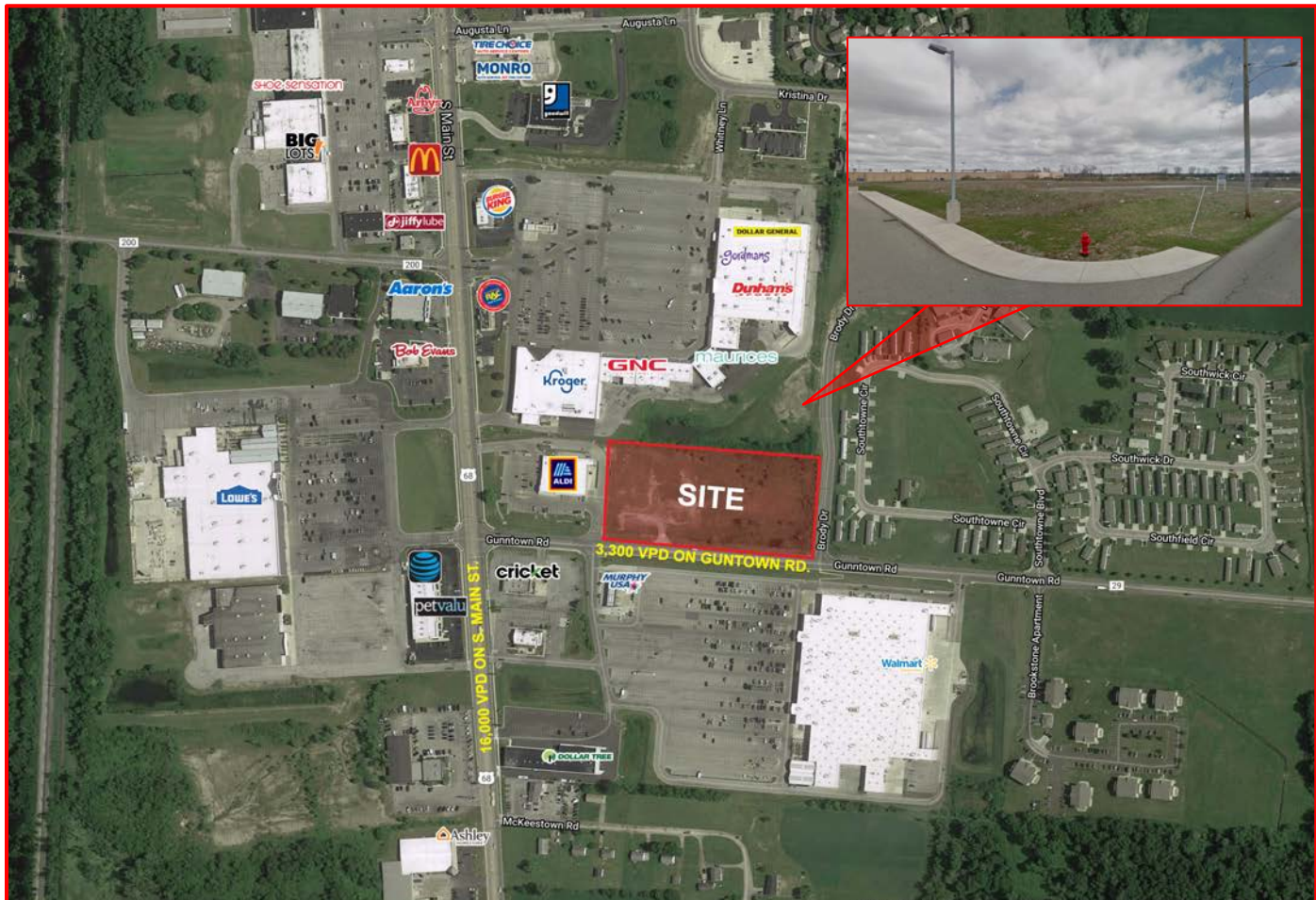


FOR SALE:

4.467 Acres Next to ALDI

NWC Guntown Rd. & Brody Dr. Bellefontaine, OH 43311



Location Overview:

Acreage: 4.467 Acres

Asking Price: \$395,000.00

- Adjacent to ALDI, Wal-Mart and Kroger
- Close Proximity To Lowes, JC Penny, Tractor Supply, Big Lots and Ashley Furniture

TRAFFIC COUNTS

Guntown Rd: 3,300 VPD
Main St.: 16,000 VPD

DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
Total Population:	2,125	14,964	18,937
Total Households:	1,056	6,384	7,989
Avg. Household Income:	\$47,717	\$60,914	\$64,467

For more information, contact:

Matthew Goodlin

O: 614.547.0870

C: 614.598.6544

Matt@cardinal-commercial.com

Jeff Myers

O: 614.410.0301

Jeff@cardinal-commercial.com

Jake Kozberg

O: 614.888.9240

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Jake@cardinal-commercial.com



AERIAL



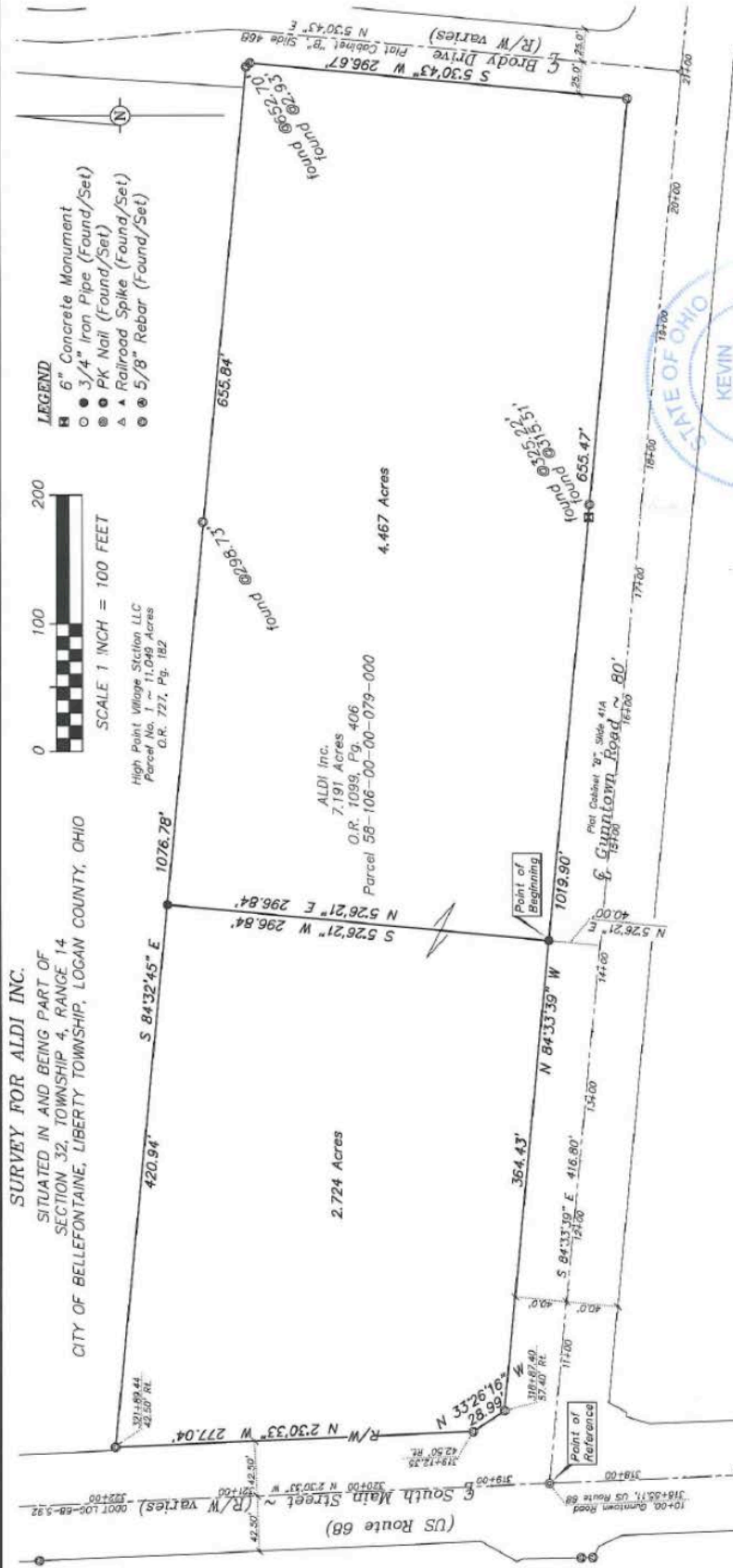
SURVEY

SURVEY FOR ALDI INC.
 SITUATED IN AND BEING PART OF
 SECTION 32, TOWNSHIP 4, RANGE 14
 CITY OF BELLEFONTAINE, LIBERTY TOWNSHIP, LOGAN COUNTY, OHIO

- LEGEND**
- ⊠ 6" Concrete Monument
 - 3/4" Iron Pipe (Found/Set)
 - PK Nail (Found/Set)
 - ▲ Railroad Spike (Found/Set)
 - ⊙ 5/8" Rebar (Found/Set)



High Point Village Station LLC
 Parcel No. 7-11-046-Acres
 O.R. 727, Pg. 182



SURVEY NOTES:

Basis of Bearings: The centerline of Gunntown Road was assigned a bearing of South 84°33'39" East, as shown on Excess Land Plat, LOG-68 (Former ODOT Logan County Garage Site), prepared by the Ohio Department of Transportation.

All linear dimensions shown are in feet and decimal parts thereof.

Current City of Bellefontaine Zoning Classification: B-3 (General Business District).

According to the Federal Emergency Management Agency's Flood Insurance Rate Map Number 3907720115C, (effective date: May 15, 1985), the property surveyed and shown hereon lies within Zone "C" (areas of minimal flooding).

I hereby certify that:

The foregoing drawing represents the results of an actual field survey of the premises performed under my responsible supervision and that the said drawing is correct to the best of my knowledge and belief.

Kevin Beechy 8/22/13 Date
 Kevin Beechy
 Ohio Professional Surveyor No. 7591



Geo-Graphics Inc.
 Land Surveying & Civil Engineering
 3331 Livingston Avenue Columbus, Ohio 43227
 Phone: 614-231-2016 Fax: 614-231-2018

SURVEY FOR ALDI INC.
 4.467 ACRES ~ GUNNTOWN ROAD & BRODY DRIVE
 CITY OF BELLEFONTAINE
 LOGAN COUNTY, OHIO

SCALE	DRAWN	CHECKED	DATE	SHEET
1"=100'	RB	GMS	08-22-13	1 OF 1

Revised: 00-00-00



CARDINAL
 COMMERCIAL REAL ESTATE