



# Development Opportunity

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## State Route 3 & US 22 Wilmington, Ohio

### Property Highlights

- ± 20 acres in one parcel with 600' of frontage on SR 3 & US 22
- Divisible with outlots available
- Zoned: Industrial with conditional use of retail/commercial
- All utilities on SR 3 & US 22 at adjacent property
- Located at the interchange of the Wilmington By-Pass in Clinton County, across from Walmart Superstore and near Wilmington Airpark

# 2021 Demographics

Miles	Population	Avg. Household Income
1	4,458	\$59,183
3	13,517	\$61,527
5	16,715	\$64,757



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