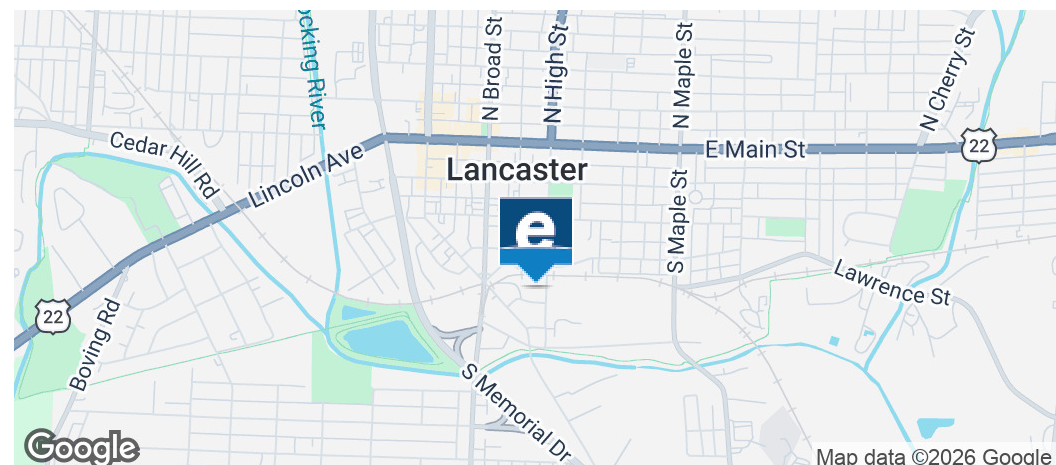


Industrial Property For Sale

501-511 S High St

501 S High St, Lancaster, OH 43130



OFFERING SUMMARY

Sale Price:	\$1,500,000
Available SF:	
Lot Size:	0.3 Acres
Year Built:	1948
Building Size:	22,275 SF
Renovated:	2022
Zoning:	CBD
Market:	Lancaster

PROPERTY OVERVIEW

Discover a prime investment opportunity with this impressive 22,275 SF industrial property in the heart of the Lancaster area. Renovated in 2022 with modern industrial needs in mind, the building offers a strategic location in the central business district, ideal for manufacturing and industrial operations. Boasting a rich history dating back to 1948, the property encompasses versatile spaces and features, providing ample room for growth and flexibility. Zoned for central business use, this property presents an exceptional opportunity for industrial investors seeking a strategic foothold in the thriving Lancaster market. With its extensive space and modern updates, this property offers the perfect foundation for industrial success.

HIGH LEVEL OVERVIEW

PROPERTY HIGHLIGHTS

- Approx 22,275 SF industrial building
- CBD zoning
- Multiple dock doors

presented by:

Anish Shah

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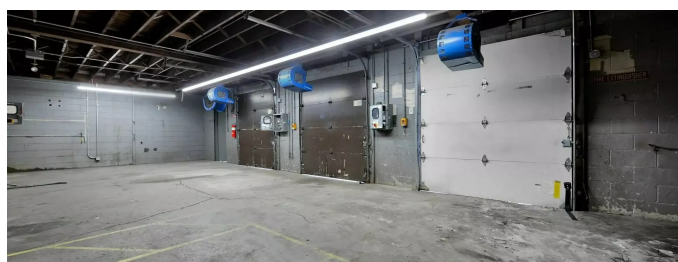
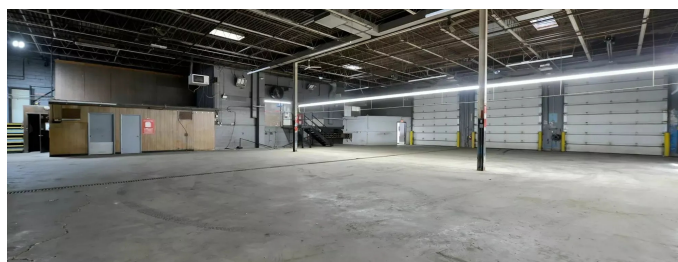
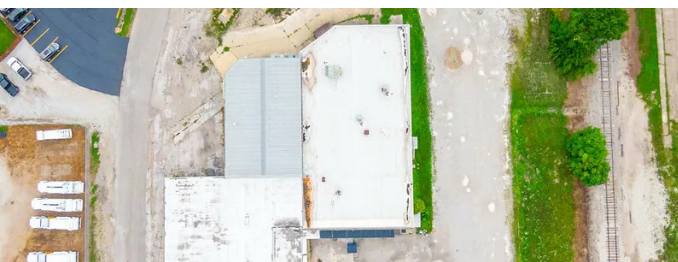
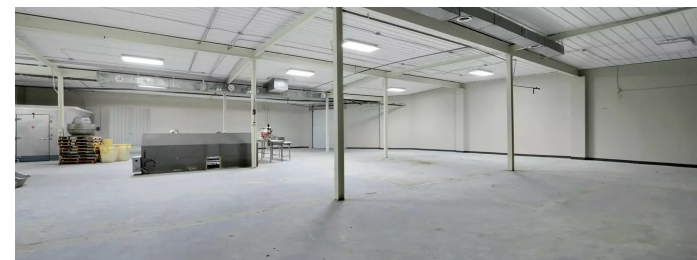
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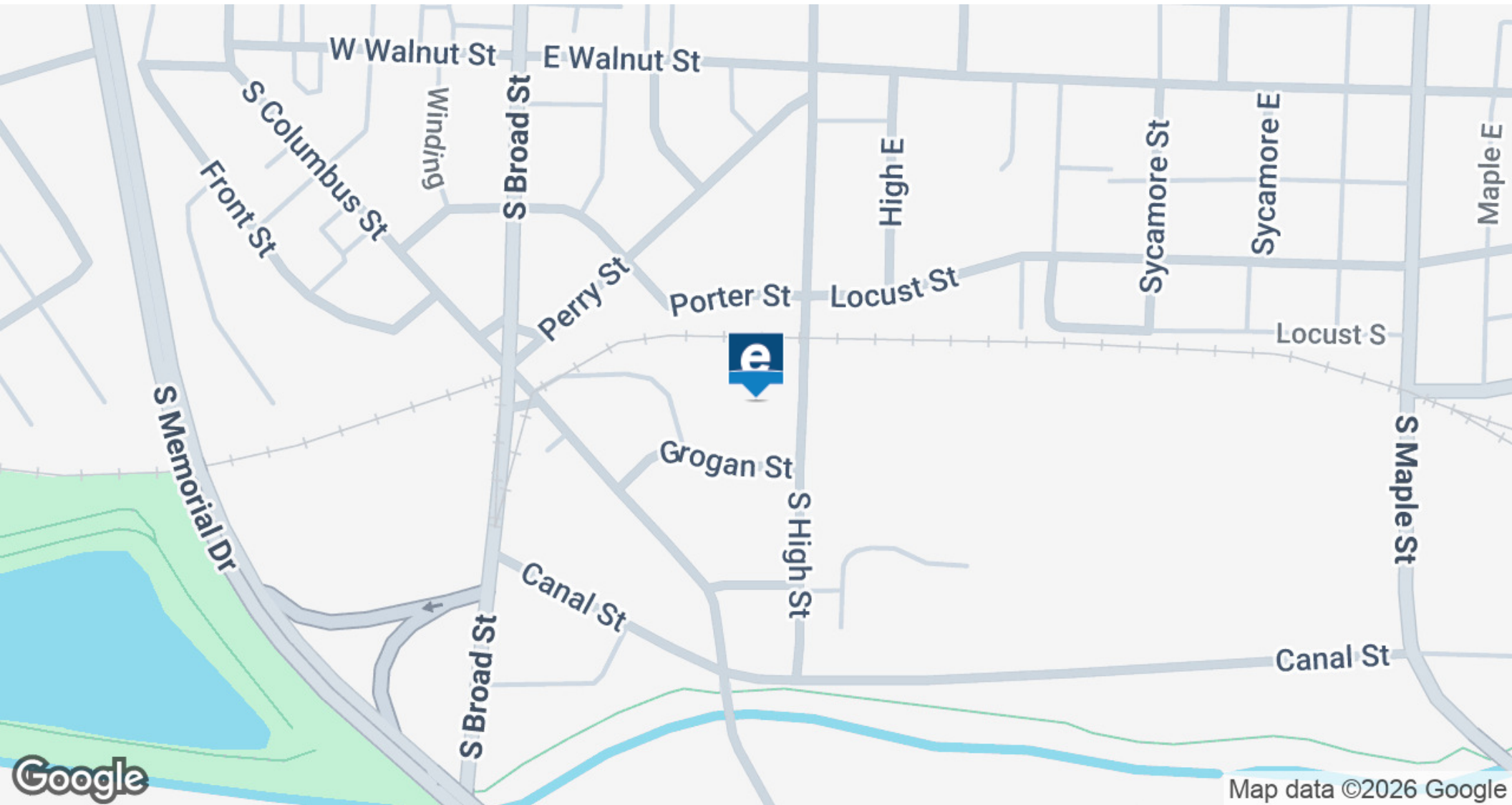
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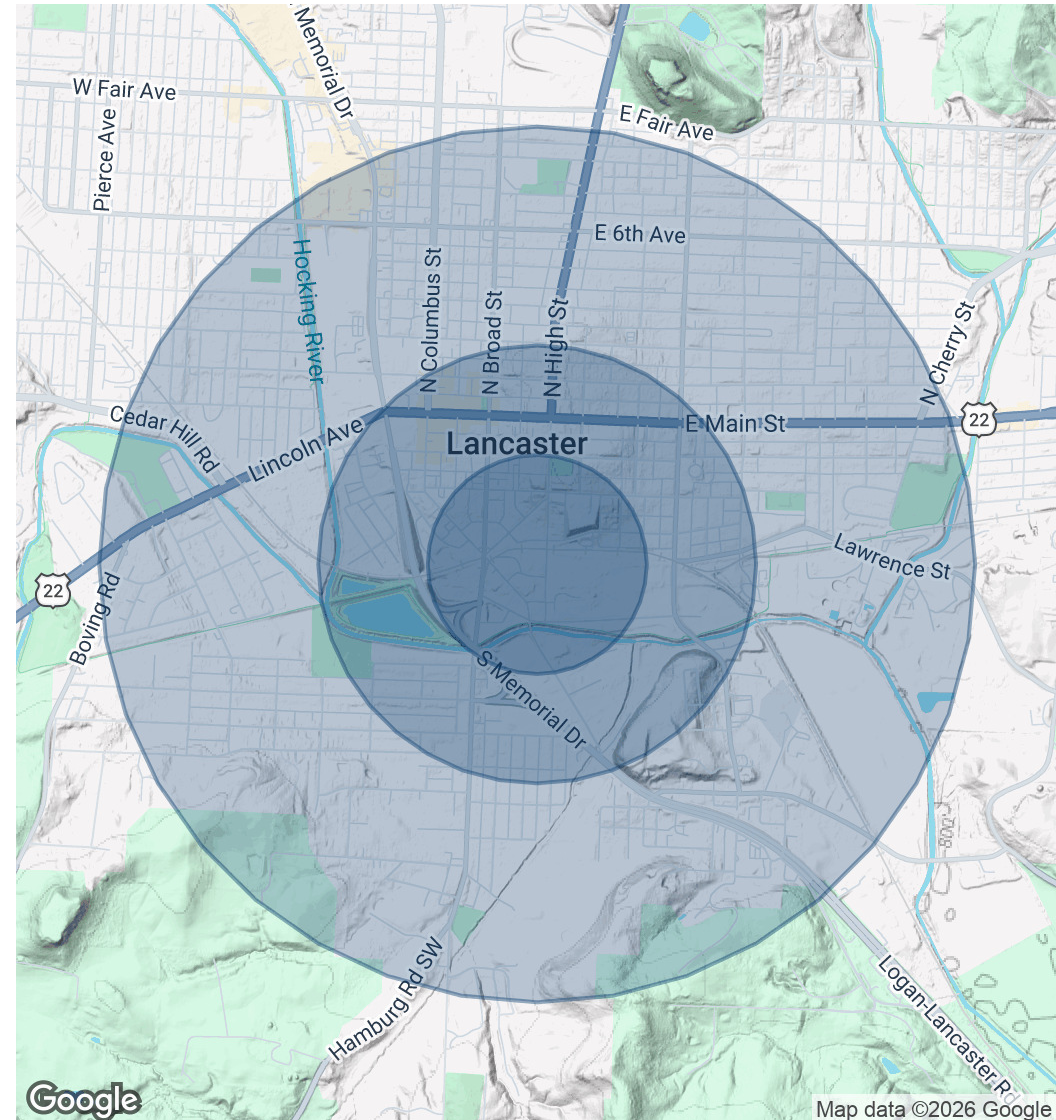
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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	689	2,744	10,363
Average Age	34.3	38.4	38.3
Average Age (Male)	33.7	38.4	38.1
Average Age (Female)	40.5	40.2	40.1

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	268	1,116	4,428
# of Persons per HH	2.6	2.5	2.3
Average HH Income	\$62,664	\$62,900	\$67,524
Average House Value	\$169,677	\$148,617	\$148,677

2023 American Community Survey (ACS)



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