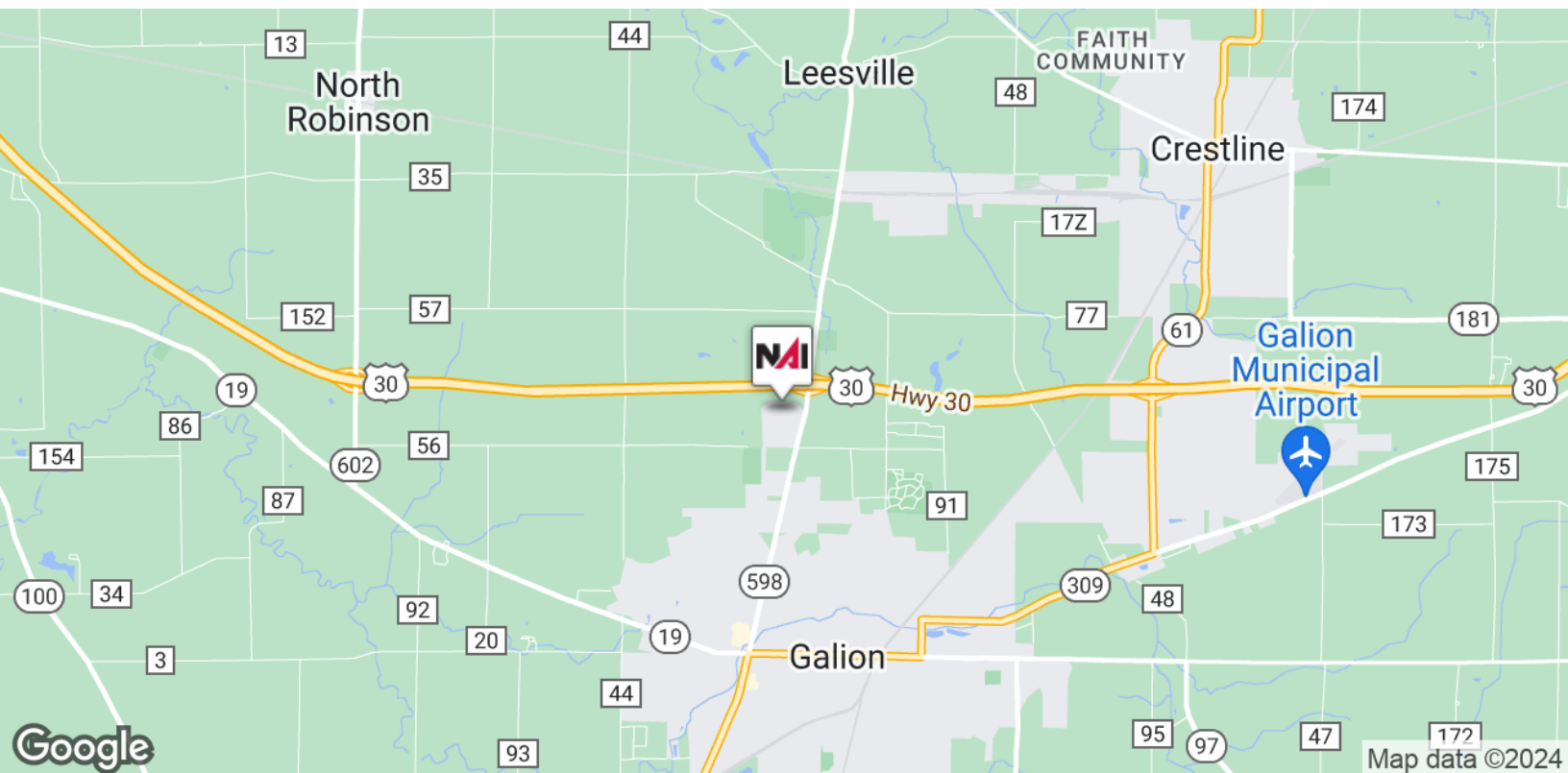
O: 614 629 5254

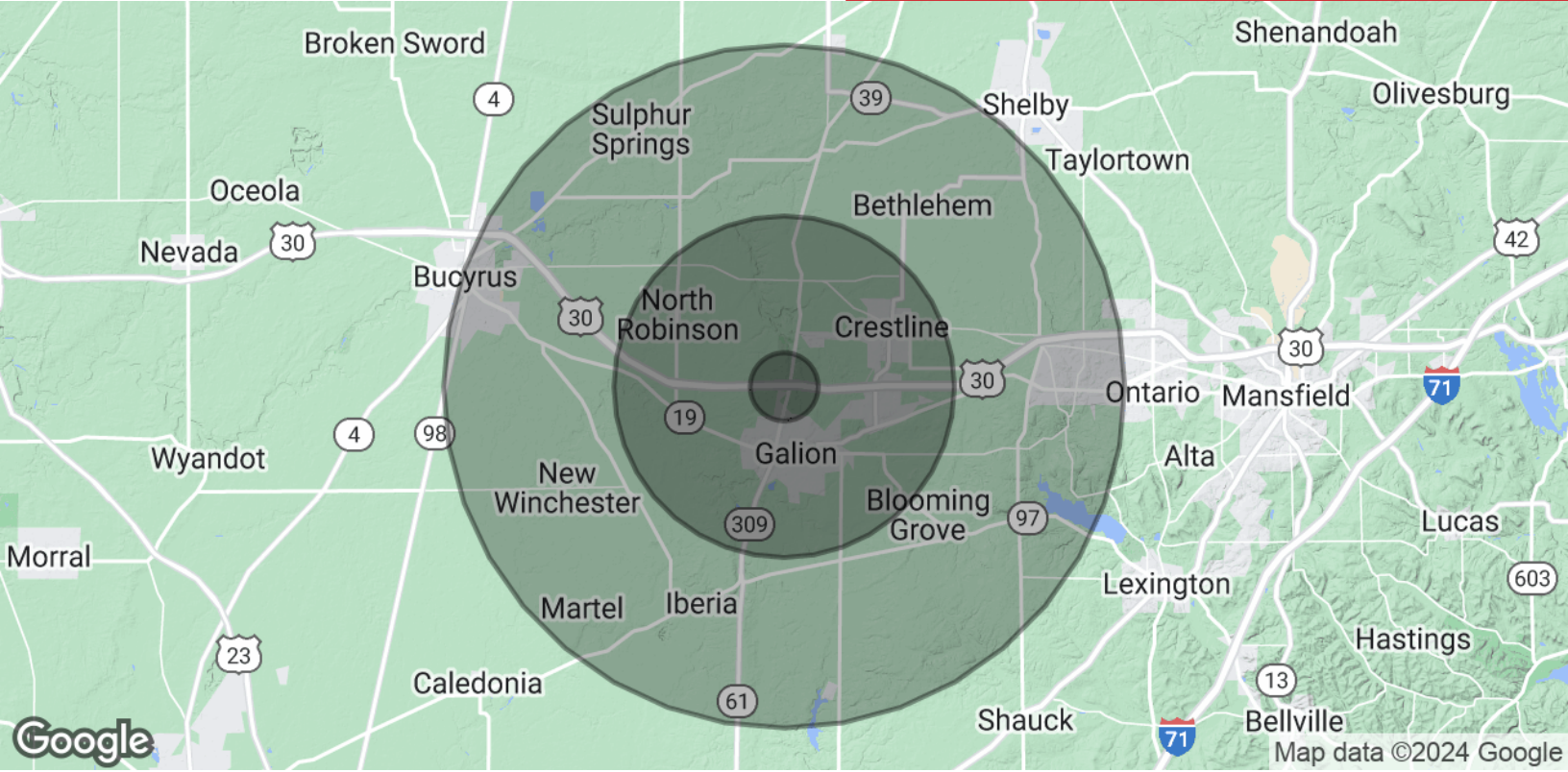
jmally@ohioequities.com





We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.





Population	1 Mile	5 Miles	10 Miles
Total Population	1,397	23,809	44,645
Average Age	44.4	40.4	41.7
Average Age (Male)	42.1	39.2	40.6
Average Age (Female)	46.6	41.0	42.2
Households & Income	1 Mile	5 Miles	10 Miles
Total Households	585	9,884	18,208
# of Persons per HH	2.4	2.4	2.5
Average HH Income	\$51,044	\$44,255	\$50,785
Average House Value	\$118,230	\$115,688	\$124,630

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