

1.788 AC & 2.91 AC DEVELOPMENT SITES

3422 OH-53, FREMONT, OHIO 43420

CBRE

FOR SALE

PARCEL 2
2.91 AC

SHEETZ



INTERSTATE
90
44,134
VPD

PARCEL 1
1.788 AC

OH-53 - 10,059 VPD



EXCLUSIVE CONTACTS:

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THE OPPORTUNITY

- Highway Visible 1.788 AC & 2.91 AC Development Sites Available for Sale
- Sale Price:
 - » Parcel 1: \$650,000
 - » Parcel 2: \$550,000
- Highway visibility to I-90 with traffic counts of 44,134 VPD and 10,059 VPD along OH-53 (Source: ODOT).
- Zoned: Regional Business District (B-2)
- Population of 162,328 and average household income of \$83,390 in a 30 minute drive time.



Quick Stats - 20 Minute Drive Time



DAYTIME
POPULATION
66,182



POPULATION
66,557



HOUSEHOLDS
28,649



POPULATION
25 & OVER
47,733



AVG. HOUSEHOLD
INCOME
\$81,889

AERIAL VIEW



DEMOGRAPHICS

	10 Minutes	20 Minutes	30 Minutes
2024 Population - Current Year Estimate	16,874	66,557	162,328
2024 Daytime Population	21,490	66,182	149,256
2024 Households - Current Year Estimate	7,274	28,649	69,875
2024 Average Household Income	\$72,960	\$81,889	\$89,390
2029 Average Household Income Projection	\$79,553	\$90,601	\$99,472
2024 Median Household Income	\$55,807	\$62,382	\$67,129
2024 Population Over 25	11,935	47,733	117,560

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