



## Mount Orab Commercial Tract

155 +/- Acres | Brown County, OH | \$6,975,000



### ADDRESS

0 Bodman Rd  
Mount Orab, OH 45176

### LOCATION

Head north on S High St toward E Main St. Turn left onto the US 68 ramp. Merge onto State Rte 32 W. Make a U-turn at Eastwood Rd. Bruce Lunsford Wy.

### PROPERTY SUMMARY

This 155-acre commercial property is located on the south and west side of the newly completed diamond interchange at S.R. HWY 32 and Bruce Lunsford Road, inside the city limits of Mount Orab, Ohio. The property is commercially zoned and allows for a wide range of uses. The tract is geographically situated in an area of Brown County and the city limits of Mount Orab, Ohio, which has experienced significant commercial and residential growth over the past 5 years.

Homan Road was fully extended through the center of the property; project completed in 2024.

With excellent schools and workforce in the region, combined with a continued favorable development climate within the city of Mount Orab, this area should continue to see positive economic growth and commercial investment.

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