



27.8 ACRES

**Land Available
For Sale or Lease**

Asking Price

\$1,295,000

Lease Rate

Negotiable

CONTACT US

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Owner/Agent




207 Vine Street
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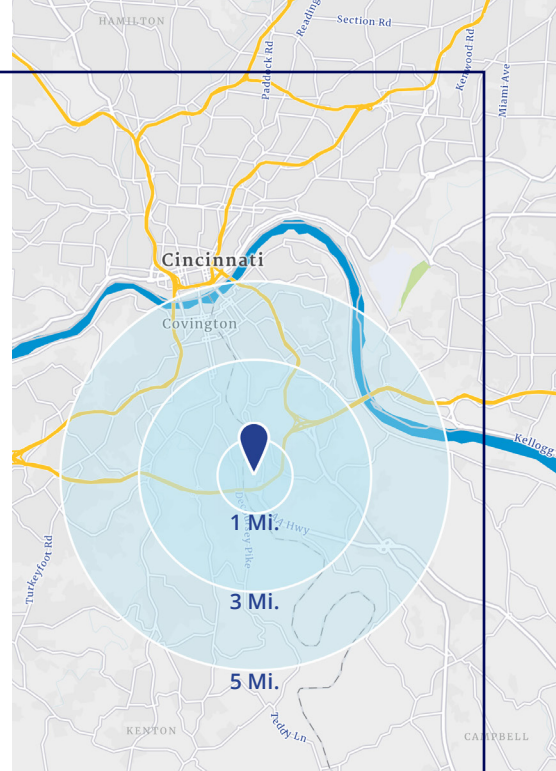
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Property Highlights

- Directly adjacent to the Licking River.
- Easily accessible from I-275 via exit 77 to Route 9 and AA Highway with off highway visibility.
- Zoned I-P (light industrial).
- County and city incentives are available.
- Topography is challenging with some acreage below the flood plain.
- Many nearby amenities including: Hampton Inn, Holiday Inn, Regal Cinemas, Town & County Sports and Health Club, United Dairy Farmers, Thortons, Mellow Mushroom, and Longnecks Sports Grill.

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| Demographics | 1 Mile | 3 Mile | 5 Mile |
|---|-----------|----------|----------|
|  Population | 2,762 | 43,982 | 136,504 |
|  Households | 1,110 | 19,193 | 58,567 |
|  Avg. HH Income | \$101,198 | \$83,465 | \$97,666 |



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