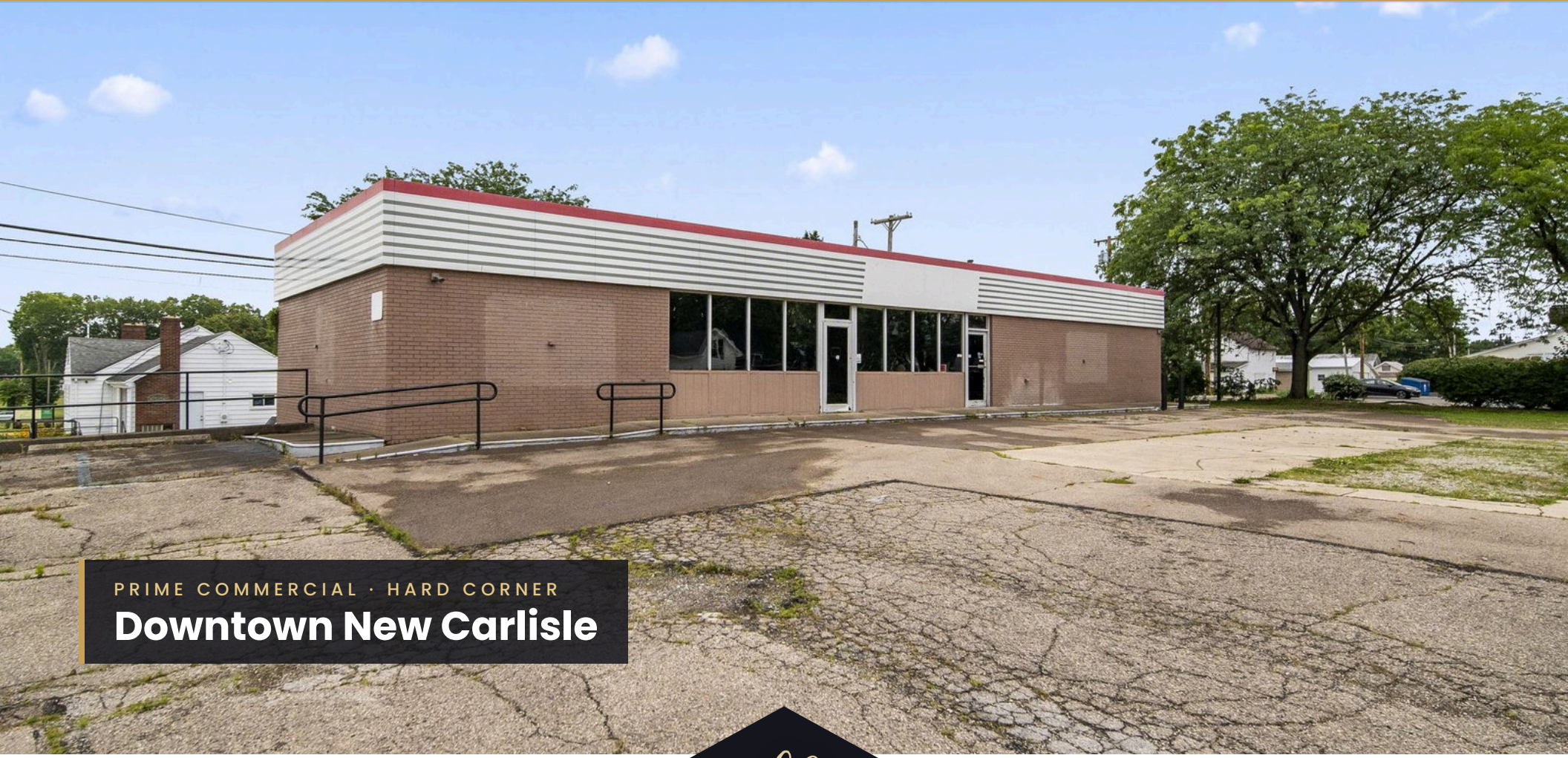


324 N Main St

New Carlisle, OH 45344

FOR SALE | \$650,000 | ±2,494 SF | ±0.50 AC



PRIME COMMERCIAL · HARD CORNER

Downtown New Carlisle



HIGHLIGHTS

- ▶ **Sale Price:** \$650,000
- ▶ **Building Size:** ±2,494 SF — single-story masonry (built 1990)
- ▶ **Lot Size:** ±0.50 acres — signalized hard corner
- ▶ **Location:** N Main St (SR 235) & Lake Ave, downtown New Carlisle
- ▶ **Three points of ingress / egress** with ample on-site parking
- ▶ **Zoning:** Commercial — flexible permitted uses
- ▶ **Underground storage tanks (USTs) have been removed**
- ▶ **Deed restriction:** no gas station or convenience store use
- ▶ **Strong neighbors:** PNC Bank, Speedway & New Carlisle Public Library



324 N Main St

FOR SALE



DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
Population	5,500	17,000	26,500
Households	2,200	6,800	10,600
Median HH Income	\$64,400	\$70,000	\$74,700

NEW CARLISLE · CLARK COUNTY, OH

Figures are approximate radius estimates derived from U.S. Census Bureau (ACS) and area data; New Carlisle city population ≈ 5,540 with median household income of \$64,443 (2024), and a 5-mile-radius median household income of ≈ \$74,700. Verify with a full demographic report before relying on these numbers.



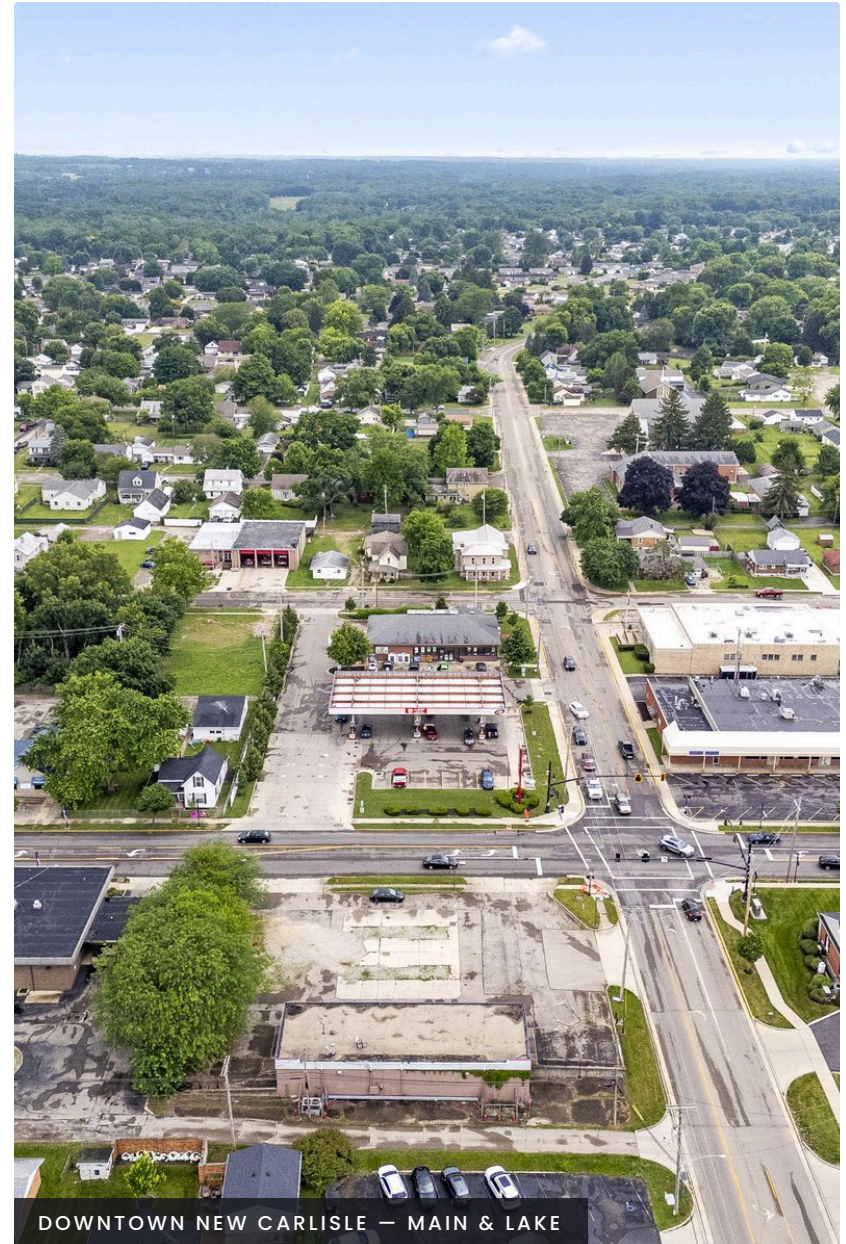
N MAIN ST CORRIDOR · NEW CARLISLE TRADE AREA

LOCATION & ACCESS

- ▶ **Signalized hard corner** at N Main St (SR 235) & Lake Ave — the primary north–south route through New Carlisle.
- ▶ **High visibility & access:** three curb cuts / points of ingress & egress on a ±0.50-acre corner parcel.
- ▶ **Established trade area:** adjacent to PNC Bank, Speedway, U.S. Post Office and the New Carlisle Public Library.
- ▶ **Utilities:** municipal water & sewer; served by Tecumseh Local School District.
- ▶ **Flexible re-use:** well-suited to retail, medical, office or service uses — gas station & convenience store excluded by deed restriction.

APPROXIMATE DRIVE TIMES

Springfield, OH	~20 min · 12 mi
Dayton Int'l Airport	~25 min · 18 mi
Downtown Dayton	~30 min · 20 mi
I-70 (via SR 235)	~15 min



324 N Main St · New Carlisle, OH 45344



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Disclaimer

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Prospective purchasers should conduct their own independent due diligence and analysis, including verification of zoning, permitted uses, legal descriptions, square footage, demographics, and all other information. The property is offered subject to prior sale, lease, or withdrawal from the market without notice.