

146 E Main Street

Plain City, OH 43064



TJ Tripp
Broker/Owner

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REALTY

Property Lines are Approximate

The information contained herein has been obtained from the property owner or other sources that we deem reliable. Although we have no reason to doubt its accuracy, no representation or warranty is made regarding the information, and the property is offered "as is". The submission may be modified or withdrawn at any time by the property owner.

LOT INFO

Address	146 E Main St, Plain City, OH 43064
Listing Price	\$475,000
Property Type	Commercial Land
Proposed Use	Mixed Use / Commercial
Total Lot Size	0.32 AC (70' x 120')
Zoning	B-3 – Business District
Madison County Parcel Number	04-00414.000





brick house blue



FARMERS MARKET



THE DEPOT

SPLASH PAD

THE TOWN SQUARE



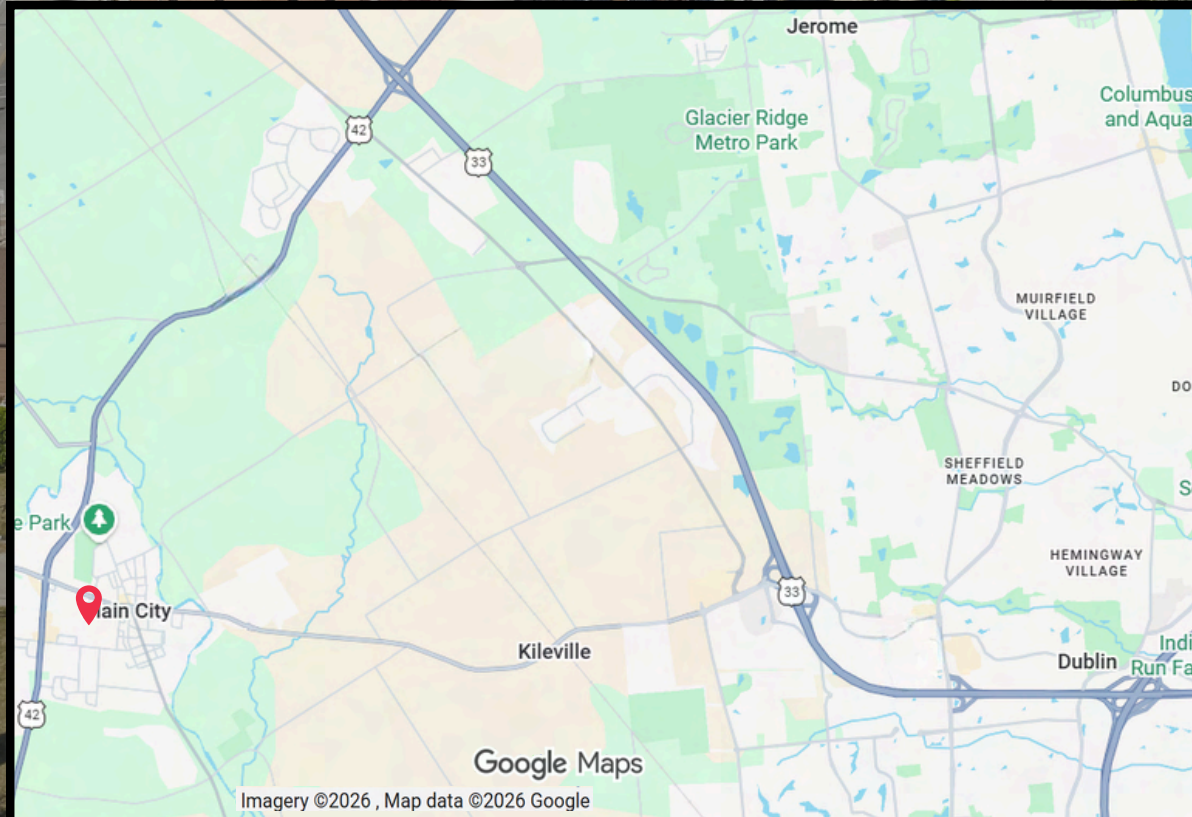
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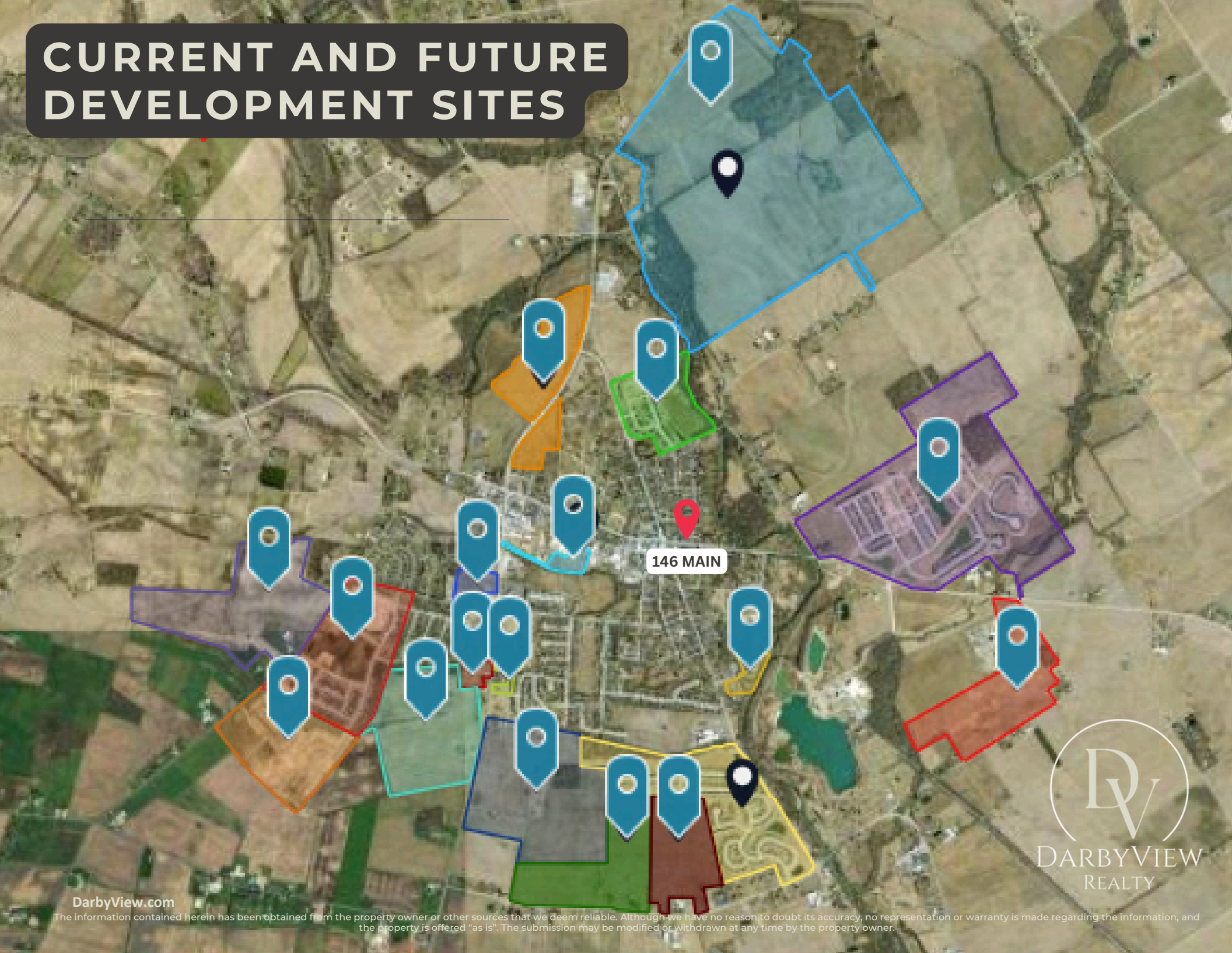


PROPERTY HIGHLIGHTS

- Only commercial site currently available in the uptown area of Plain City
- Uptown HD zoning allows for flexible use, including commercial with multifamily upper floors
- Located near community events, retail nodes, and major regional thoroughfares
- 0.32-acre lot equipped with water, sewer, and utility connections already in place
- Strong pedestrian traffic and access to public parking
- Shovel-ready — no waiting on future sewer/tap availability (some nearby areas face timelines into 2030)



CURRENT AND FUTURE DEVELOPMENT SITES



146 MAIN



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EXECUTIVE SUMMARY

146 E Main Street presents a rare opportunity to secure a shovel-ready commercial development site in the heart of Uptown Plain City. This 0.32-acre parcel is the only available pad site in the immediate area and offers excellent visibility and accessibility along East Main Street.

The property benefits from existing access to public water and sewer — a significant advantage in a market where some other Plain City development areas are waiting on future infrastructure expansion, with sewer taps potentially unavailable until 2030. This site is ready for development today.

Zoning allows for ground-floor commercial uses with the potential for multifamily residential above, creating flexibility for a retail, restaurant, office, mixed-use, or investment project in an established commercial corridor.

Situated within Plain City's historic Uptown district, the property benefits from established businesses, surrounding residential neighborhoods, strong pedestrian activity, public parking, and year-round community events and festivals. The location provides convenient access to U.S. 42 and other regional routes connecting to the broader Central Ohio market. With continued residential growth and investment throughout Plain City, this offering gives developers and business owners the opportunity to establish a presence in the community's core — without the extended infrastructure timeline associated with other development areas in the area.

ZONING AREAS

DRAFT_PLAIN CITY UPDATED ZONING MAP
PUD PLANNED UNIT DEVELOPMENT



RU RURAL DISTRICT



RS2 SINGLE-FAMILY RESIDENTIAL DISTRICT



RS2A SINGLE-FAMILY RESIDENTIAL DISTRICT



RS3 OLD TOWN RESIDENTIAL DISTRICT



MFR MULTI-FAMILY RESIDENTIAL DISTRICT

B1 NEIGHBORHOOD BUSINESS DISTRICT



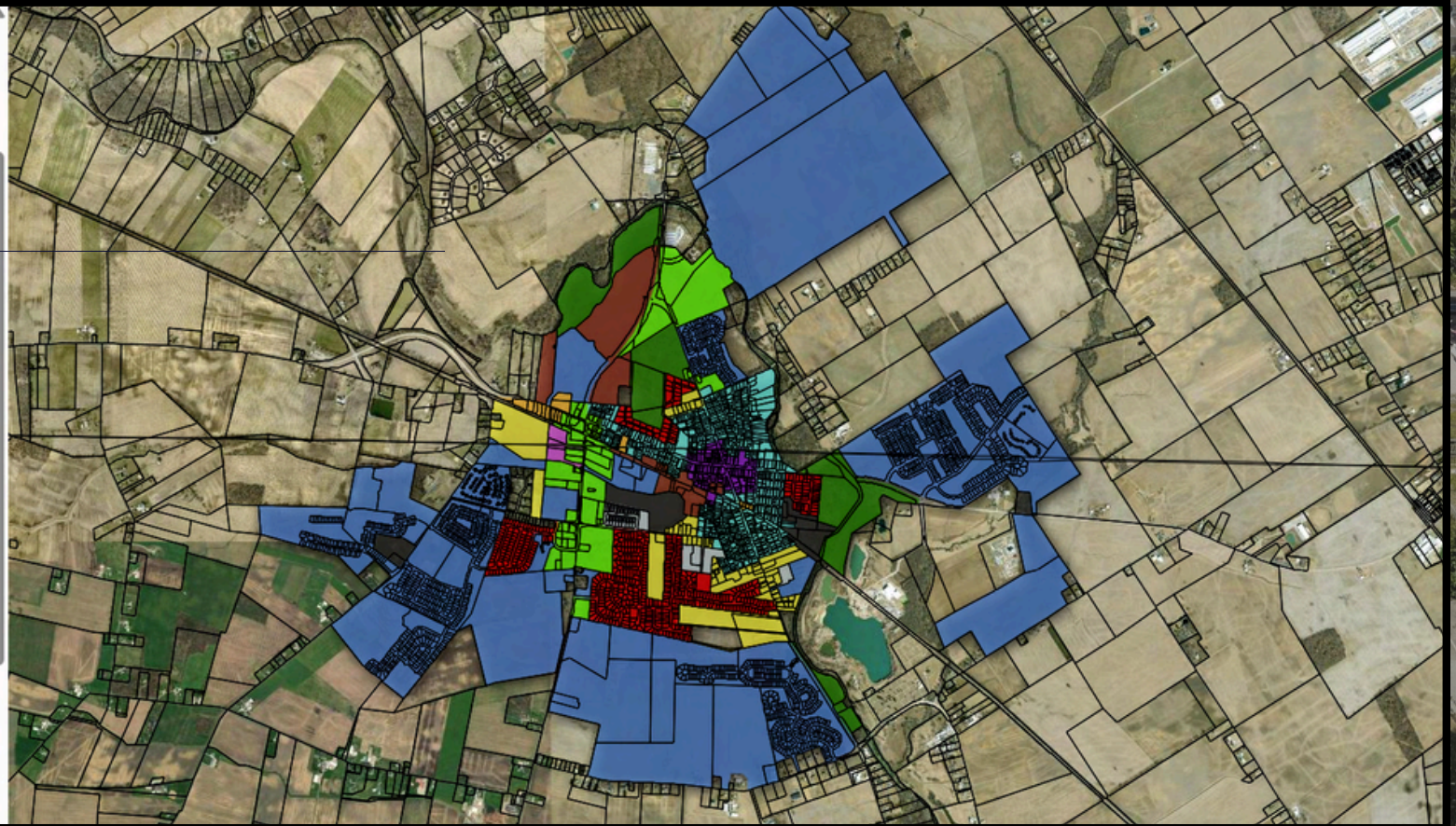
B2 COMMUNITY BUSINESS DISTRICT



B3 CENTRAL BUSINESS DISTRICT



I1 RESTRICTED INDUSTRIAL DISTRICT



- Retail or restaurant storefront
- Professional office space
- Mixed-use building with ground-floor commercial and upper-floor residential



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