



FOR SALE

115 W State Street, North Baltimore, OH 45872

OFFICE PROPERTY

rkgcommercial.com

Reichle | Klein Group 
Commercial Property Brokers, Managers & Investment Advisors



115 W STATE STREET

OFFERING SUMMARY

Sale Price:
\$299,000

Building Size:
3,200 SF

Year Built:
1975

Lot Size:
0.238 Acre

Property Overview:

- Five private offices
- Two large conference / group rooms
- Open work area ideal for reception or collaborative workspace
- Kitchenette
- Two restrooms
- Fenced outdoor area
- Large storage shed on-site
- 9+/- on-site parking spaces

Contact us for additional information!
<https://www.rkgcommercial.com/>

115 W State Street

SALE RATE

\$299,000

LOCATION INFORMATION

STREET ADDRESS

115 W State Street

CITY, STATE, ZIP

North Baltimore, OH 45872

COUNTY

Wood

SUBMARKET

Outside Metro Area

CROSS STREETS

S Main St

PROPERTY INFORMATION

PROPERTY TYPE

Office

APN #

F23-310-350106001000

ANNUAL REAL ESTATE TAXES

\$1,719.70

BUILDING INFORMATION

BUILDING SIZE

3,200 SF

TENANCY

Single

ROOF SYSTEM

Asphalt shingle roof

STRUCTURAL SYSTEM

Concrete block

CLIMATE CONTROLLED

Yes

RESTROOMS

Two

EXTERIOR SIGNAGE

Window

115 W State Street



Ryan Miller | Senior Vice President | 419.794.3961 | rmiller@rkcommercial.com

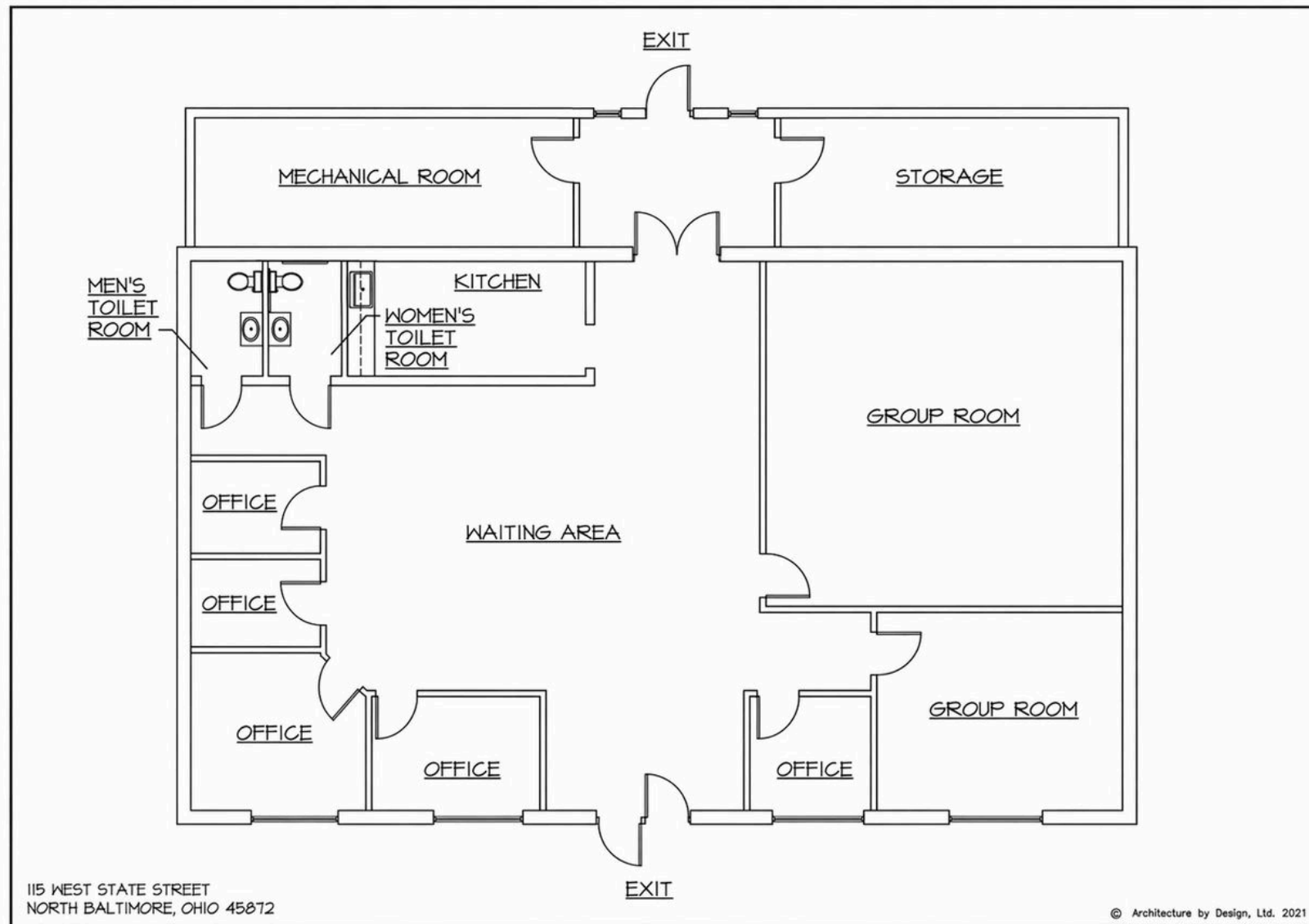
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Pop-Facts® Demographic Snapshot | Summary



Trade Area: 15 W State Street - 5 mi., 15 W State Street - 10 mi., 15 W State Street - 15 mi.

	15 W State Street - 5 mi.	15 W State Street - 10 mi.	15 W State Street - 15 mi.
Population			
2010 Census	7,031	48,565	128,547
2020 Census	6,965	47,478	127,889
2026 Estimate	6,866	47,136	126,895
2031 Projection	6,793	46,844	126,562
Population Growth			
Percent Change: 2010 to 2020	-0.94	-2.24	-0.51
Percent Change: 2020 to 2026	-1.42	-0.72	-0.78
Percent Change: 2026 to 2031	-1.06	-0.62	-0.26
	15 W State Street - 5 mi.	15 W State Street - 10 mi.	15 W State Street - 15 mi.
Households			
2010 Census	2,621	19,408	50,531
2020 Census	2,690	19,774	51,930
2026 Estimate	2,704	19,920	52,309
2031 Projection	2,701	19,976	52,514
Household Growth			
Percent Change: 2010 to 2020	2.63	1.89	2.77
Percent Change: 2020 to 2026	0.52	0.74	0.73
Percent Change: 2026 to 2031	-0.11	0.28	0.39
	15 W State Street - 5 mi.	15 W State Street - 10 mi.	15 W State Street - 15 mi.
Family Households			
2010 Census	1,913	12,393	30,832
2020 Census	1,863	11,966	30,343
2026 Estimate	1,873	12,063	30,586
2031 Projection	1,871	12,102	30,727
Family Household Growth			
Percent Change: 2010 to 2020	-2.61	-3.44	-1.59
Percent Change: 2020 to 2026	0.54	0.81	0.80
Percent Change: 2026 to 2031	-0.11	0.32	0.46

Benchmark: USA

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Pop-Facts® Demographic Snapshot | Affluence & Education



Trade Area: 15 W State Street - 5 mi., 15 W State Street - 10 mi., 15 W State Street - 15 mi.

Total Population: 6,866, 47,136, 126,895 | Total Households: 2,704, 19,920, 52,309

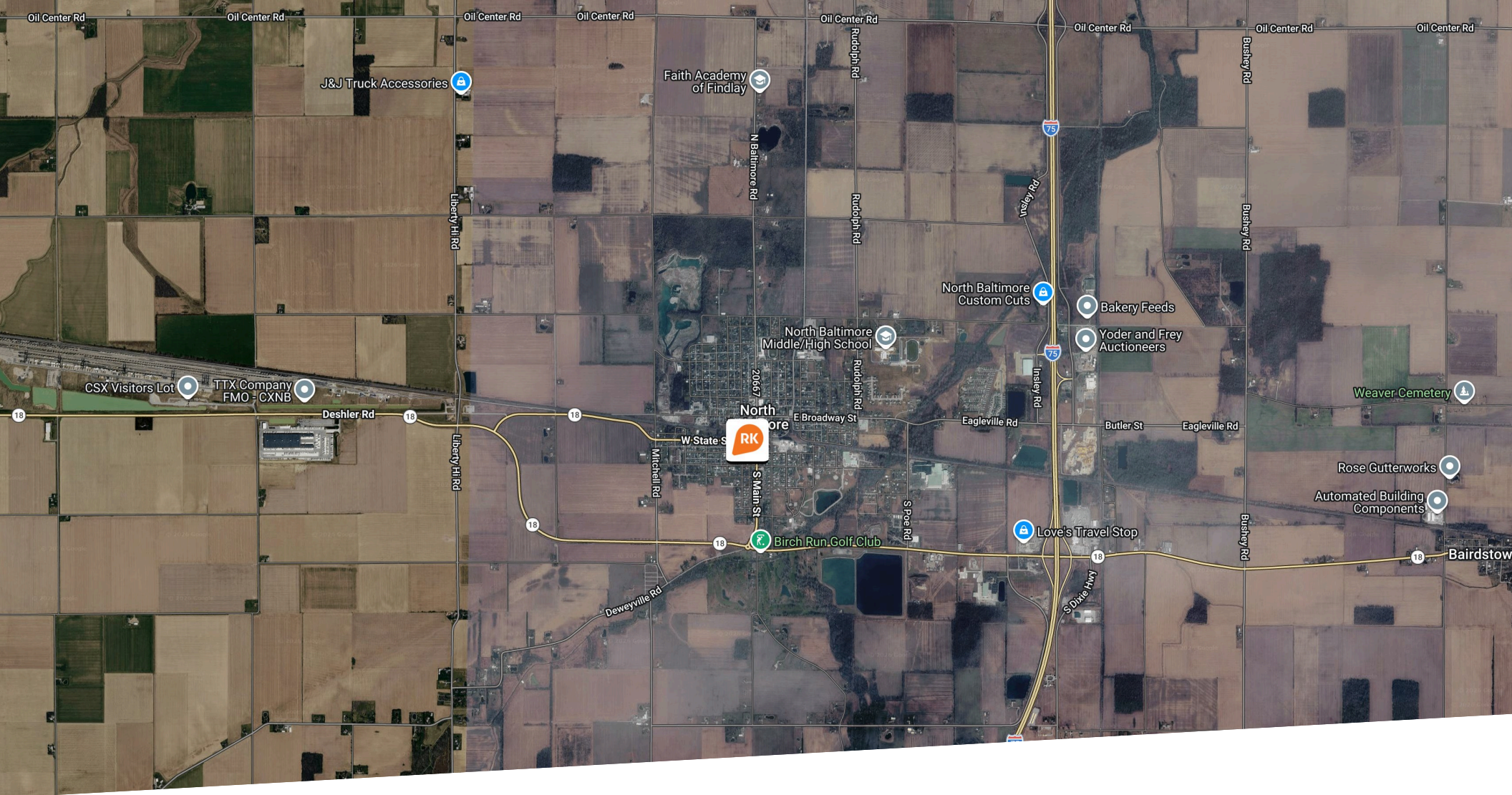
	15 W State Street - 5 mi.		15 W State Street - 10 mi.		15 W State Street - 15 mi.	
	Count	%	Count	%	Count	%
2026 Est. Pop Age 25+ by Edu. Attainment						
Less than 9th Grade	53	1.15	354	1.10	908	1.11
Some High School, No Diploma	252	5.48	1,225	3.80	3,041	3.71
High School Graduate (or GED)	2,189	47.59	11,934	37.04	29,526	36.00
Some College, No Degree	877	19.07	6,537	20.29	15,724	19.17
Associate's Degree	468	10.17	3,075	9.54	7,840	9.56
Bachelor's Degree	487	10.59	5,706	17.71	14,691	17.91
Master's Degree	256	5.57	2,977	9.24	8,181	9.98
Professional Degree	6	0.13	173	0.54	877	1.07
Doctorate Degree	12	0.26	240	0.74	1,222	1.49
2026 Est. Pop Age 25+ by Edu. Attain., Hisp./Lat.						
Less than High School Diploma	68	29.44	363	19.59	790	15.18
High School Graduate	53	22.94	726	39.18	2,042	39.23
Some College or Associate's Degree	83	35.93	538	29.03	1,377	26.45
Bachelor's Degree or Higher	28	12.12	226	12.20	997	19.16
2026 Est. Households by HH Income						
Income < \$15,000	106	3.92	2,125	10.67	5,339	10.21
Income \$15,000 - \$24,999	148	5.47	1,291	6.48	3,817	7.30
Income \$25,000 - \$34,999	211	7.80	1,566	7.86	4,223	8.07
Income \$35,000 - \$49,999	274	10.13	2,314	11.62	5,896	11.27
Income \$50,000 - \$74,999	657	24.30	4,011	20.14	9,980	19.08
Income \$75,000 - \$99,999	495	18.31	3,031	15.22	7,523	14.38
Income \$100,000 - \$124,999	296	10.95	1,803	9.05	4,743	9.07
Income \$125,000 - \$149,999	202	7.47	1,404	7.05	3,609	6.90
Income \$150,000 - \$199,999	172	6.36	1,102	5.53	3,360	6.42
Income \$200,000 - \$249,999	71	2.63	451	2.26	1,550	2.96
Income \$250,000 - \$499,999	59	2.18	564	2.83	1,626	3.11
Income \$500,000+	13	0.48	257	1.29	642	1.23
2026 Est. Average Household Income	--	88,963.00	--	86,899.00	--	89,162.00
2026 Est. Median Household Income	--	73,257.21	--	66,212.03	--	66,811.86
2026 Median HH Inc. by Single-Class. Race or Eth.						
White Alone	--	73,787.80	--	66,376.68	--	67,531.65
Black or African American Alone	--	63,761.82	--	72,245.97	--	62,615.21
American Indian and Alaskan Native Alone	--	59,140.71	--	64,614.64	--	62,986.28
Asian Alone	--	94,531.25	--	82,735.17	--	70,966.79
Native Hawaiian and Other Pacific Islander Alone	--	--	--	50,000.00	--	57,619.73
Some Other Race Alone	--	65,164.82	--	65,202.04	--	69,174.03
Two or More Races	--	75,656.05	--	56,157.55	--	56,229.57
Hispanic or Latino	--	65,491.38	--	58,826.41	--	64,481.20
Not Hispanic or Latino	--	74,145.30	--	66,750.89	--	66,979.30
2026 Est. Families by Poverty Status						
Families at or Above Poverty	1,756	93.75	11,147	92.41	28,174	92.11
Families at or Above Poverty with children	792	42.28	4,831	40.05	11,968	39.13
Families Below Poverty	117	6.25	916	7.59	2,412	7.89
Families Below Poverty, with children	83	4.43	724	6.00	1,961	6.41

Benchmark: USA

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Location Benefits

Conveniently located with easy access to surrounding commercial corridors, the property offers a convenient setting for office or service-based users. The area features nearby retail, dining, and residential neighborhoods, providing strong support amenities and a local customer base. On-site parking and accessible ingress/egress make the location well-suited for clients, employees, and visitors.

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OUR PURPOSE

**To make real estate work for our clients
and customers.**

OUR VALUES

Trust.

Service with a Warrior Spirit.

All in.

RK