



Property Lines
Are Estimates

127 Basin St.

Hebron, Ohio 43025

Property Features

- Convenient Access to I-70, State Routes 40 and 79
- Ideal Use: Truck/Trailer Parking or Owner-User Industrial User Opportunity
- Situated on ±9 Acres of M-1 Zoned Land
- 3,000 SF Block Building with New Roof and 20-Year Warranty, 2 Offices, Restroom and 14' Overhead Door
- 1,800 SF Building with Two 10' Sliding Doors
- 1,568 SF Building with 7' Sliding Door
- 3 Drive-In Doors and 1 Dock Door
- Radiant/Gas Heat, Storm Sewer, Water and Electric
- Fenced and Gated Site

Sale Price: \$1,275,000

Lease Rate: \$8.000/MO (NNN)



For more information:

Dan Sheeran

614 629 5216 • dsheeran@ohioequities.com

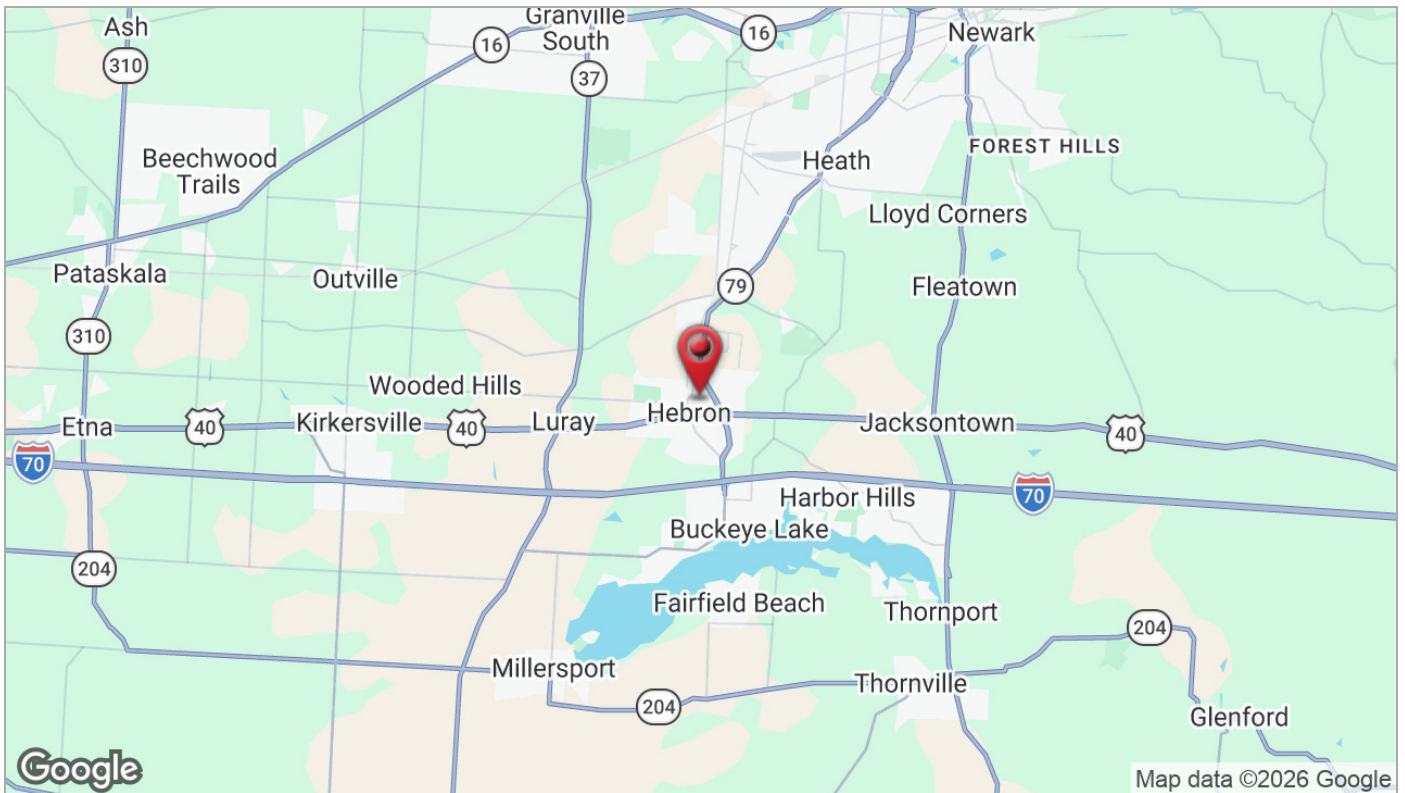
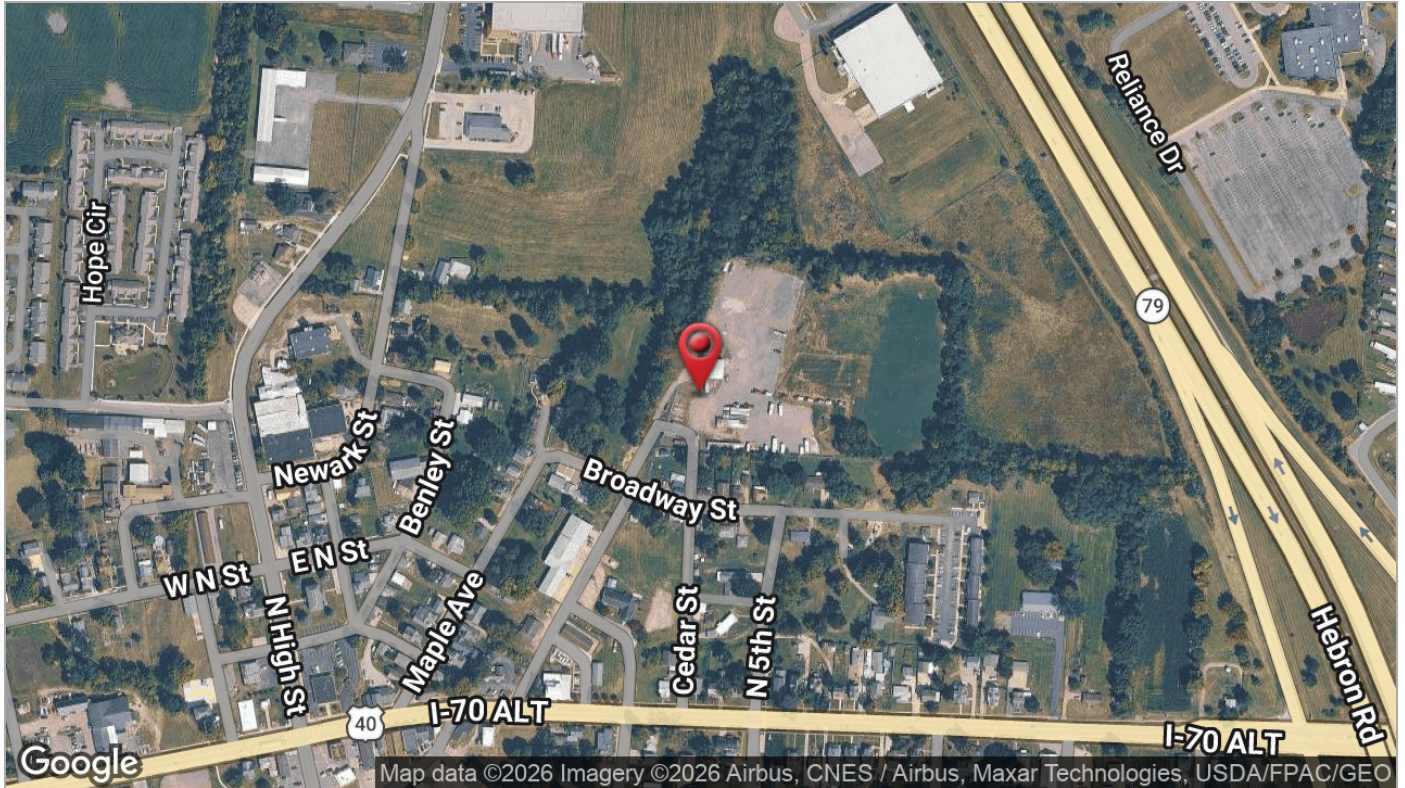
Dan Sheeran, Jr.

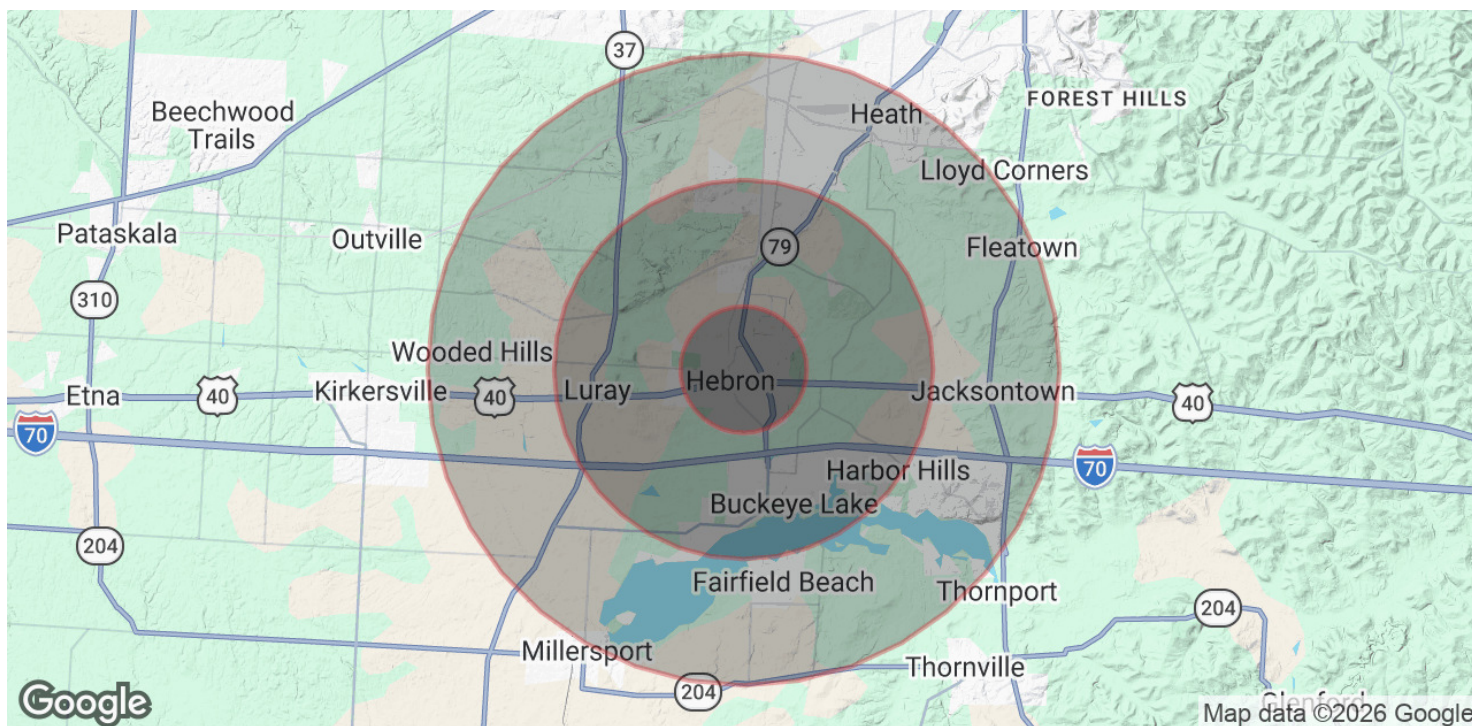
614 629 5228 • djsheeran@ohioequities.com

Mike Semon

614 629 5217 • msemon@ohioequities.com







POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	860	8,366	20,060
Average Age	40.1	46.6	47.1
Average Age (Male)	38.3	46.9	46.8
Average Age (Female)	44.2	47.2	47.2

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	420	4,260	9,746
# of Persons per HH	2.0	2.0	2.1
Average HH Income	\$46,079	\$60,451	\$71,599
Average House Value	\$102,970	\$140,425	\$182,678

2020 American Community Survey (ACS)