

# LAND AVAILABLE

2255 Michigan St.  
Sidney, OH 45365



## AVAILABLE APPROXIMATELY 4.13 ACRES

### HIGHLIGHTS

- Asking \$500,000
- Ideally situated near the intersection of W. Michigan Street and Vandermark Road
- Located less than one-half a mile from I-75 interchange, adjacent to a brand new Aspen Dental and Well Now Urgent Care
- Sidney, Ohio is the county seat of Shelby County, Ohio
- Sidney is located approximately 36 miles north of Dayton and 100 miles south of Toledo along I-75
- Neighboring retailers include Super Walmart, Kroger, Lowe's, Menards, Tractor Supply, Dollar Tree, Aldi and more
- Neighboring restaurants include Bob Evans, Applebee's, Buffalo Wild Wings, McDonald's, Chipotle, Culver's, Burger King, Taco Bell and more

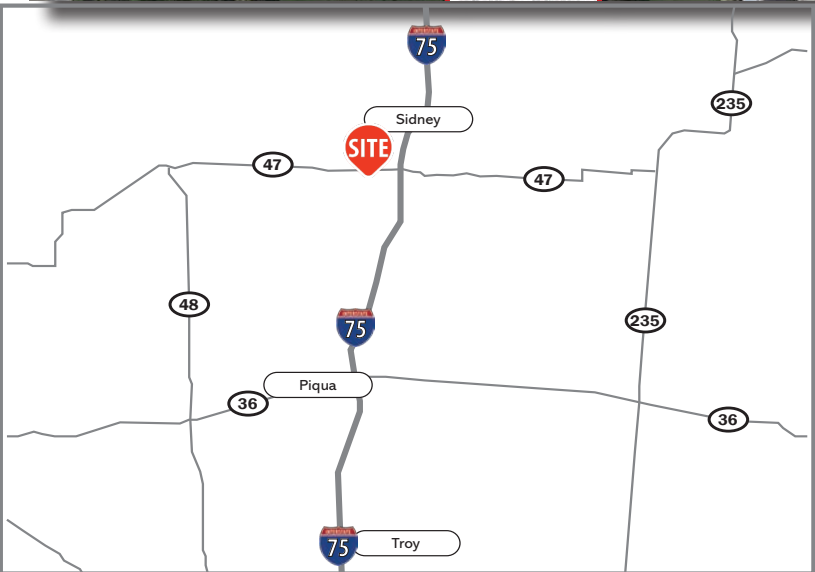
### TRAFFIC COUNTS

- 22,452 VPD on Michigan St.
- 8,063 VPD on Vandermark Rd.

### DEMOGRAPHICS

2024 Estimates	1 miles	3 miles	5 miles
Population	2,669	20,632	25,915
Households	1,134	8,640	10,723
Average HH Income	\$75,185	\$90,064	\$96,091
Daytime Employees	9,893	18,075	18,772

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## ANCHOR ASSOCIATES

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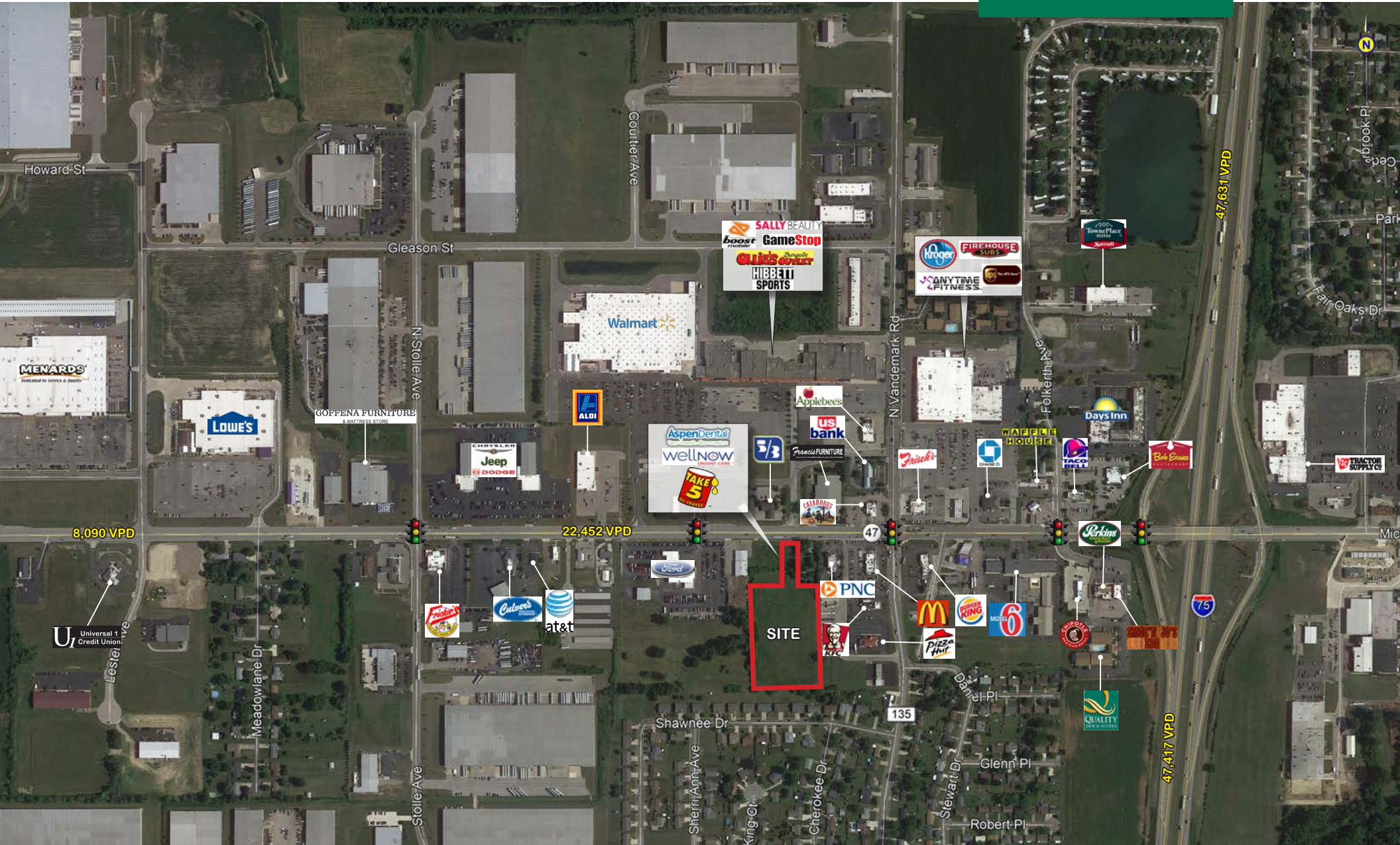




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