



7589 State Route 73, Wilmington, OH 45177

13,136 SF RETAIL/FLEX BUILDING ON 1.7 ACRES

Available | For Sale or Lease

The Offering

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3CRE is excited to present 7589 St RT 73, Wilmington, OH 45177, a prime opportunity for a retail/flex user in a 13,136 square foot building, spanning on 1.7 acres. With an impressive 620+ feet of frontage, adjacent to I-71 and parallel to State Route 73, businesses can enjoy unparalleled connectivity and efficiency, making it the ideal choice for industries that prioritize timely operations and accessibility.

This property, represents a promising investment opportunity, particularly for businesses in the light industrial sector. Its strategic location is central to three major cities—Cincinnati, Dayton, and Columbus—which facilitates easy access to a broad market and diverse supply chains. This central positioning is ideal for businesses aiming to minimize transportation costs and maximize efficiency in distribution. The proximity to these urban centers not only enhances logistical operations but also provides access to a larger pool of potential employees and customers. Moreover, the area's economic stability and growth prospects make it an attractive spot for light industrial companies looking to expand or establish new operations. Investing in this property could leverage the geographic advantages and economic dynamics of the region, leading to significant returns.

Property Features

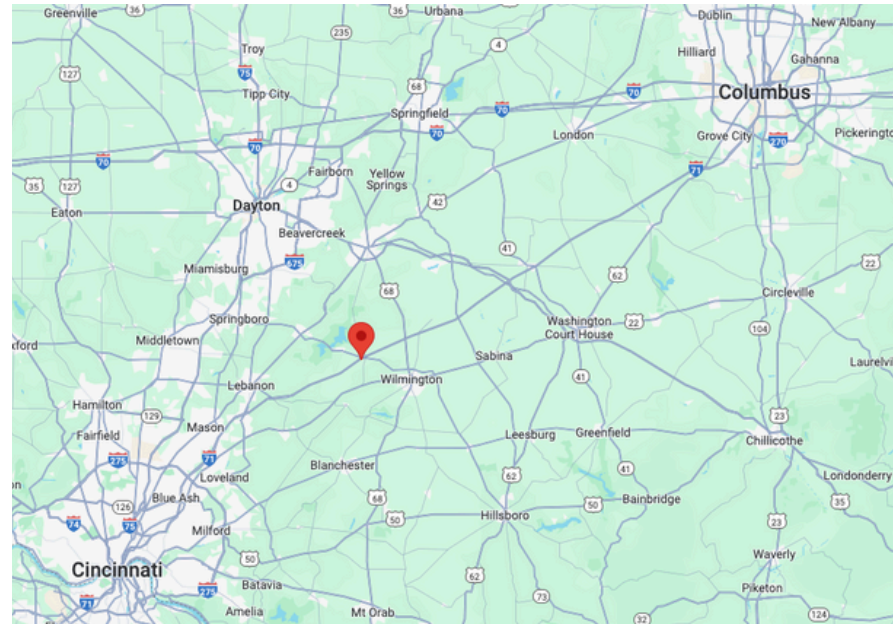
- Approximately 13,136 SF Building
- 1.7 Acres of land (74,052 SF)
- Frontage 620 FT+
- Located in Wilmington, OH
- Zoned Commercial C-3
- FF&E (Machines and Materials) Available



PROPERTY SUMMARY

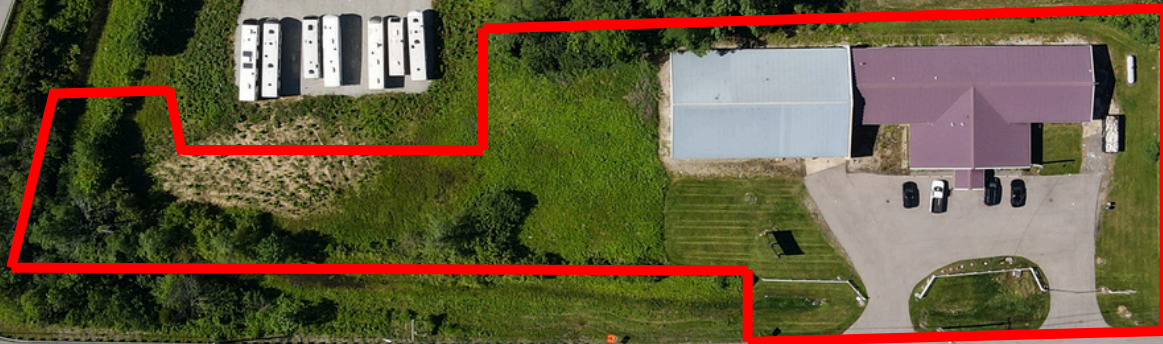
7589 STATE ROUTE 73, WILMINGTON, OH 45177

ADDRESS	7589 State Route 73, Wilmington, OH 45177
SUBMARKET	Outlying Warren County/Clinton County
ZONING	Highway Service Commercial District (C-3)
CURRENT USE	Carpet and Flooring Co.
LOT ACREAGE	1.7 AC
PARKING AREA	Parking area 12,000 SF expandable to 25,000 SF
BUILDING SF	13,136 SF
DRIVE-IN DOORS	Two (12' W x 12' H Drive-in)
HVAC	Ceiling mounted unit heaters in warehouse, split units for retail floor/office.
CLEAR HEIGHT	14'
POWER	3-Phase 480v
CONSTRUCTION	Masonry/Metal
WATER/SEWER	City Water Works
LIGHTING	Fluorescent
ROOF	Standing Seam Metal



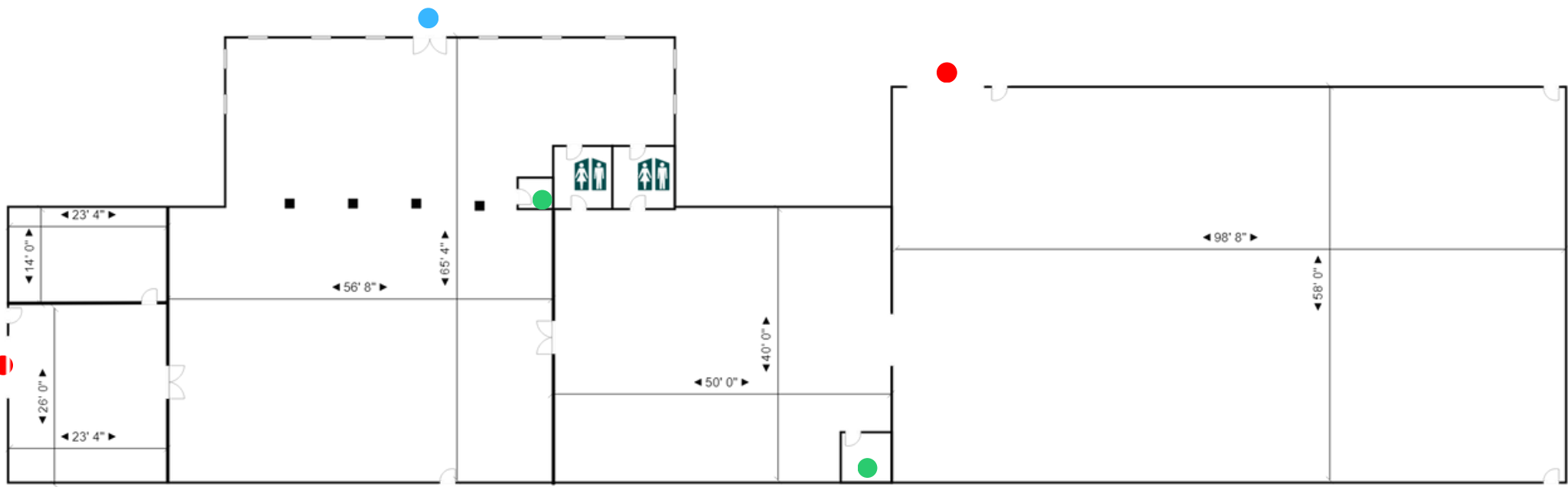


43,918/CARS DAY

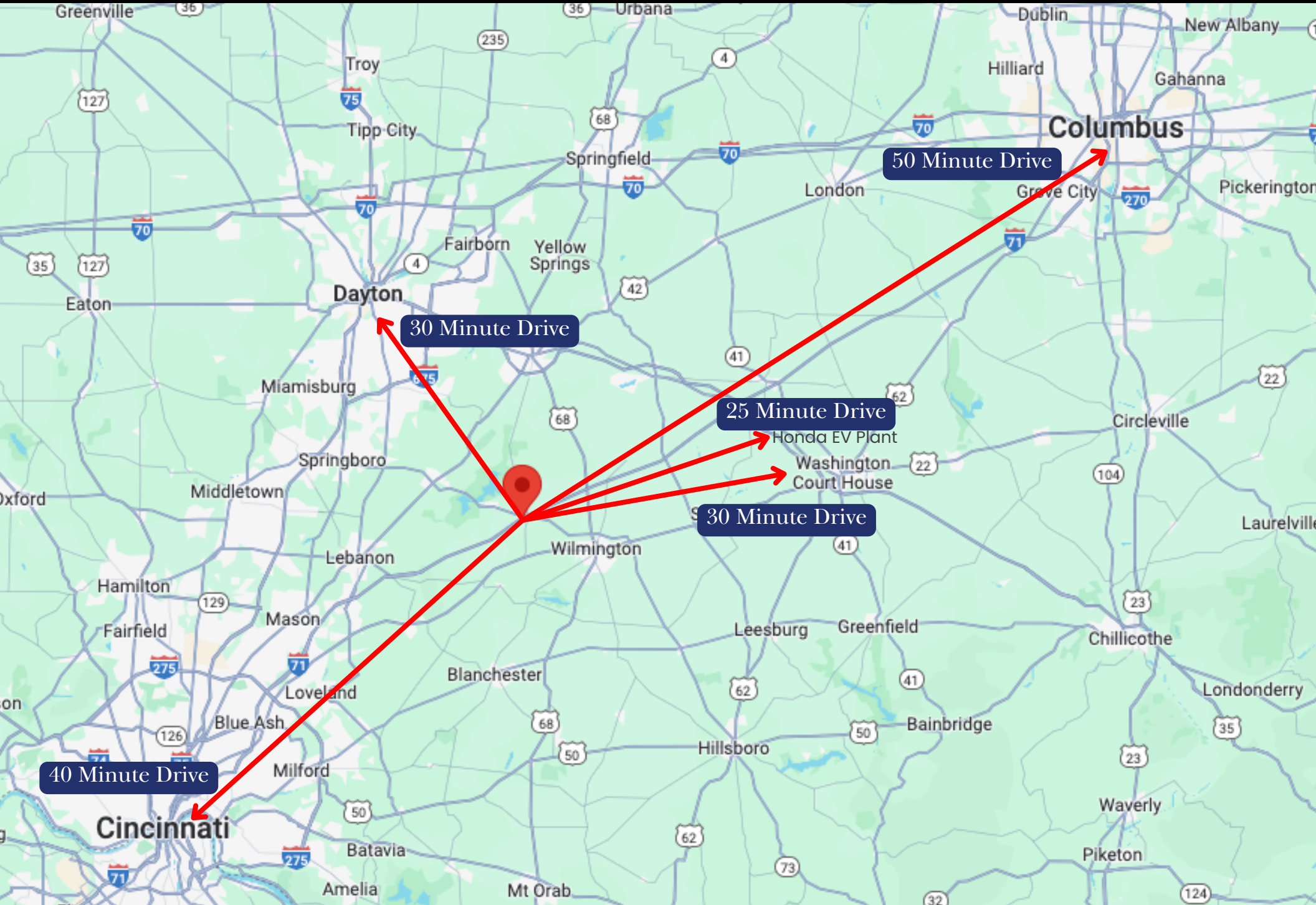


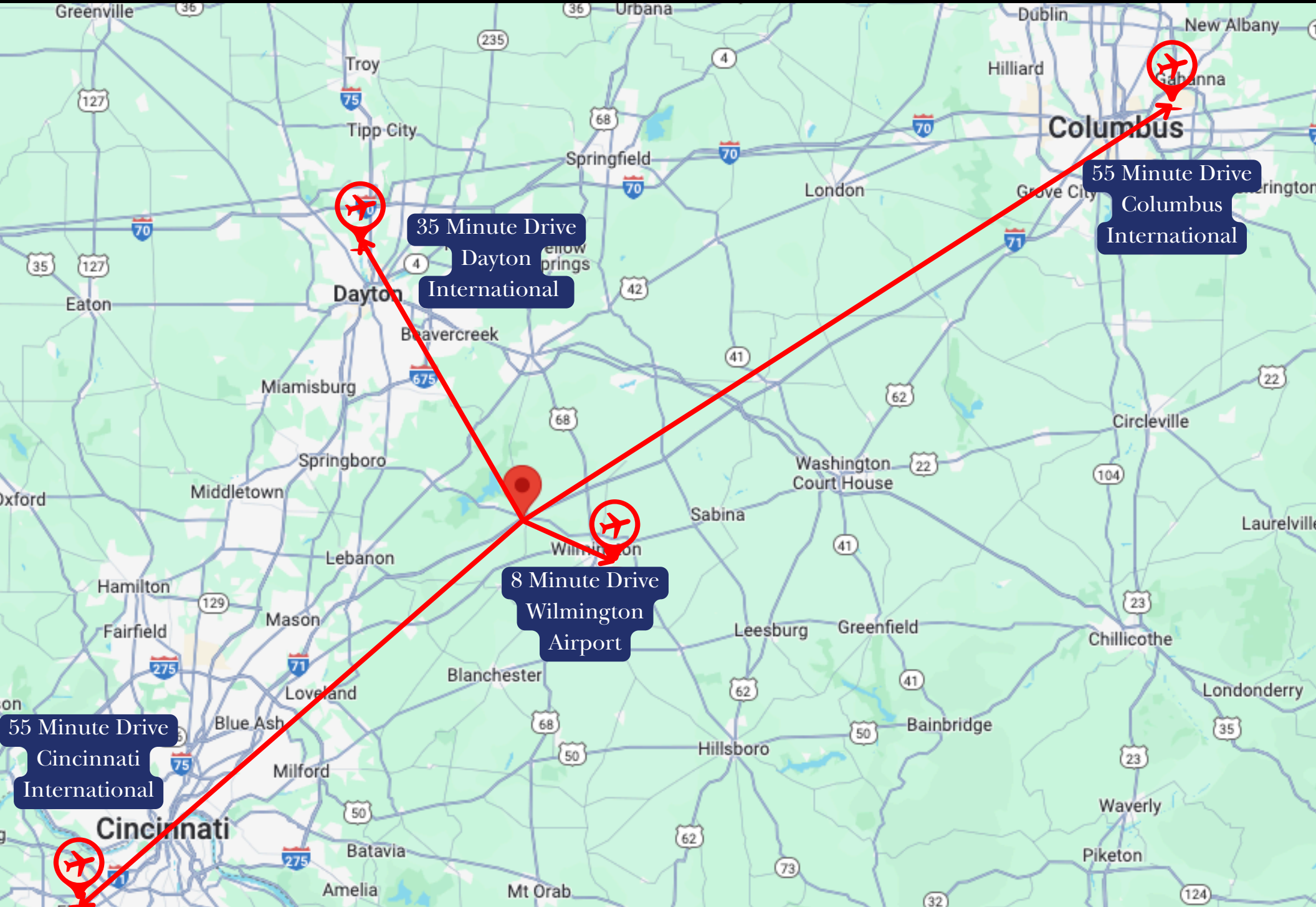
9,160/CARS DAY





- 12' X 12' DRIVE IN DOOR
- MAIN RETAIL ENTRANCE
- UTILITY/HVAC ROOM



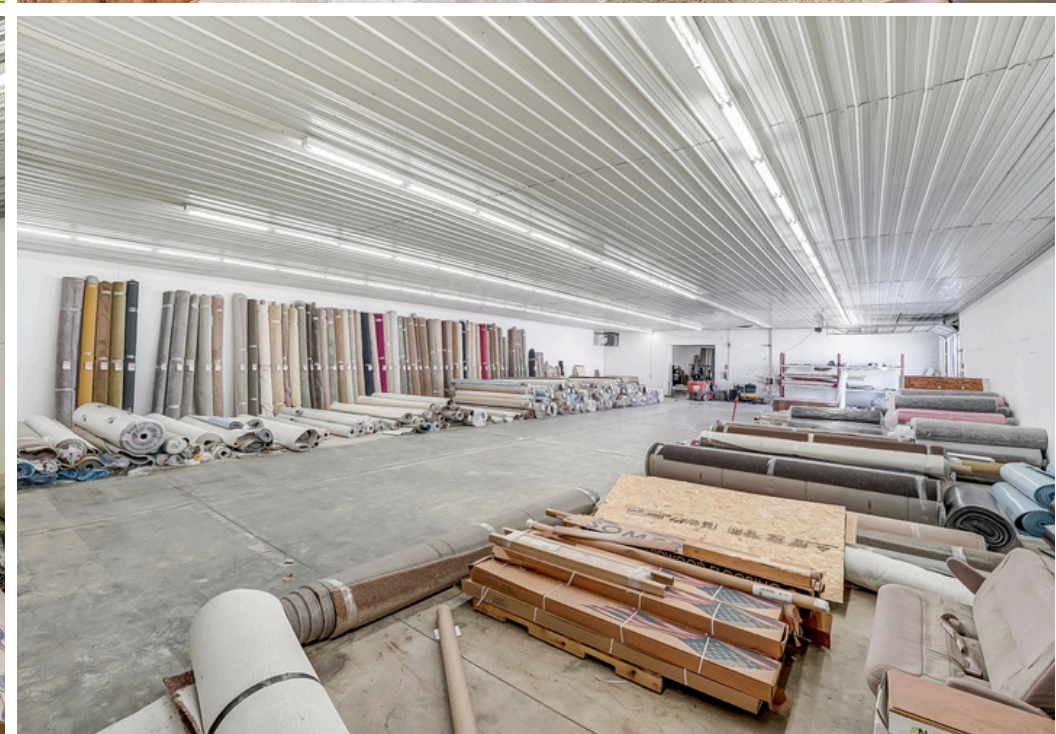


35 Minute Drive
Dayton International

55 Minute Drive
Columbus International

8 Minute Drive
Wilmington Airport

55 Minute Drive
Cincinnati International







	CINCINNATI	DAYTON	COLUMBUS
POPULATION	2,268,393	814,049	2,161,511
TOTAL HOUSEHOLDS	916,246	348,034	864,711
AVERAGE HOUSEHOLD INCOME	\$77,881	\$68,649	\$78,711
MEDIAN AGE	33.5	38.4	33.3
ANNUAL GROWTH 2024	0.53%	0.11%	1.13%
TOTAL BUSINESSES	24,981	8,501	26,507

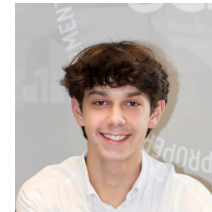


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