

[Google-Maps](#)

565 RIVER

FOR SALE OR GROUND LEASE

565 River St.

Madison, OH 44057

565 RIVER

HIGHLIGHTS:

Price: \$375,000

Zoning: B-4 Freeway Business

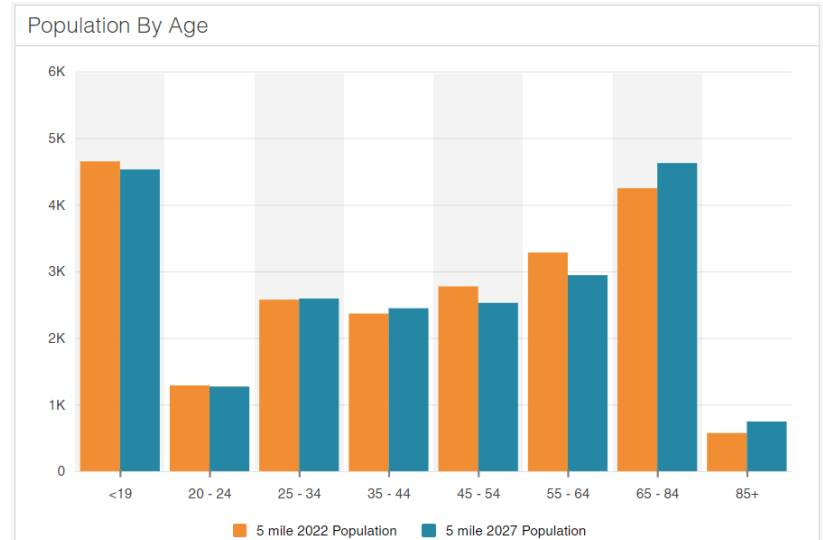
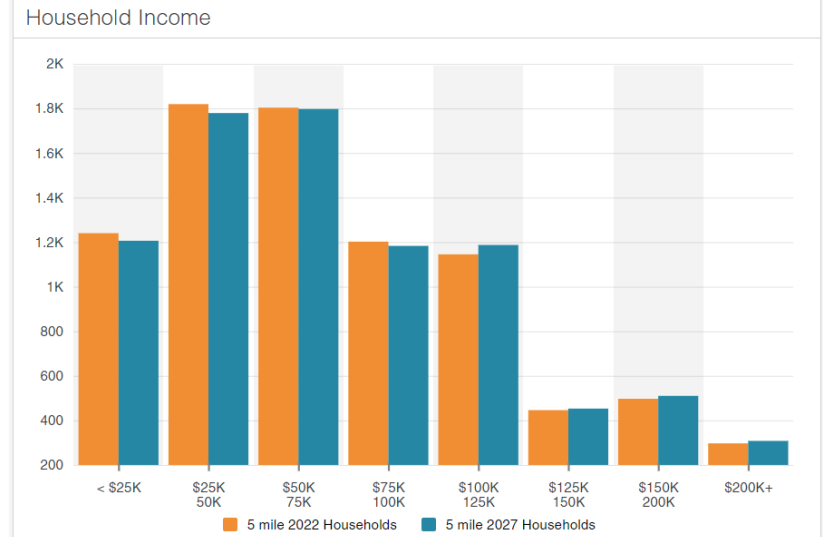
Land: 2.32 (2.165) Acres

Parcel: 02-A-002-0-00-004-0

- ALL UTILITIES AT STREET
- Recent investment in market
New Holiday Inn hotel, Sheetz, Love's, and 150,000 sf Great Lakes Power Headquarters under construction with 80 full time employee's
- 30 Wineries in 3 mile radius
- Large site with multiple use opportunities
- Easement access to R.W. Parkway
- 10 YEAR TAX ABATEMENT

DEMOGRAPHICS

POPULATION	3 MILE	5 MILE	10 MILE
2022 Current	5,973	21,758	62,885
INCOME			
2022 Average	\$81,491	\$80,193	\$77,287

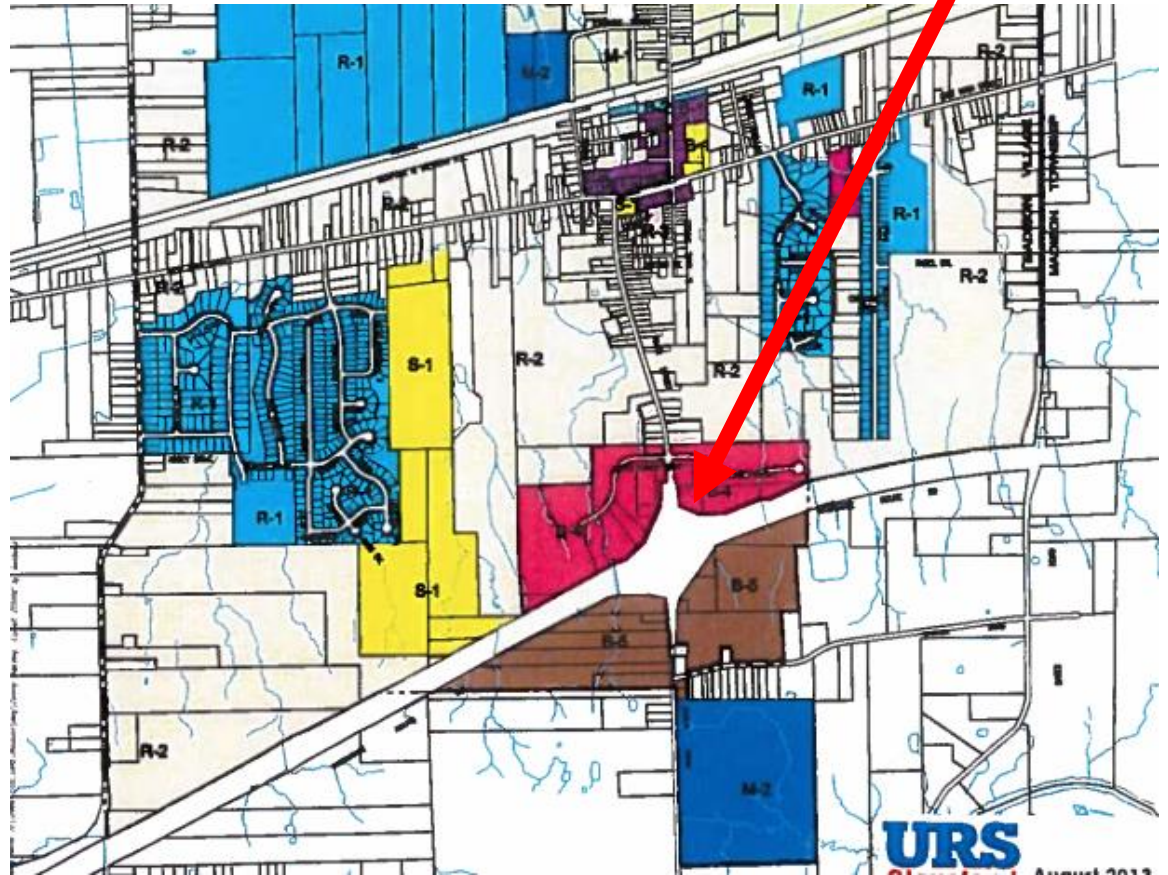


ZONING

Zoning: B-4 Freeway Business

Sample Uses Permitted:

- Nursing/Aging, Hotel
- Restaurant/Fast food, bank, day-care, retail
- Ambulatory, medical, emergency,
- Vehicle sales, car wash, gas/service
- Business park,
- Etc.



Reference to specific zoning uses: [LINK](#)

*see page 39

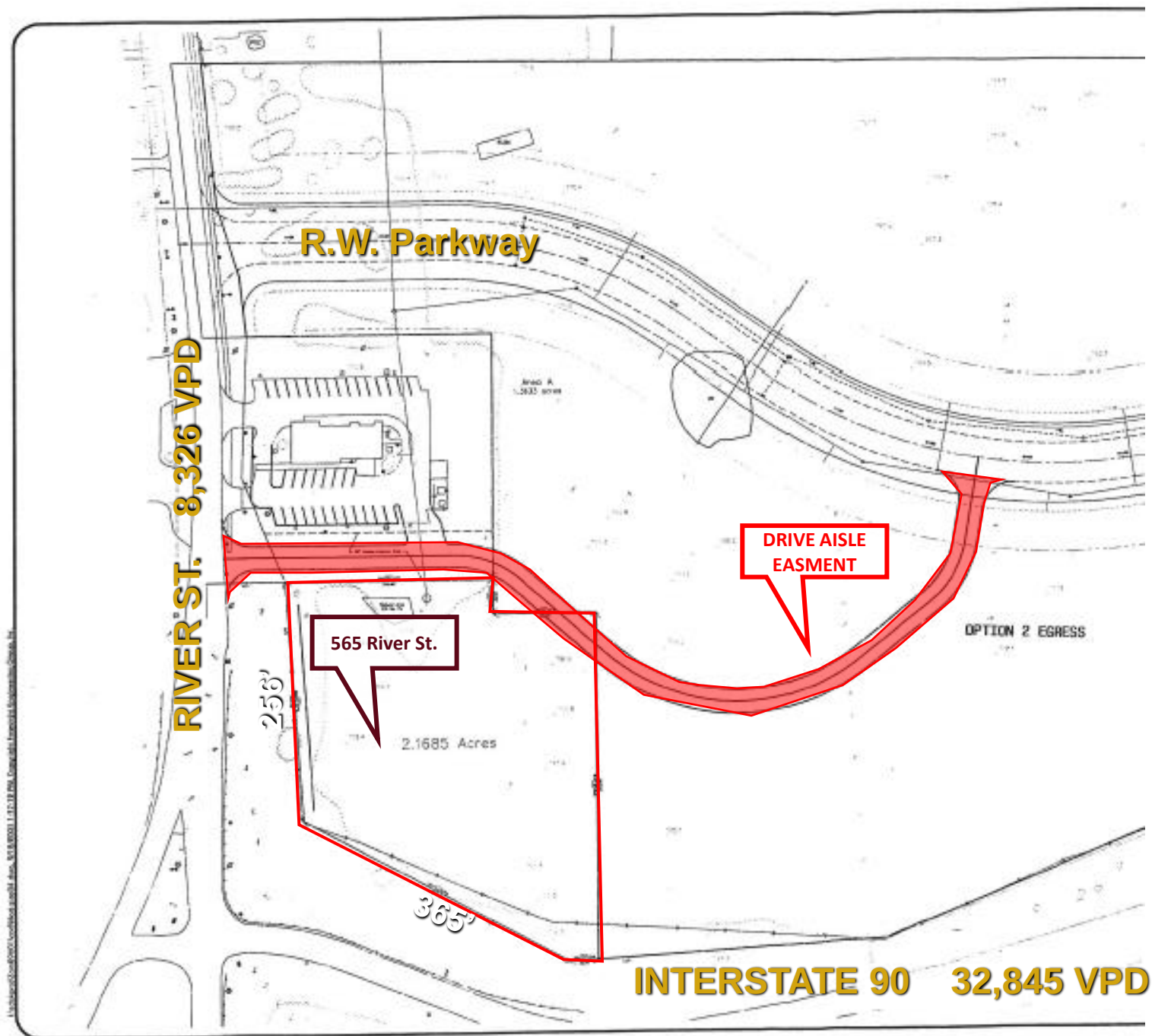
MAPPING



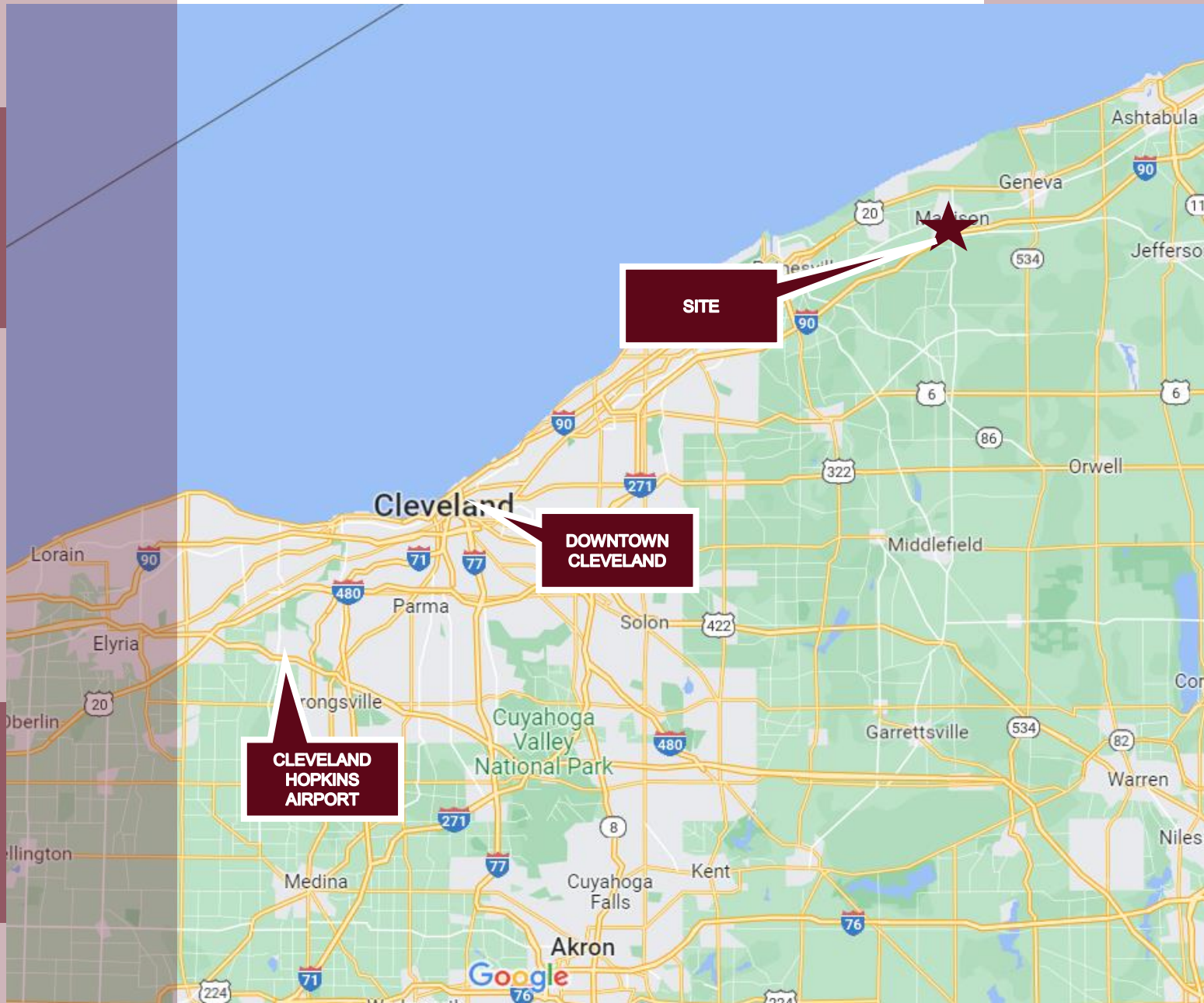
TOPOGRAPHY



SURVEY + EASEMENT



LOCATION MAPPING



FOR MORE INFO

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