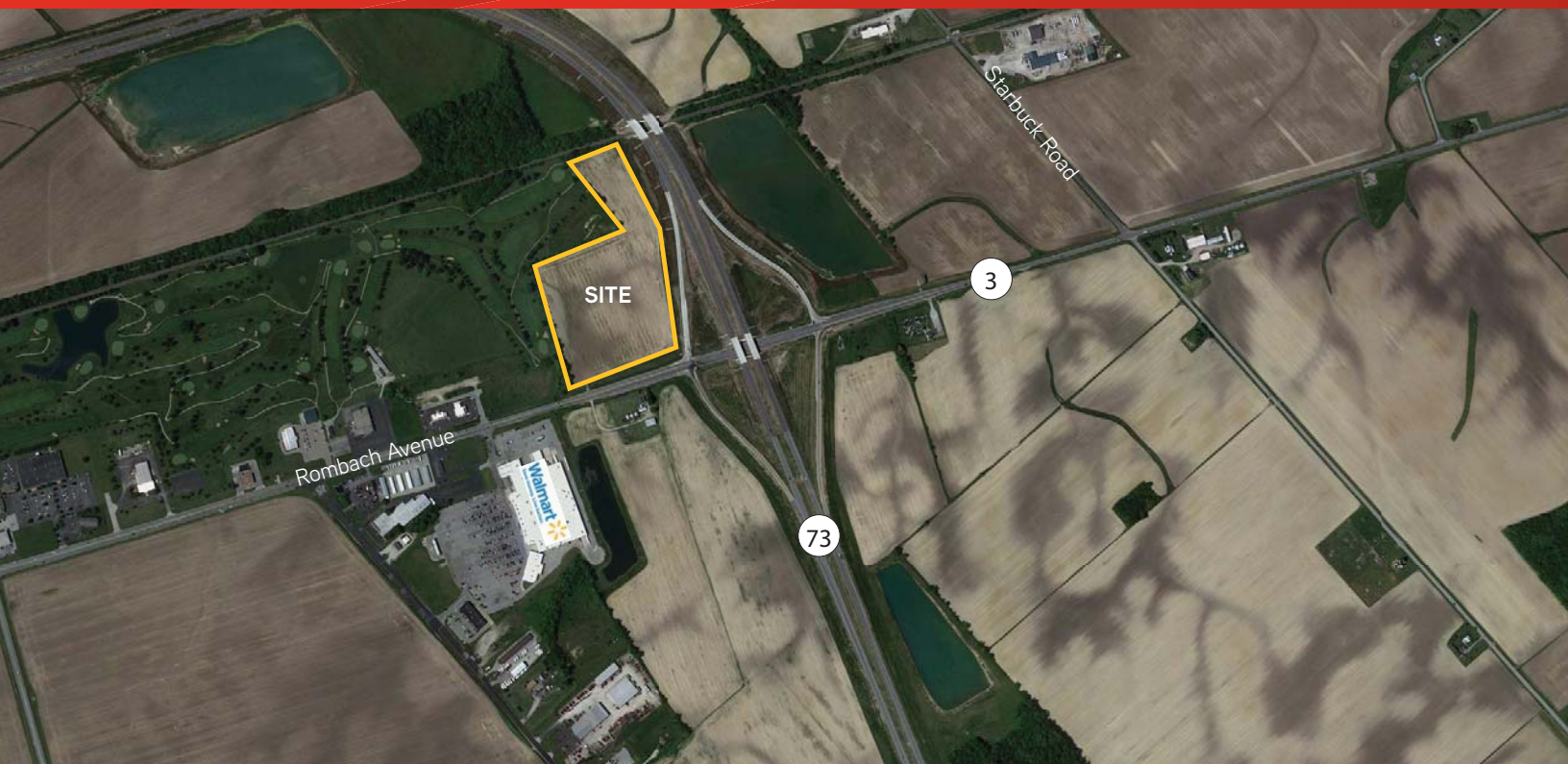


FOR SALE > DEVELOPMENT OPPORTUNITY



# SR 3 & US 22

WILMINGTON, OHIO 45177



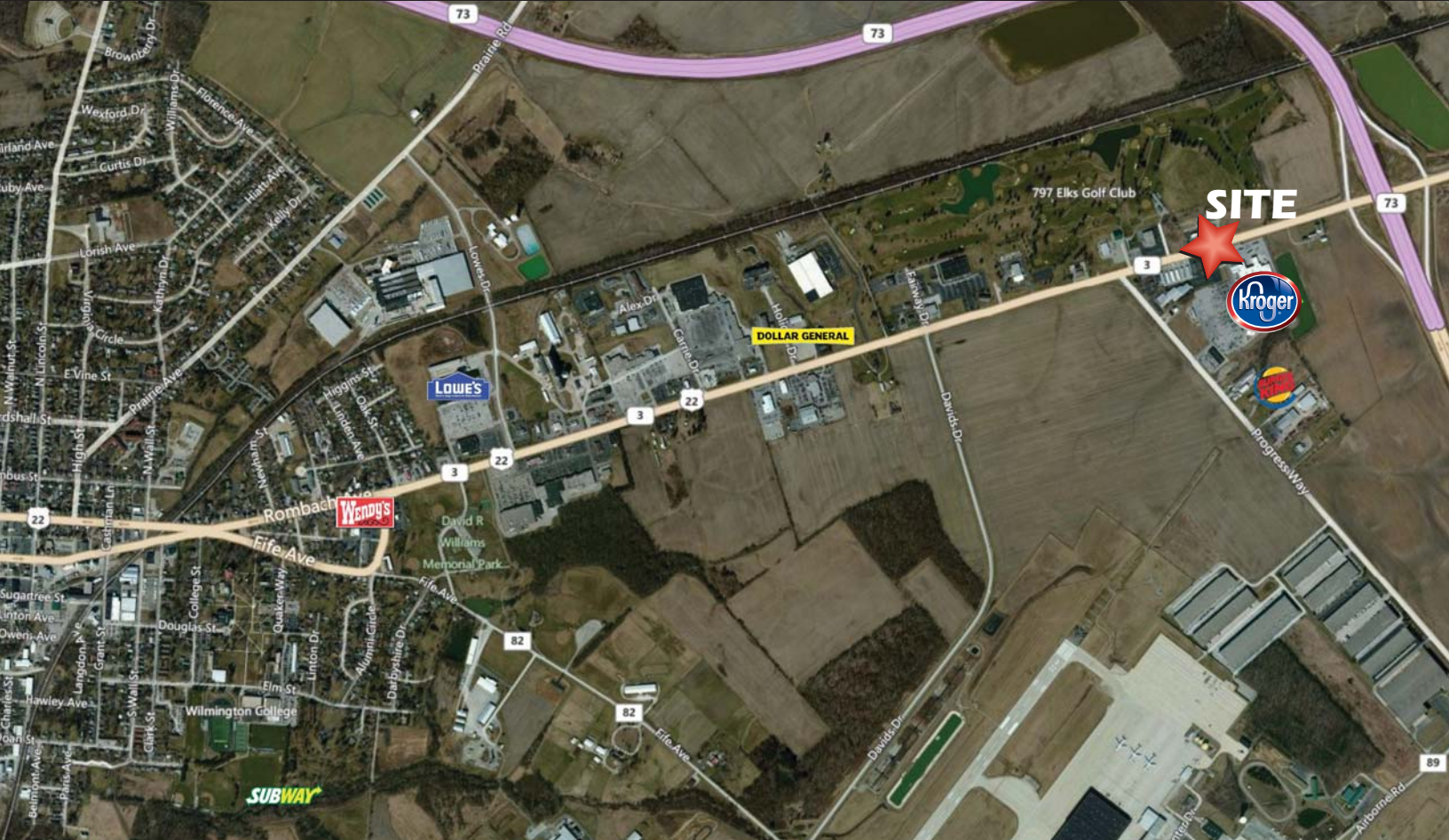
## Building Amenities

- > ± 20 acres in one parcel with 600' of frontage on SR 3 & US 22
- > Divisible with outlots available
- > Zoned: Industrial with conditional use of retail/commercial
- > All utilities on SR 3 & US 22 at adjacent property
- > Located at the interchange of the Wilmington By-Pass in Clinton County across from WalMart Superstore and near Wilmington Airpark
- > Driving Distances:
  - 75 minutes to Dayton, Ohio
  - One hour to Cincinnati, Ohio
  - 70 minutes to Columbus, Ohio
- > Three International Airports within 60 miles

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## Demographics > 2013

MILES	POPULATION	AVG. HOUSEHOLD INCOME
1	626	\$46,386
2	7,360	\$48,367
3	14,017	\$52,592



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