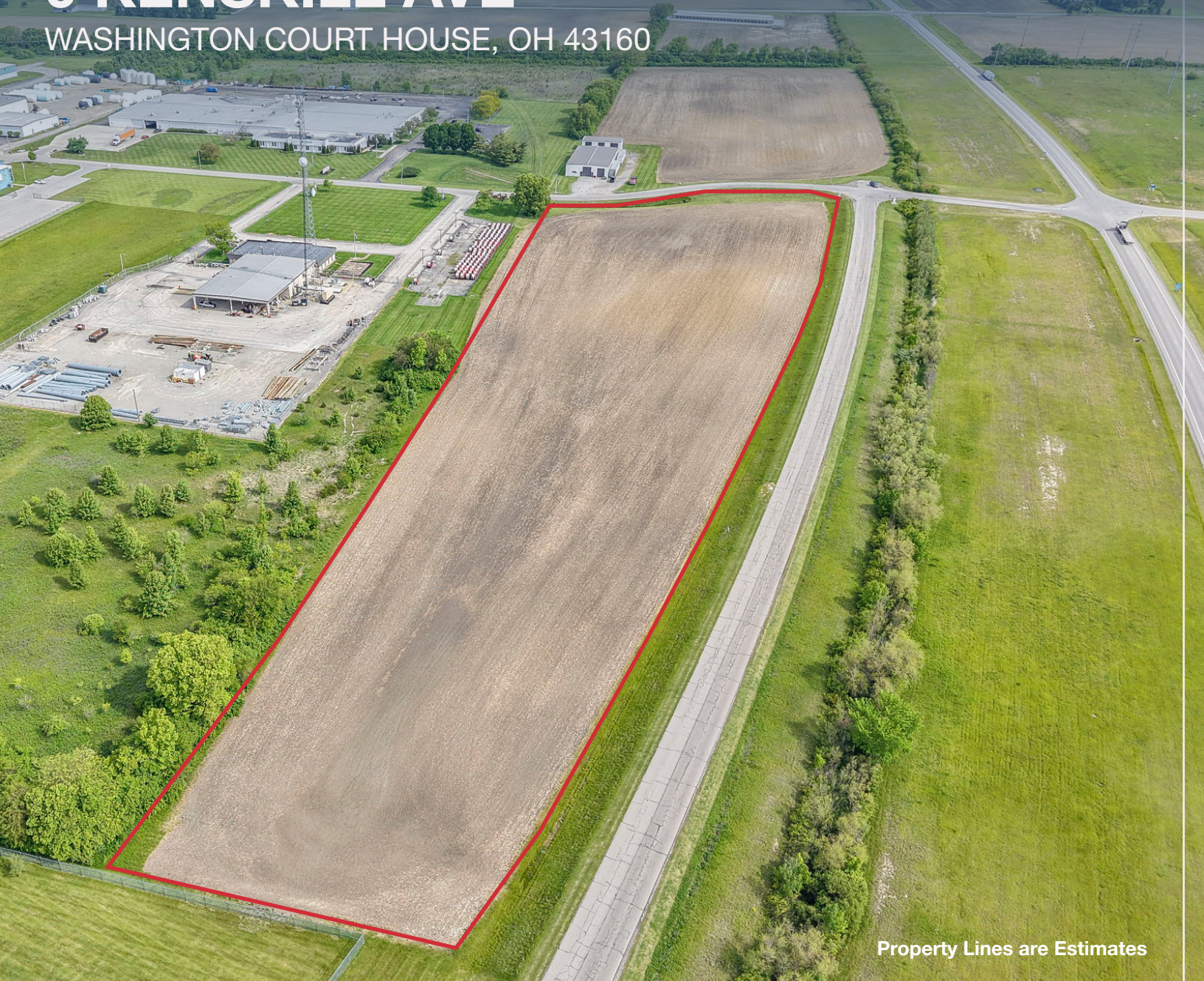


# 0 KENSKILL AVE

WASHINGTON COURT HOUSE, OH 43160



Property Lines are Estimates

## ±7.30 ACRES AVAILABLE FOR INDUSTRIAL DEVELOPMENT

Located at the corner of Kenskill Avenue and Doane Drive in Washington Court House, this 7.30-acre land opportunity offers a strategic location for future development within a growing Fayette County market. Positioned with convenient access to major thoroughfares, the highly visible site provides strong potential for a variety of industrial uses with its Limited Industrial (LI) zoning.

The property benefits from its proximity to regional transportation routes, providing connectivity to nearby population centers including Columbus, Cincinnati, and Dayton. Surrounded by established businesses and residential neighborhoods, the site combines accessibility with everyday convenience for future users, customers, and employees.

**NA**Ohio Equities

**Chad Boggs**

614-629-5261

[cboggs@ohioequities.com](mailto:cboggs@ohioequities.com)

# PROPERTY SUMMARY



**Location** Corner of Kenskill Ave and Doane Drive in Washington Court House OH, 43160

**Sale Price** \$499,000

**Acreage** ±7.30 Acres

**Utilities** Water & Electric

**Lot Frontage** ±381' (Approximate)

**Lot Depth** ±1,126' (Approximate)

**Current Zoning** Limited Industrial (LI)

**County** Fayette

**Parcel ID** 214-021-0-00-021-00

## PERMITTED USES

**Industrial Categories** Industrial Product Sales  
Industrial Service  
Manufacturing & Production  
Warehouse & Distribution

**Sales & Service Categories** Retail Product Sales & Service  
Vehicle Service  
General Office Activities (Conditional)  
Personal Service (Conditional)

**Other Activities** Radio/Television Broadcast Facility  
Off Premises Signs

# PROPERTY AERIAL



Property Lines are Estimates

## PROPERTY HIGHLIGHTS

- ▶ Ideal for Industrial Development
- ▶ 7.30 Acre Property
- ▶ Zoned Limited Industrial (LI)
- ▶ Flexible Zoning for a Range of Industrial Uses
- ▶ Surrounded by Other Industrial Users
- ▶ Easy Access to SR-753 with High Visibility
- ▶ Convenient to Major Transportation Routes
- ▶ Strategically Located Between Columbus and Cincinnati



**FAYETTE**  
COUNTY | OHIO

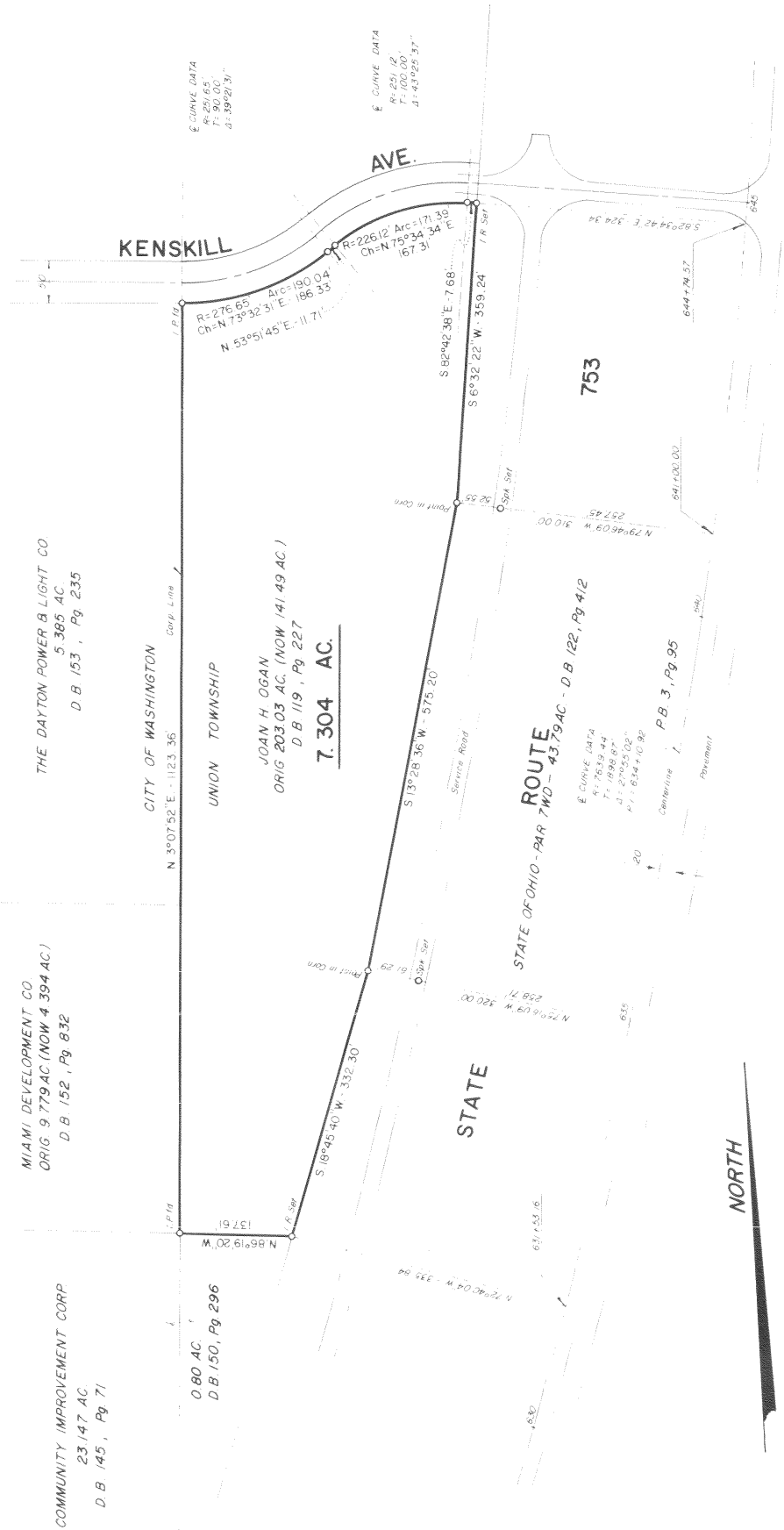
## WHY CHOOSE FAYETTE COUNTY?

Our mission is to support economic growth and prosperity in Fayette County, Washington Court House and the state of Ohio by providing resources that support business development, attracts investment, and enhances workforce capabilities. We aim to facilitate connections between businesses, investors, and community resources while promoting the unique advantages and opportunities within our county.

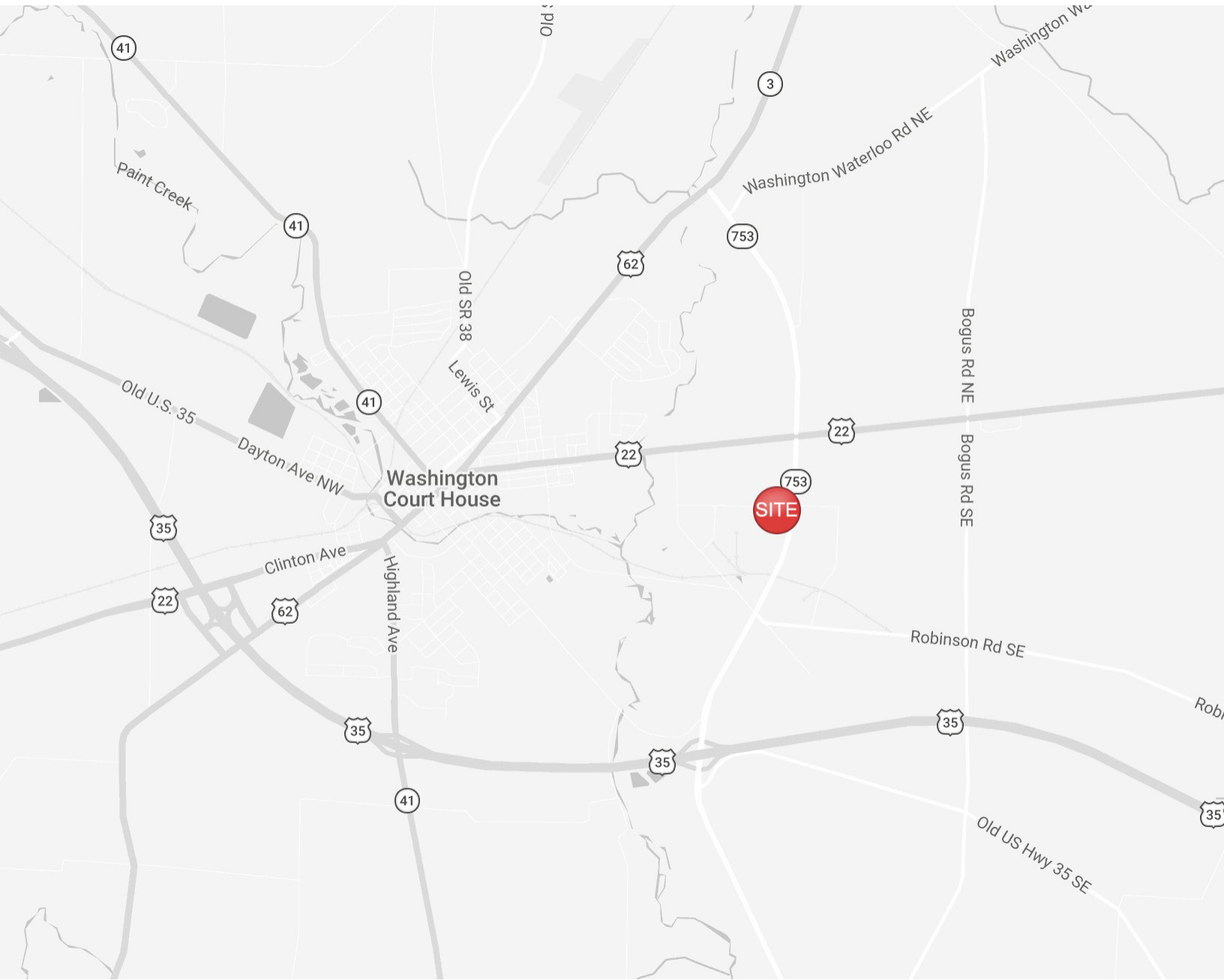
# SURROUNDING INDUSTRIAL



# SURVEY



# LOCATION MAP



## CURRENT DEMOGRAPHICS



**15,555 RESIDENTS**



**39.3 MEDIAN AGE**



**\$79,648 AVERAGE HOUSEHOLD INCOME**



**12,451 LABOR FORCE 16 YEARS AND OLDER**



**\$160,227 MEDIAN HOME VALUE**



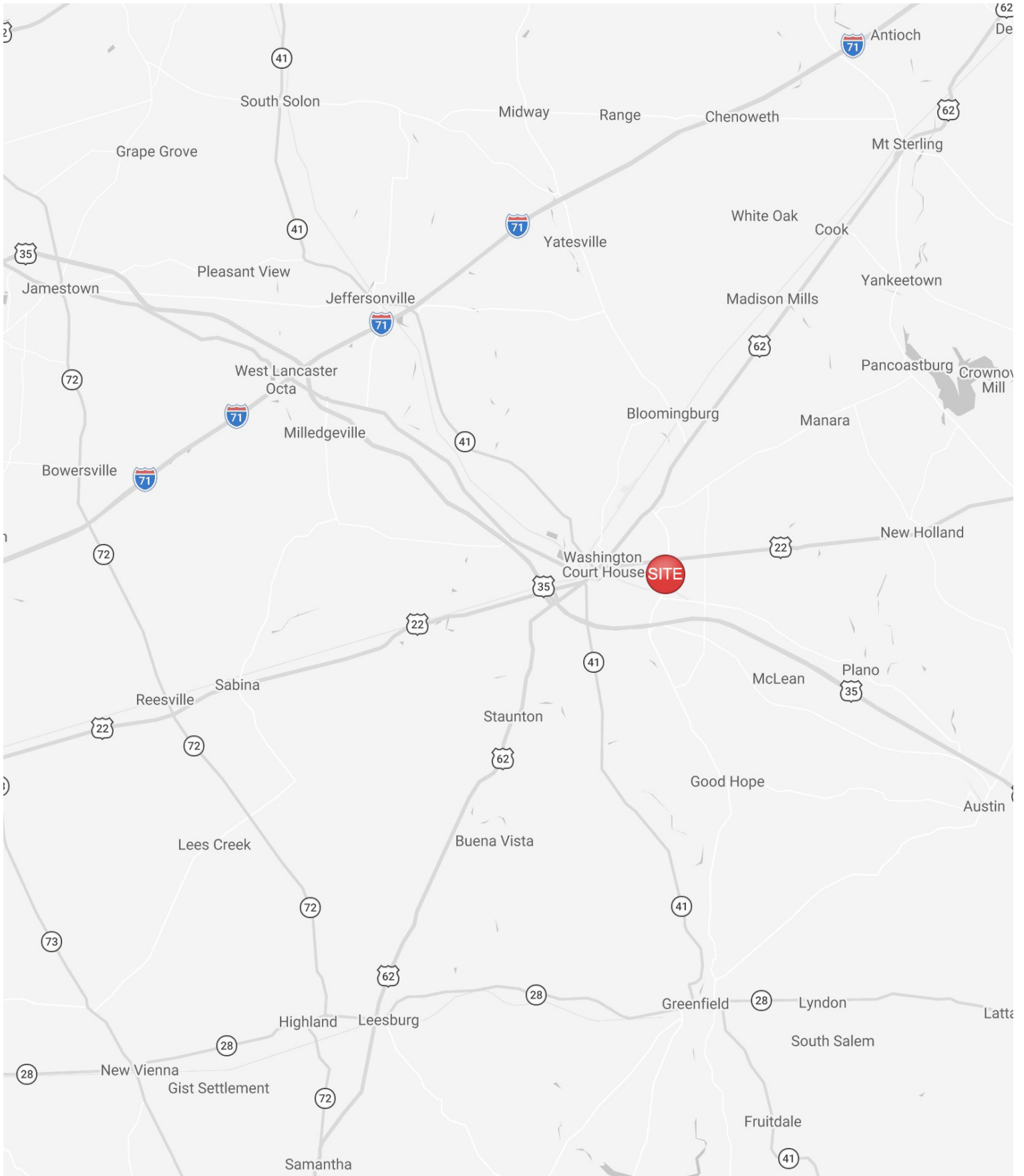
**505 TOTAL BUSINESSES**

**Based on 3 mile radius.**

©2026, Sites USA, Chandler, Arizona, 480-491-1112 Demographic Source: Applied Geographic Solutions 11/2025, TIGER Geography - RFULL9

This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty

# LOCATION MAP



# FOR MORE INFORMATION



**Chad Boggs**

Senior Associate



614-629-5261



614-595-2752



[cboggs@ohioequities.com](mailto:cboggs@ohioequities.com)

