



BERKSHIRE HATHAWAY
HomeServices
Professional Realty

FOR SALE

1755 CEDAR HILL ROAD

Lancaster, OH 43130



For More Information:

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

BERKSHIRE HATHAWAY COMMERCIAL DIVISION

513.204.9539
commercial@bhhspro.com



OFFERING SUMMARY

Sale Price: \$225,000

Lot Size: 5.9 Acres

PROPERTY OVERVIEW

Seller is an Agent. A temporary easement with the owners of 1755 Cedar Hill Road (The Henry Manor) is in place to gain driveway access to the property for viewing purposes. A permanent easement WILL NOT be granted. Buyer of this land will have to build a driveway from State Route 188 (Cedar Hill Road). Lancaster City Zoning has approved the creation of a driveway and will issue a new address once construction begins.

LOCATION OVERVIEW

Take 33 East to OH -188 toward Lancaster. Left on OH-188 East for 2.6 miles. Property is on the left.

For More Information:

BERKSHIRE HATHAWAY COMMERCIAL DIVISION
513.204.9539
commercial@bhhspro.com

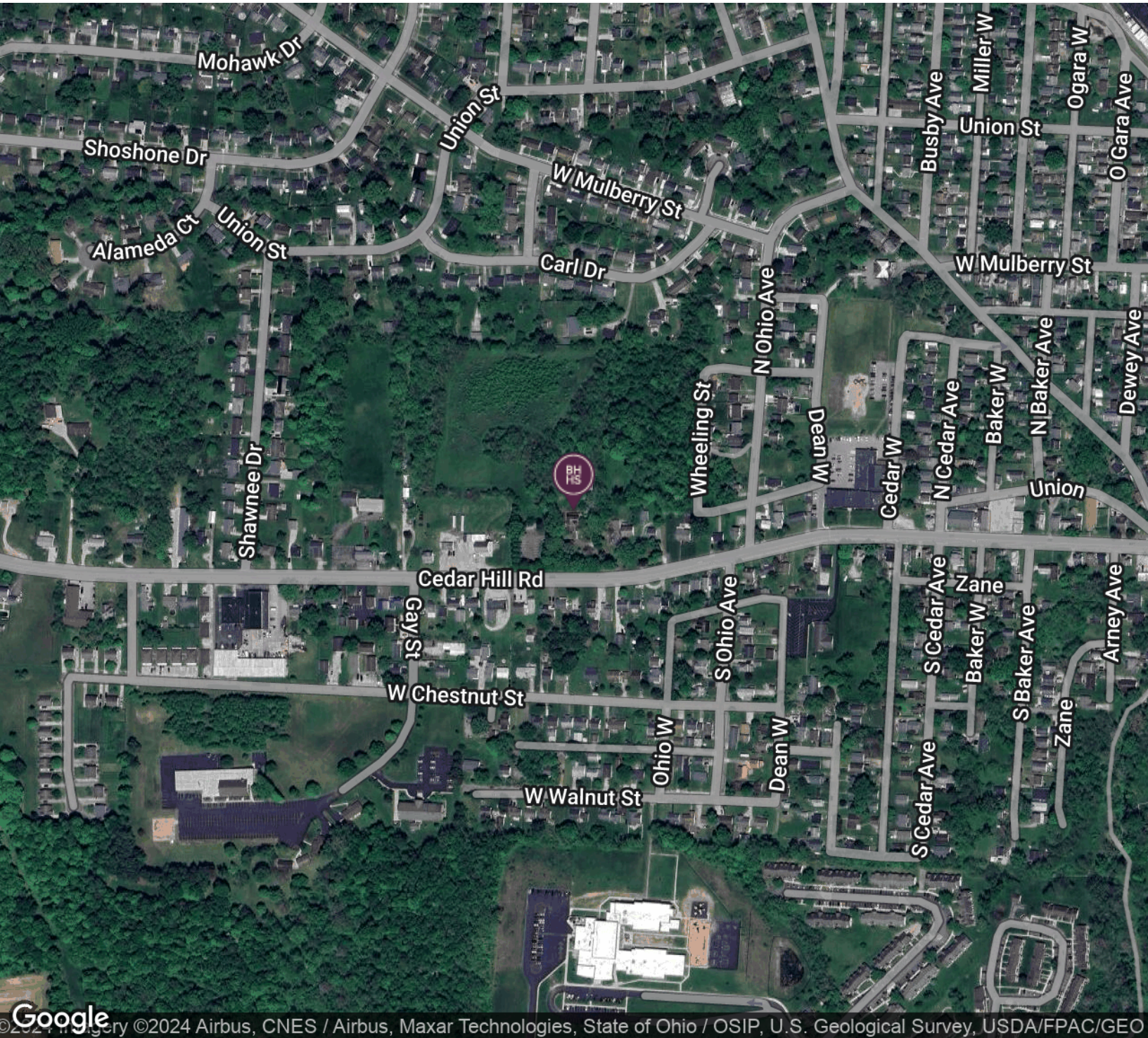
5700 GATEWAY BLVD SUITE 200
MASON, OH 45040
WWW.BHHSORE.COM



BERKSHIRE
HATHAWAY
HomeServices
Professional Realty
COMMERCIAL DIVISION

FOR SALE

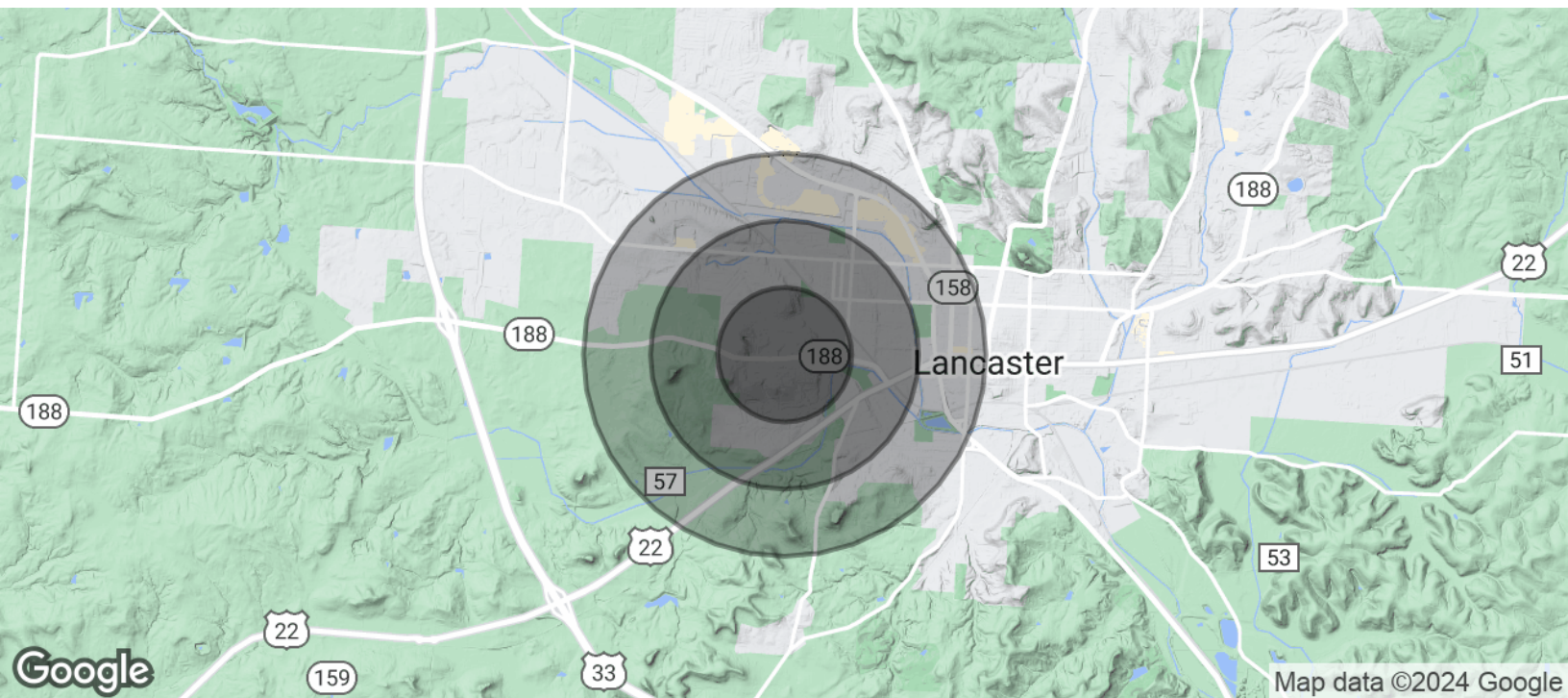
1755 CEDAR HILL ROAD
Lancaster, OH 43130



For More Information:

BERKSHIRE HATHAWAY COMMERCIAL DIVISION
513.204.9539
commercial@bhhspro.com

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



POPULATION	0.5 MILES	1 MILE	1.5 MILES
Total Population	1,988	7,717	15,461
Average Age	39.0	40.7	40.0
Average Age (Male)	38.5	40.0	39.1
Average Age (Female)	39.6	41.0	39.4

HOUSEHOLDS & INCOME	0.5 MILES	1 MILE	1.5 MILES
Total Households	917	3,566	7,201
# of Persons per HH	2.2	2.2	2.1
Average HH Income	\$42,687	\$42,907	\$45,894
Average House Value	\$110,326	\$104,202	\$100,945

* Demographic data derived from 2020 ACS - US Census

For More Information:

BERKSHIRE HATHAWAY COMMERCIAL DIVISION
 513.204.9539
 commercial@bhhspro.com

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