

# ±97.74 Acres for Sale or Lease

Commercial or Industrial Use | U.S. 23 & Crites Road | Circleville, Ohio



- Excellent industrial development site in Circleville Township, Pickaway County
- Located in a Qualified Opportunity Zone
- Adjacent to Norfolk Southern rail line; adjacent to American Electric Power substation
- 17 miles to Norfolk Southern intermodal; 20 miles to Rickenbacker International Airport
- All utilities to site
- No city income tax; real property tax abatements available
- Located in an Enterprise Zone
- Zoned 'GI' General Industrial in Circleville Township

## Property Contact

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## Location

U.S. 23 and Crites Road,  
Circleville, Ohio (39.5835, -82.9454)  
[Click to navigate to Google Maps](#)

## Traffic Counts

U.S. 23: 29,000  
U.S. 22/ Main Street: 14,000



## Key Demographics

### 5-Mile Radius

Current Estimated Population	20,516
Projected Population (5 Years)	21,306
Current Estimated Households	8,302
Average Household Income	\$62,908
Median Age	43 years
Total Daytime Population	23,681
Businesses	1,093
Total Retail Expenditure	\$199.52 M
Retail Expenditure per Household per Month	\$2,003

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