



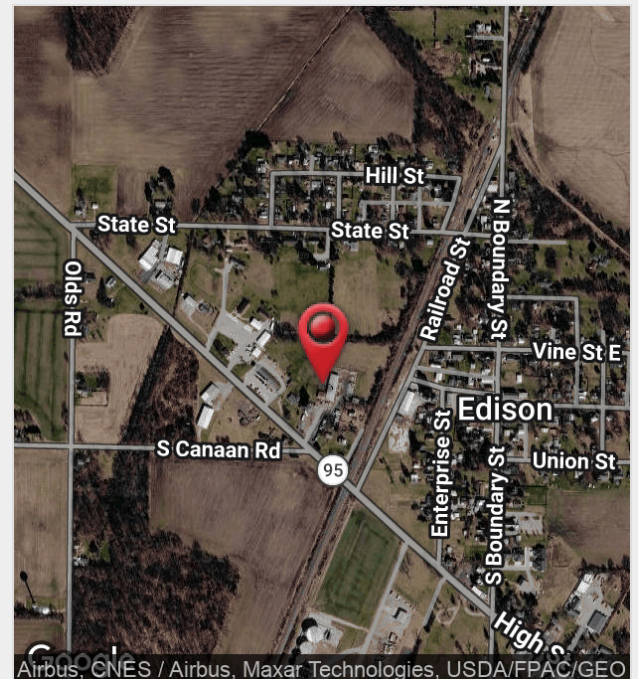
## 544 W High Street

544 W High St, Edison, Ohio 43320

### Property Features

- Owner-User or Development Opportunity in Edison, Ohio
- 5.16 Acres Total – Expansion, Outdoor Storage, or New Development
- Potential for Multi-Tenant Automotive/Industrial Campus
- 9,966 SF Building
- 14'–16' Ceilings in 4,950 SF Service Area
- Four Auto Lifts Included (2x 7,000 lb., 1x 12,000 lb., 1x 14,000 lb.)
- Showroom/Waiting Area Large Enough to Display Vehicles
- Five Offices Supporting Operations
- Built in 1978 and Renovated in 1996
- 45,000 SF Asphalt Lot with Extensive Parking/Display
- City Sewer and Delco Water in Place
- Direct Adjacency to Active CSX Rail Line – Rare Rail-Served Potential
- 7,500+ Cars Daily Along State Route 95 (High St)
- Convenient Access to I-71 and U.S. 23, Minutes from Mount Gilead

**Sale Price: \$1,099,000**



For more information:

**John Mally**

614 629 5254 • [jmally@ohioequities.com](mailto:jmally@ohioequities.com)

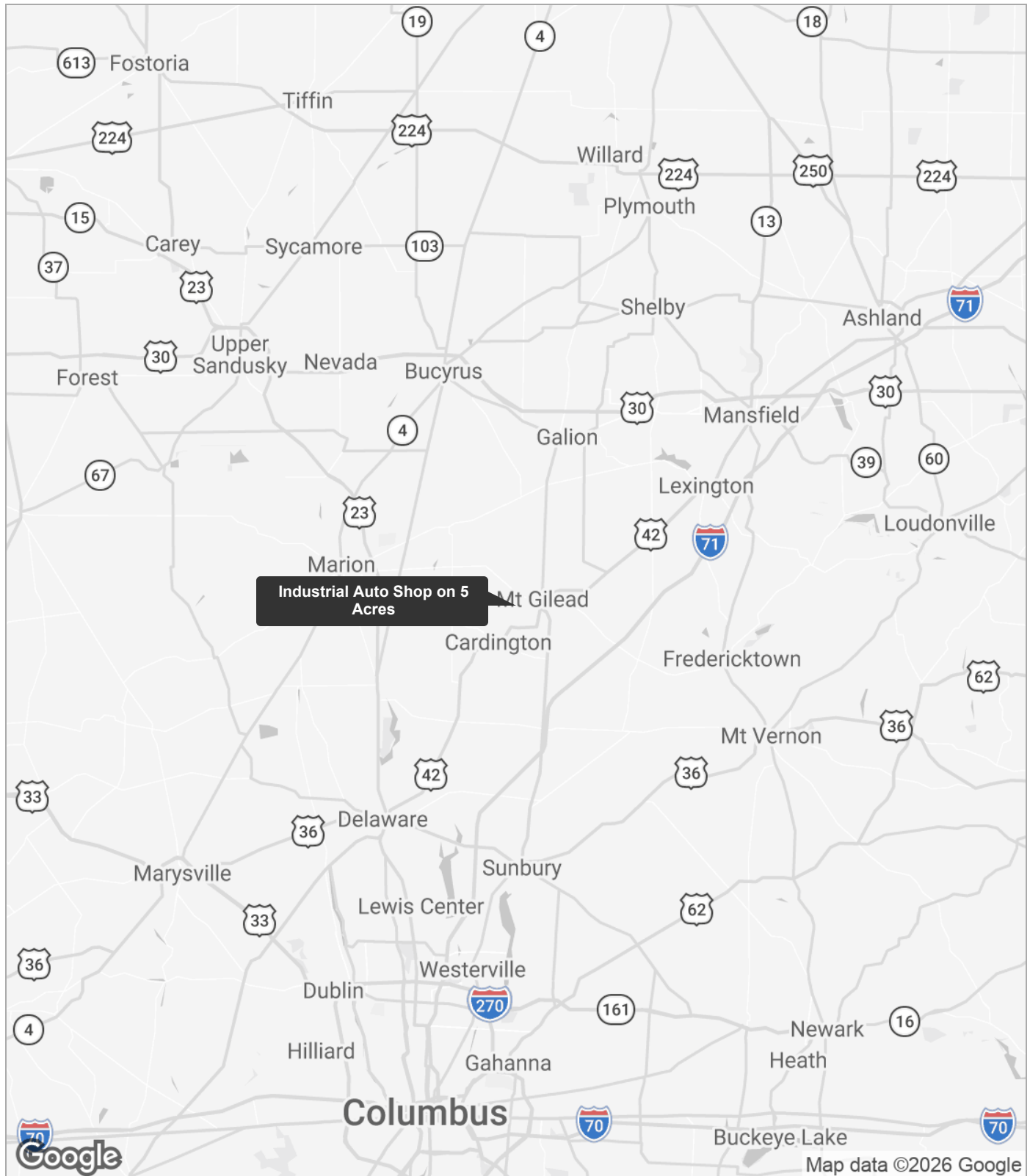


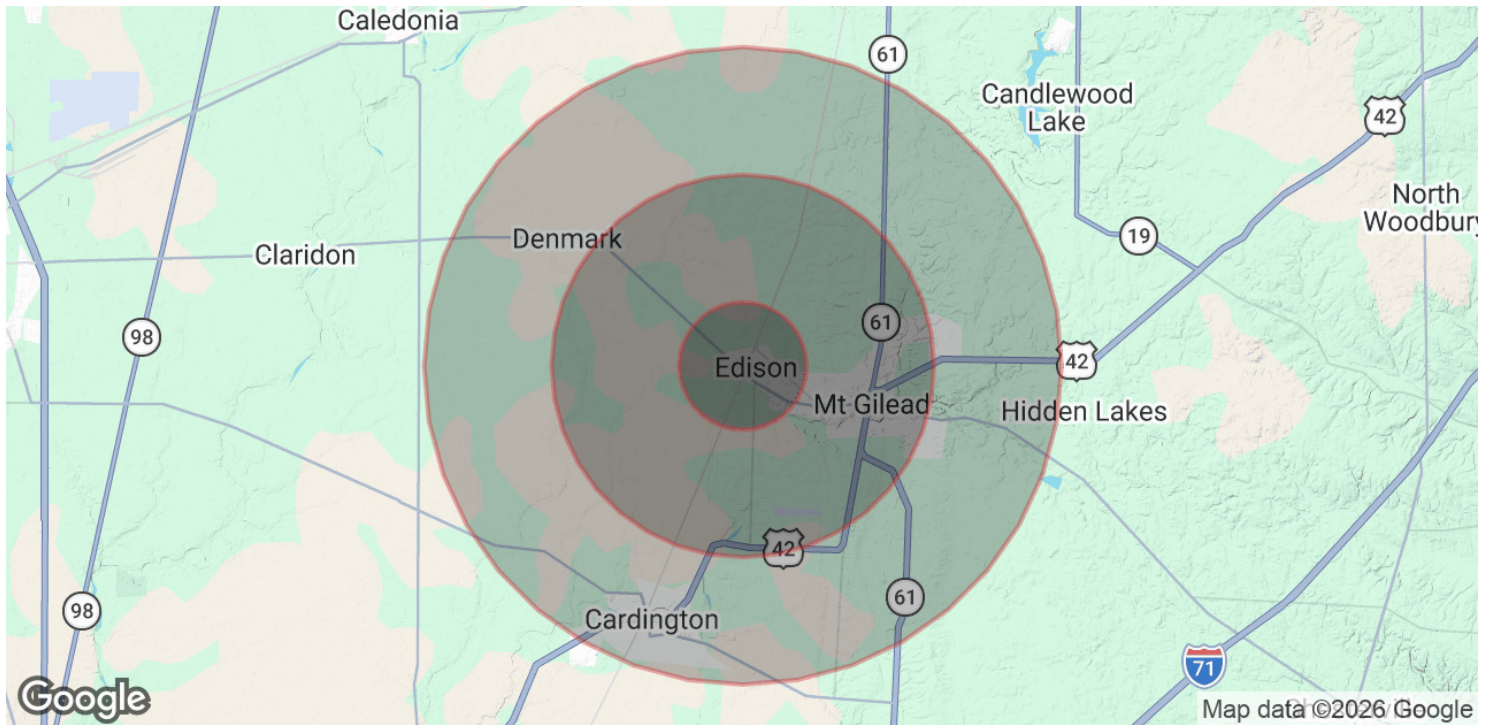












### POPULATION

|                      | 1 MILE | 3 MILES | 5 MILES |
|----------------------|--------|---------|---------|
| Total Population     | 1,059  | 3,915   | 9,232   |
| Average Age          | 35.0   | 39.5    | 43.7    |
| Average Age (Male)   | 40.1   | 40.0    | 43.1    |
| Average Age (Female) | 35.9   | 43.3    | 46.3    |

### HOUSEHOLDS & INCOME

|                     | 1 MILE    | 3 MILES   | 5 MILES   |
|---------------------|-----------|-----------|-----------|
| Total Households    | 480       | 1,637     | 3,704     |
| # of Persons per HH | 2.2       | 2.4       | 2.5       |
| Average HH Income   | \$55,675  | \$64,081  | \$77,839  |
| Average House Value | \$165,976 | \$181,510 | \$200,482 |

2023 American Community Survey (ACS)