

Land for Sale



**7833
Greenville-
Celina Rd.**

**Greenville,
OH**

\$87,000.

Key Benefits at a Glance:

- ☑ No city income tax – Maximize profitability
- ☑ Highway visibility – Strong branding & marketing potential
- ☑ Proximity to major retailers – Increased foot traffic & consumer convenience
- ☑ Easy access for customers & suppliers – Located on key transportation routes
- ☑ Industrial zoning – Open to various commercial possibilities



Dustin Leis, Broker

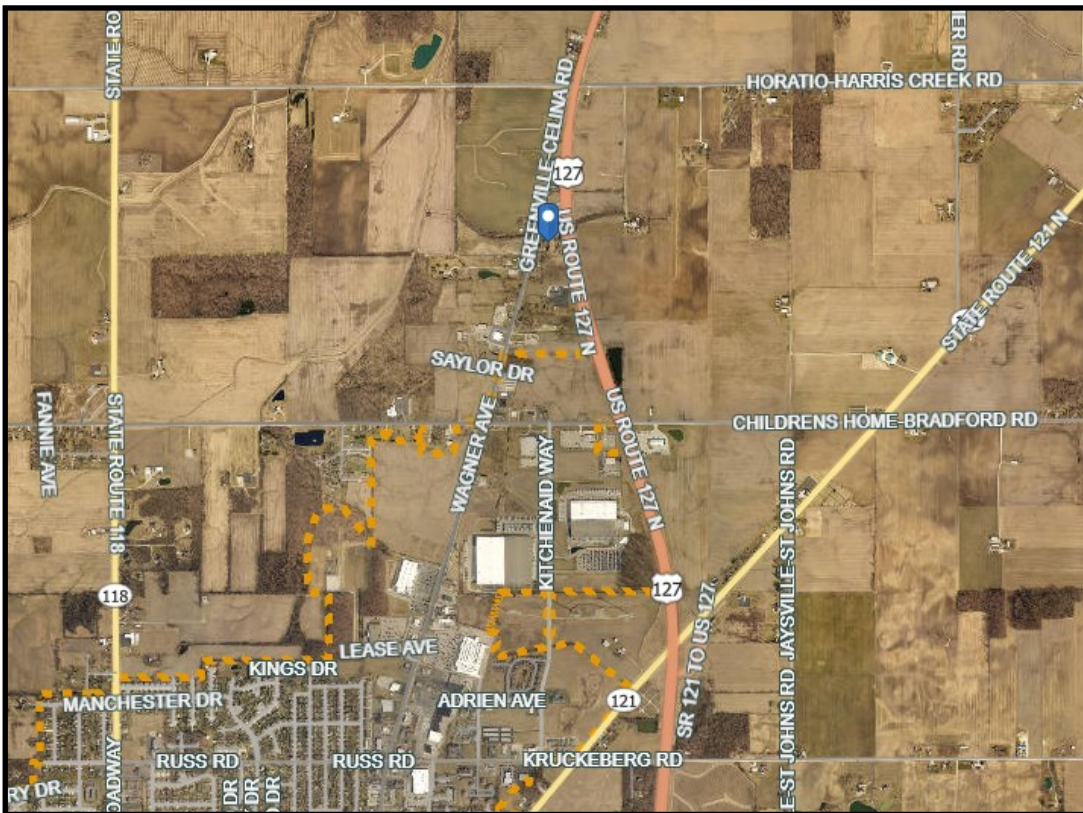
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Information deemed reliable but not guaranteed.
All representations are approximate.
Individual verification is recommended.

Property Maps



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Property Description



Prime commercial opportunity! This 3.46-acre parcel in Greenville Township offers an exceptional location just ½ mile north of Greenville, strategically positioned between US Rt 127 and Greenville Celina Rd for maximum visibility.

With an impressive traffic count of 5,459 vehicles per day on US 127 and 1,852 vehicles per day on Greenville Celina Rd (per ODOT 2023), this property ensures high exposure for your business.

Unmatched Location & Accessibility

Situated just 1 ½ miles from major retailers like Walmart, Lowe's, and Kroger, this property places your business near Greenville's busiest shopping district, attracting steady consumer traffic. Being only ½ mile from the city limits, it provides the perfect balance of accessibility and tax advantages—allowing you to avoid city income tax while still benefiting from Greenville's growing commercial presence.

High Visibility & Traffic Exposure

With direct visibility from US Rt 127, a primary north-south corridor, and Greenville Celina Rd, this parcel offers prime exposure to thousands of vehicles daily. The consistent flow of traffic enhances business visibility and increases potential customer engagement.

Versatile & Business-Ready

Zoned for business, this parcel is ideal for a variety of commercial uses, from retail and office space to service industries and light industrial development. The property also includes an 18'x20' garage, offering additional storage or workspace potential.

Don't miss this rare opportunity to establish your business in a high-visibility, easily accessible, and strategically positioned location that supports long-term success.



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