

# SALE

## 340 CENTRAL AVE | LAKE FREEDOM FISHING CLUB

340 Central Avenue Carlisle, OH 45005



### PROPERTY DESCRIPTION

9% CAP with HUGE Upside! Rare Opportunity 94-Acre Private Fishing & Recreation Club – Real Estate + Business

Lake Freedom Fishing Club is a one-of-a-kind investment opportunity located in Carlisle, Ohio. This 94-acre private property (78 acres of pristine water) combines both income-producing real estate and a thriving membership-based business.

The Club offers members exclusive access to a professionally managed, fully stocked lake featuring largemouth and smallmouth bass, striper bass, trout, walleye, catfish, crappie, and more. Amenities include rental fishing boats, docks, launches, hiking trails, picnic areas, and secure gated entry – all designed to create a premier recreational experience.

With 150+ active members averaging \$1,075 annually, the business generates a stable cash flow supported by a \$121,000 NOI and an 8.94% cap rate. Rolling 12-month memberships provide predictable revenue throughout the year, and all capital improvements have been completed – making this a turnkey operation.

Significant upside exists through expansion opportunities such as event pavilion rentals, corporate memberships, weekend lodging, food & beverage operations, tournaments, and fishing camps.

### OFFERING SUMMARY

Sale Price:	\$1,350,000
Lot Size:	94 Acres

DEMOGRAPHICS	3 MILES	5 MILES	10 MILES
Total Households	10,050	30,451	112,541
Total Population	25,066	78,418	281,156
Average HH Income	\$84,212	\$99,835	\$104,085

**Patrick Williams**  
(937) 360-9952

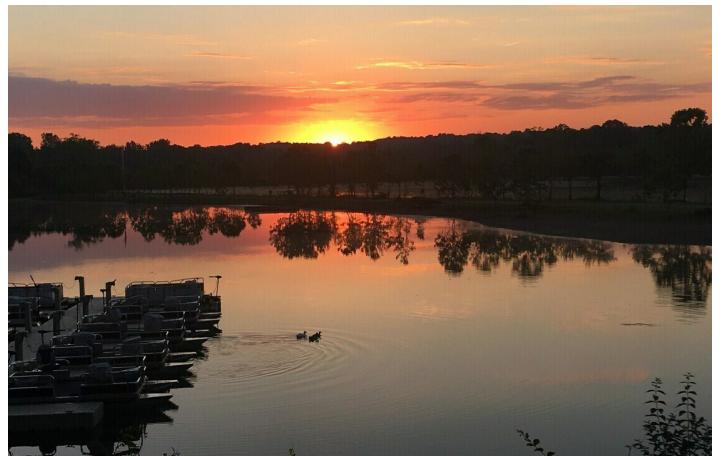
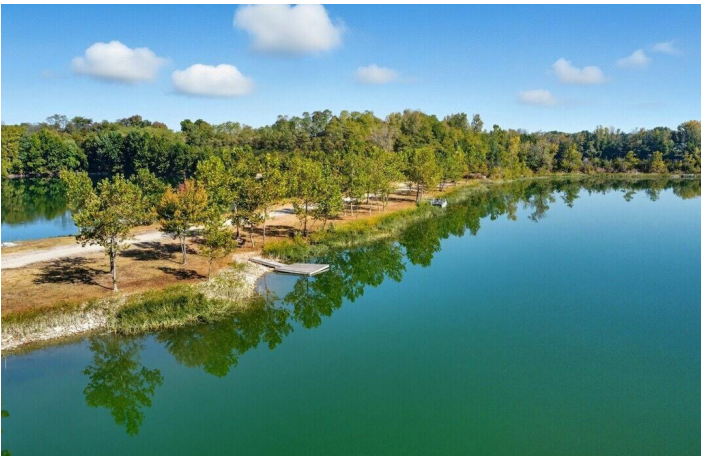
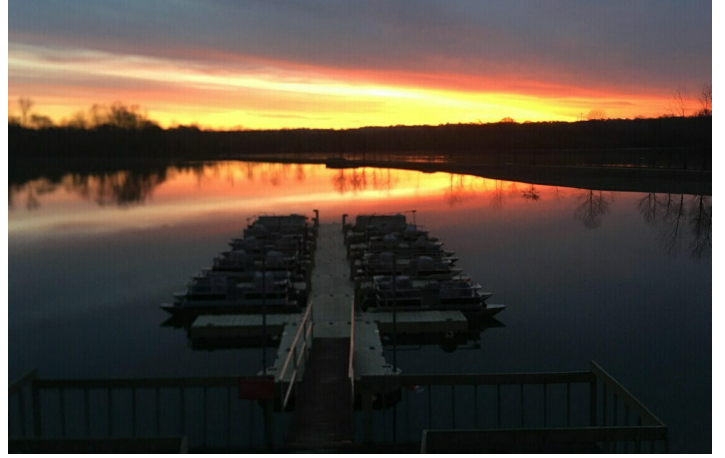


**COLDWELL BANKER**  
**COMMERCIAL**  
HERITAGE

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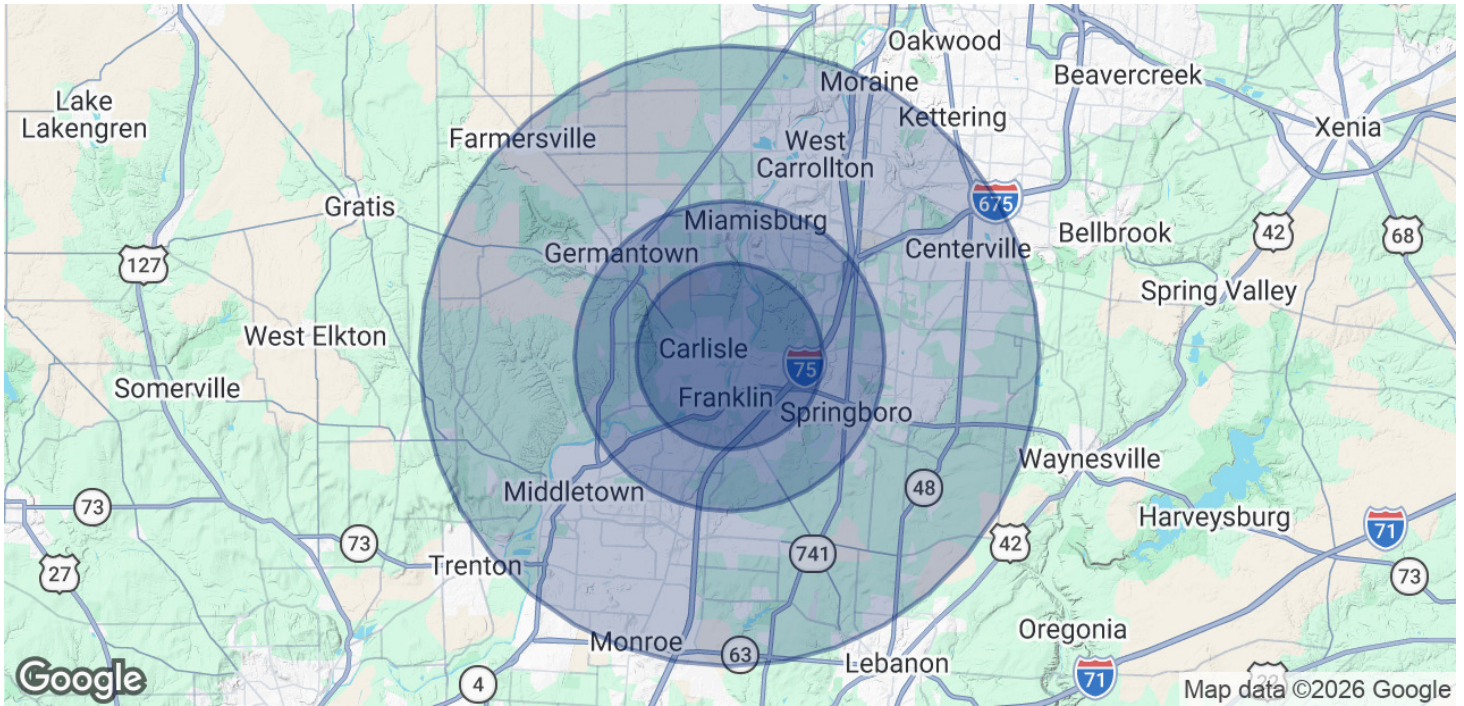


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POPULATION	3 MILES	5 MILES	10 MILES
Total Population	25,066	78,418	281,156
Average Age	39.2	39.8	40.7
Average Age (Male)	38.5	38.3	39
Average Age (Female)	41.6	41.7	41.7

HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	10,050	30,451	112,541
# of Persons per HH	2.5	2.6	2.5
Average HH Income	\$84,212	\$99,835	\$104,085
Average House Value	\$195,224	\$228,880	\$256,852

2023 American Community Survey (ACS)

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