



RATH EQUITY, LTD.

**6,200 SF
INDUSTRIAL
PROPERTY**

WITH 3 SEPARATE BUILDINGS
ON 1.1 ACRES
LOCATED RIGHT OFF
STATE ROUTE 23

167 MILL RUN
WAVERLY, OH
45690

PROPERTY OVERVIEW

Use Owner-Occupier: Ideal for a business needing dedicated space for operations, storage, or production.

Light Industrial Manufacturing: Suitable for small-scale fabrication, assembly, CNC machining, or custom production.

Warehousing & Storage: Can be used for distribution, inventory storage, e-commerce fulfillment, or specialized storage needs.

Trades & Contractors: Perfect for construction, HVAC, electrical, plumbing, or landscaping companies requiring workshop and storage space.

Office & Mixed-Use: Could accommodate a construction company headquarters, showroom with attached warehouse, or a co-working space for trades and small businesses.



SALE PRICE

\$500,000

SQ FT

6,200 SQFT

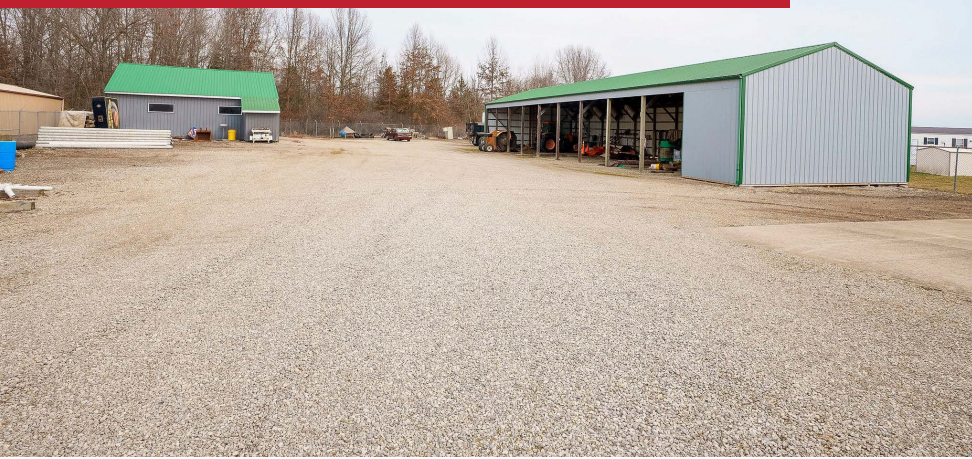
LOT SIZE

1.1 Acres

USE

Light Industrial

PROPERTY PHOTOS



PROPERTY AERIAL



23

MILL RUN




NEARBY AMENITIES



23

335

 WAVERLY PRIMARY SCHOOL
WAVERLY INTERMEDIATE SCHOOL
WAVERLY JR HIGH SCHOOL
WAVERLY HIGH SCHOOL



















104

23





5 MILE KEY FACTS

DEMOGRAPHICS

2024 SUMMARY	1 MILE	3 MILE	5 MILE
Population	958	6,509	9,357
Households	412	2,857	4,024
Families	259	1,649	2,434
Average Household Size	2.28	2.24	2.29
Owner Occupied Housing Units	279	1,577	2,413
Renter Occupied Housing Units	133	1,280	1,611
Median Age	42.5	44.9	44.0
Median Household Income	\$52,072	\$57,751	\$59,841
Average Household Income	\$76,162	\$81,242	\$81,835

2029 SUMMARY	1 MILE	3 MILE	5 MILE
Population	975	6,450	9,272
Households	427	2,866	4,040
Families	264	1,631	2,412
Average Household Size	2.24	2.21	2.26
Owner Occupied Housing Units	289	1,607	2,459
Renter Occupied Housing Units	138	1,259	1,581
Median Age	42.5	46.0	45.0
Median Household Income	\$58,609	\$67,308	\$70,492
Average Household Income	\$90,413	\$94,685	\$95,029



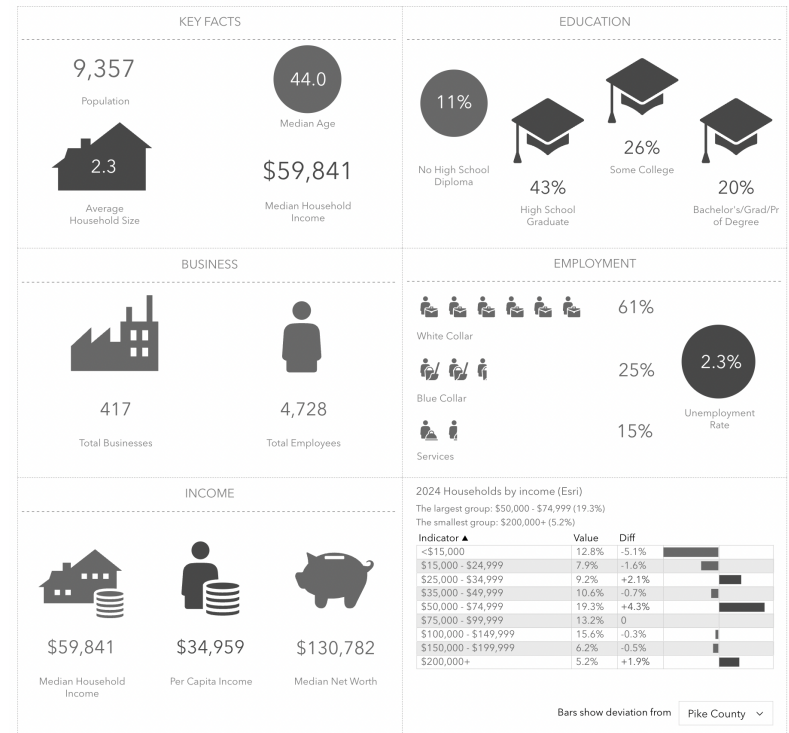
9,357
5-Mile
Population



\$59,841
5-Mile Median
Household Income

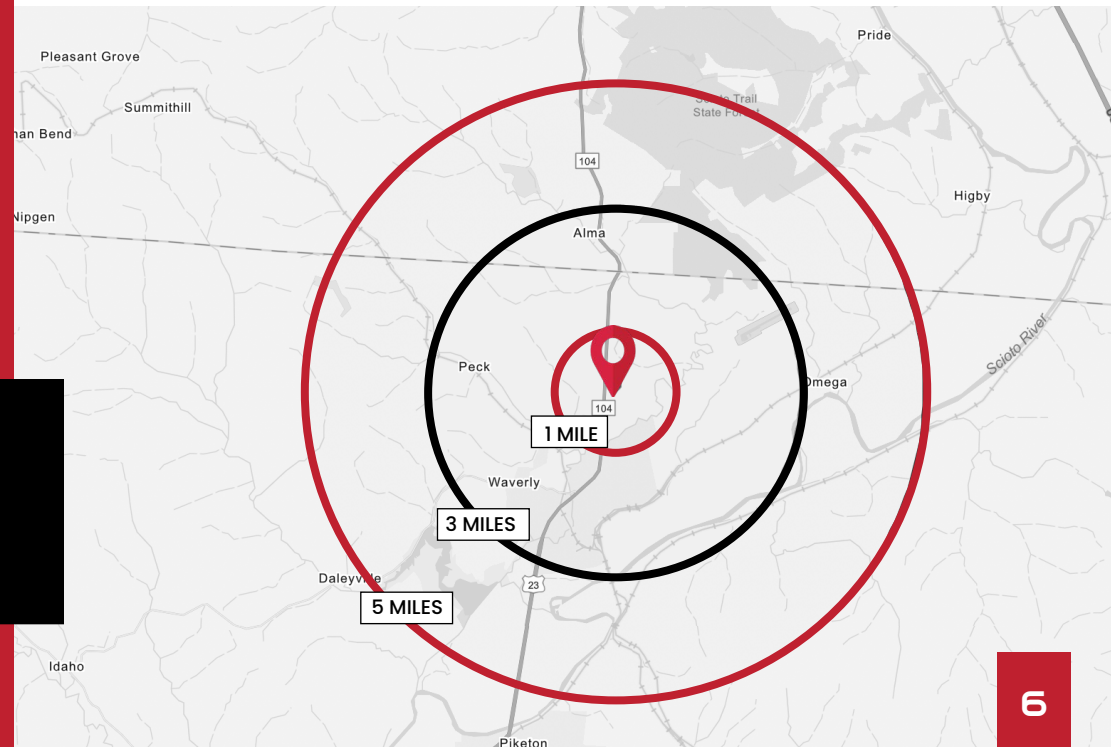


4,024
5-Mile
Households



This infographic contains data provided by Esri, Esri and Data Axle. The vintage of the data is 2021, 2026.

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