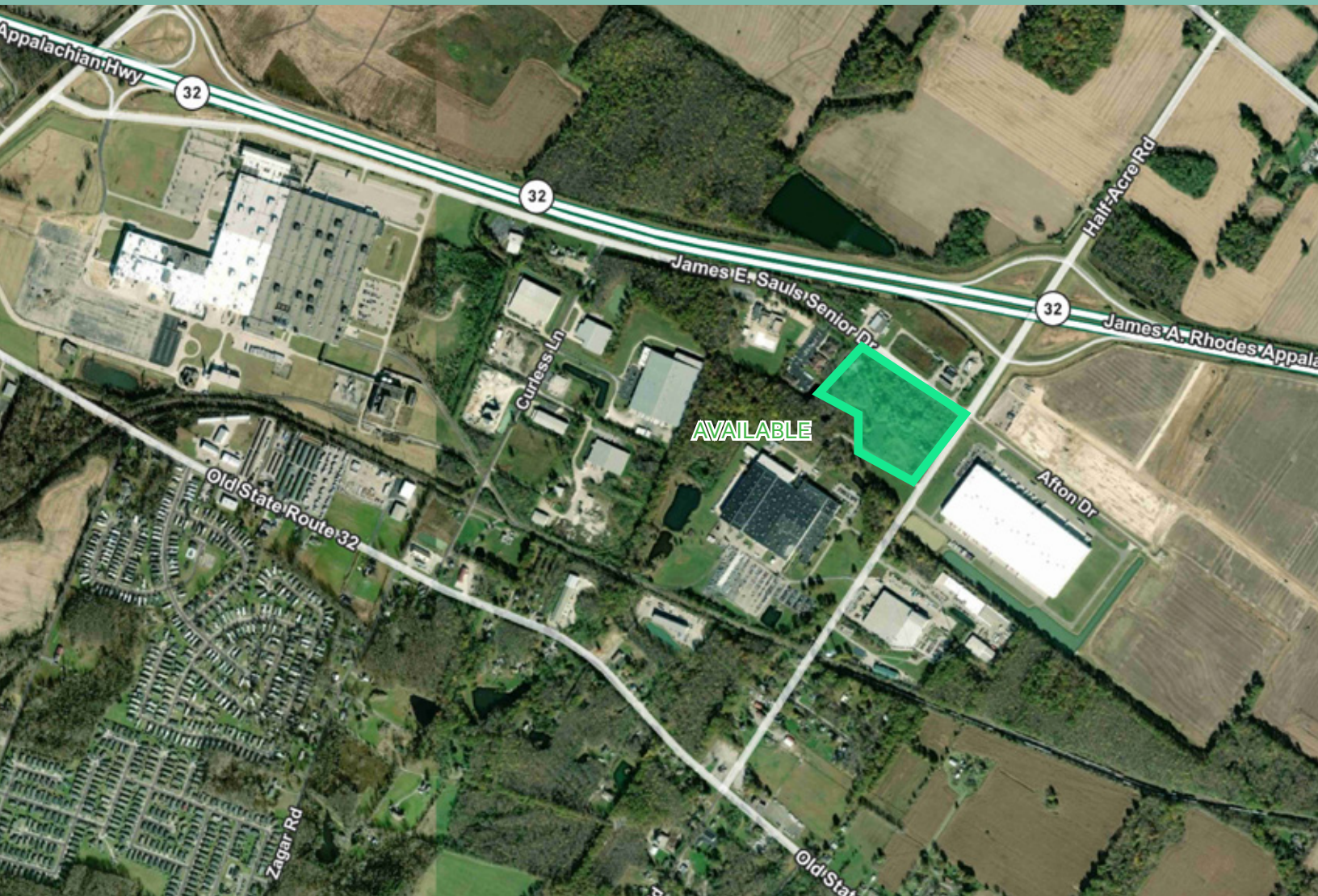


0 Half Acre Road

12.93 Acres Available

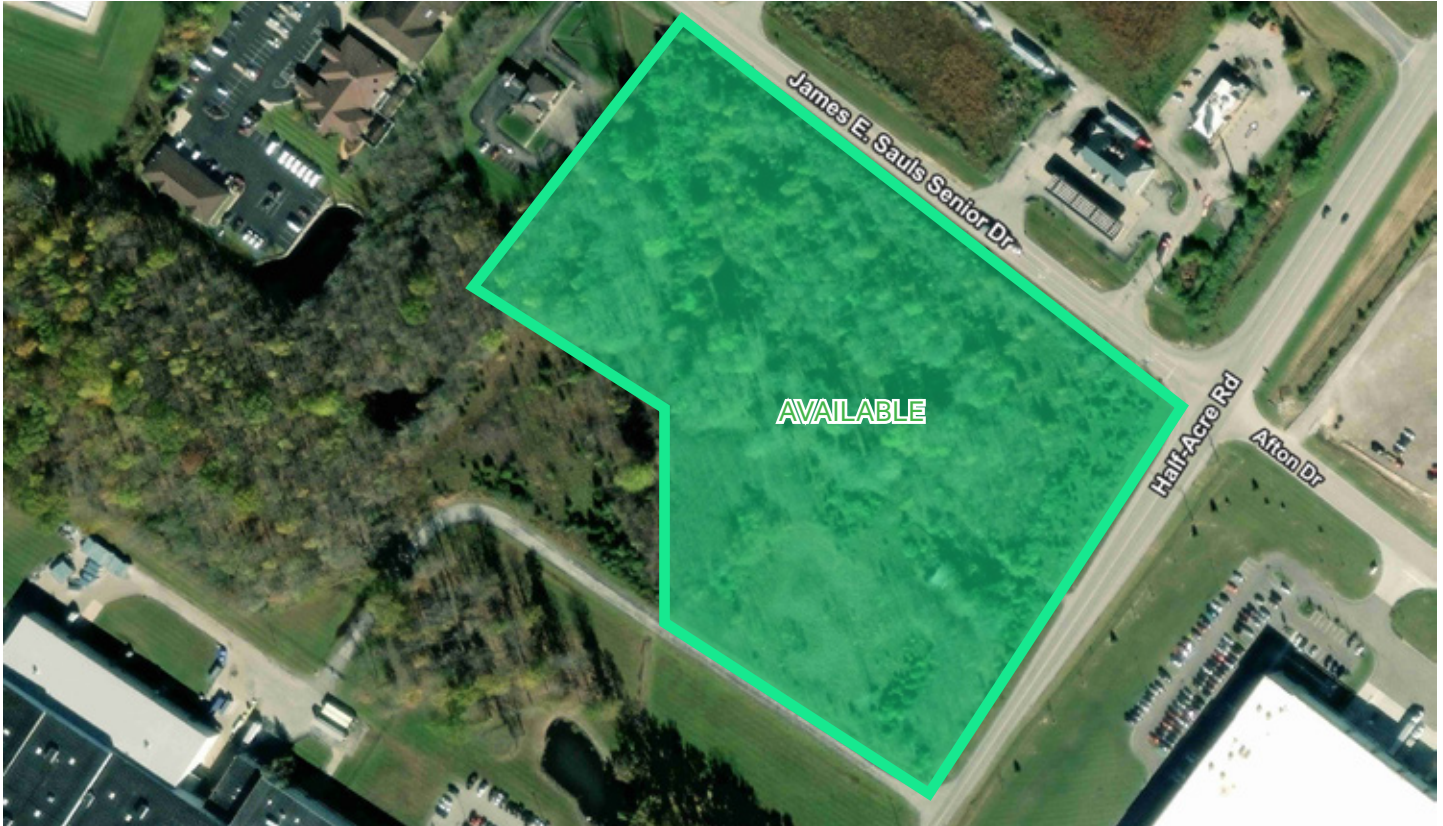
0 Half Acre Rd
Batavia, OH 45103
www.cbre.com/columbus

Prime Retail/Commercial Development Opportunity



Property Overview

Unlock the potential of this exceptional commercially zoned property located on the intersection of Half Acre Rd and James E. Sauls Sr. Dr. Located in the thriving business hub of Batavia, Ohio. Boasting premium road frontage, freeway access and excellent visibility; this property is ideal for business seeking to capitalize on high traffic exposure in a rapidly growing area. Batavia offers a perfect blend of small-town charm and modern growth, With a strong local economy, an increasing population, and proximity to Cincinnati, this area for new businesses and customers alike. Don't miss this rare opportunity to establish your presence in one of Batavia's most visible and accessible locations. This property is the canvas for your next successful venture.



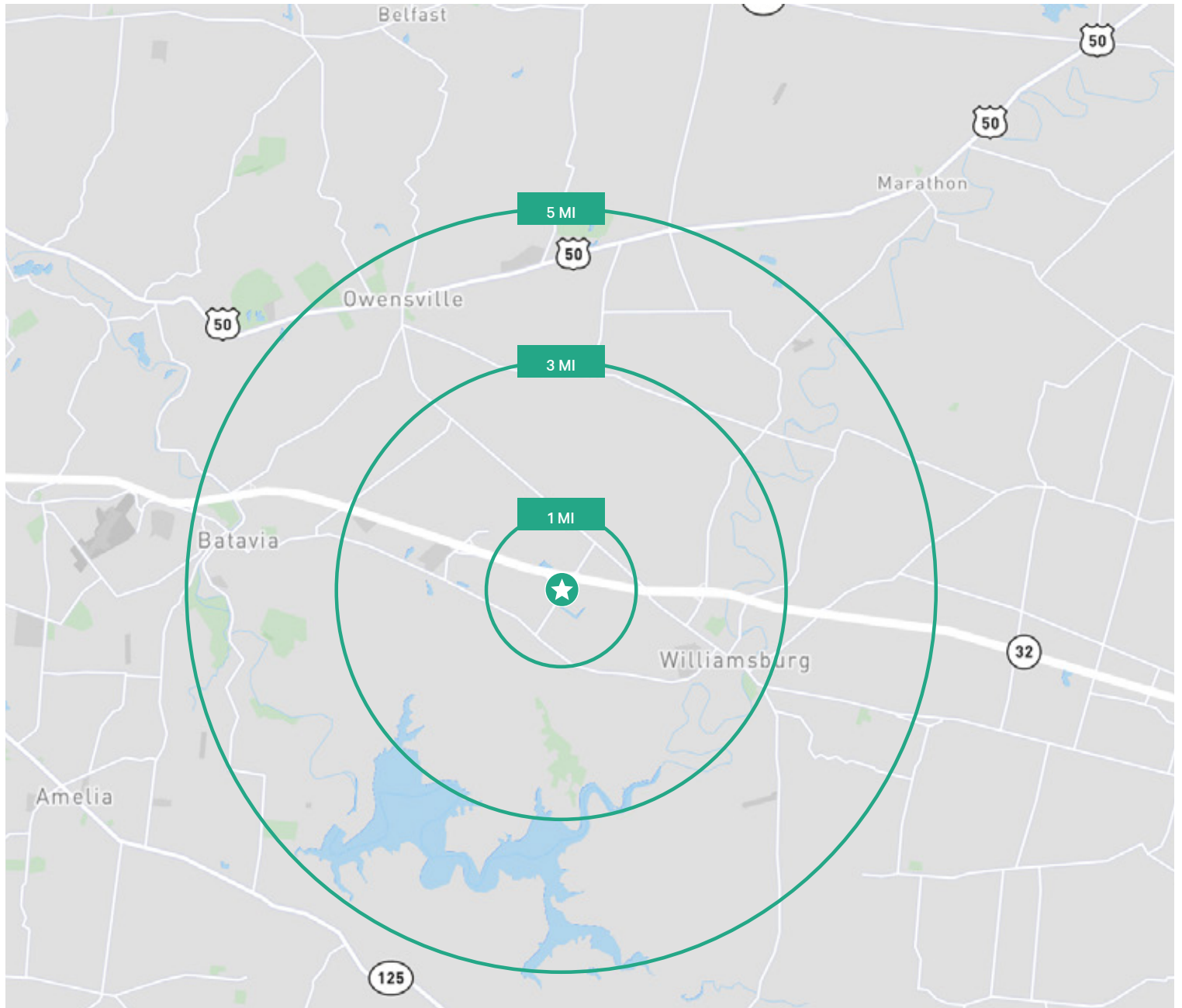
Key Features:

- + **Strategic Location:** Positioned on a busy roadway, this property enjoys consistent traffic flow and is easily accessible to both locals and commuters
- + **Half-Acre Lot:** Ample space for building, parking, and outdoor operations, accommodating a variety of commercial and retail needs
- + **Flexible Zoning:** The retail/commercial zoning allows for a wide range of uses, including retail stores, restaurants, hotels, service businesses, or mixed-use developments
- + **High Growth Area:** Batavia is experiencing strong commercial and residential growth, providing businesses with a robust customer base
- + **Utilities in Place:** All utilities are readily available, ensuring a seamless development process

Potential Uses:

- + Hotels
- + Quick-service or sit-down restaurants
- + Professional or medical office space
- + Service-based businesses
 - Salons, auto care, etc.
- + Mixed-use development with retail and office components

2025 DEMOGRAPHICS	POPULATION	DAYTIME POPULATION	MEDIAN HH INCOME	COLLEGE DEGREE	MEDIAN AGE
ONE-MILE RADIUS	233	1086	\$75,000	56.0%	45.2
THREE-MILE RADIUS	8,552	9,357	\$71,962	50.4%	39.3
FIVE-MILE RADIUS	17,970	17,290	\$76,482	50.8%	41.3





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