



**Nat Comisar Group**  
**Nat Comisar**  
**Executive Sales Vice President**

# RETAIL/OFFICE

**1246 OLD STATE ROUTE 74**  
UNION TOWNSHIP (CLERMONT), OH 45103



**NAT COMISAR**

**513-378-5801**

[ncomisar@sibcycline.com](mailto:ncomisar@sibcycline.com)

THE NAT COMISAR GROUP AND SIBCY CLINE REALTORS IS PROUD TO PRESENT  
1246 OLD STATE ROUTE 74 • UNION TWP (CLERMONT CO) 45103

Prime Retail/Office Location  
2 spaces, 2,700 sf each, which can be combined  
or leased separately for \$3,200 per month a piece  
Modified Gross Rent. Tenant pays only utilities.



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## UNION TWP/CLERMONT CO COMMUNITY INFORMATION

Union Township in Clermont County was established in 1811 and is the ninth largest township in the state of Ohio with over 46,400 residents. It is the only U.S. township to boast having police, fire, communications center as well as service department that have national accreditation.

Union Township has much to offer its residents for their housing needs with a variety of price ranges and styles. There are many newly built residences as well as homes placed on lots with acreage. From modest-sized homes and condominiums to stately homes, there are many types of homes from which to choose.

### Transportation

I-275 (a circle freeway) has access to the surrounding region and connects to I-71 to Columbus and I-75 to Dayton. The Cincinnati/Northern Kentucky International Airport is a 25-minute drive via I-275. I-471 offers an easy access to downtown Cincinnati.

### Hospitals

The Clermont Mercy Hospital is located in Batavia. Our Lady of Mercy Anderson is a short drive away. Cincinnati's area hospitals, including Bethesda North, Christ, Good Samaritan, Children's Hospital Medical Center and University hospitals are all within a 30-45 minute drive. Children's Hospital Eastgate offers its specialty pediatric-care services to the area.

### Shopping

The area has many conveniently located national brand stores and restaurants. The Eastgate Mall offers over 100 stores and is located near I-275. Eastgate Square, Villages of Eastgate Square and Bigg's Plaza offer more shopping opportunities. Jungle Jim's is a draw for those who crave an international food experience. Even more shopping is available along State Route 125.

### Recreation

The Union Township Civic Center is home to the township's gymnasium, a 400 Park and Ride lot, seniors' center, meeting rooms as well as an amphitheater for summer concerts. The center boasts its own helipad! There are five parks in the township. Mt. Carmel Park is the smallest and is considered a pocket park. Veteran's Memorial Park has 25 acres with tennis/basketball /volley ball courts and soccer/baseball fields. There is a walking track as well as a fitness trail, pond and picnic areas. Clepper Park has 50 acres with all kinds of sports fields, a fishing lake, walking track as well as a playground and picnic areas. Ivy Pointe Park is pet friendly with 8 acres that include gazebos, walking trail and a pond. This park is encircled by the growing business district and offers a green view to many working there. Shor Park (is officially part of the Clermont County Park District) but is located in the township. With 56 acres, only 5 of those acres are developed. The rest of the park is woods, trails and meadows. It is also a dog-friendly environment.



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## DEMOGRAPHICS



Map courtesy of Google

| Radius                              | 1 Mile          | 3 Mile          | 5 Mile          |
|-------------------------------------|-----------------|-----------------|-----------------|
| <b>Population</b>                   |                 |                 |                 |
| 2029 Projection                     | 8,930           | 41,225          | 98,326          |
| 2024 Estimate                       | 8,618           | 39,965          | 95,924          |
| 2020 Census                         | 7,978           | 37,998          | 93,204          |
| Growth 2024 - 2029                  | 3.62%           | 3.15%           | 2.50%           |
| Growth 2020 - 2024                  | 8.02%           | 5.18%           | 2.92%           |
| <b>Households</b>                   |                 |                 |                 |
| 2029 Projection                     | 3,950           | 17,042          | 39,860          |
| 2024 Estimate                       | 3,801           | 16,501          | 38,823          |
| 2020 Census                         | 3,478           | 15,638          | 37,570          |
| Growth 2024 - 2029                  | 3.92%           | 3.28%           | 2.67%           |
| Growth 2020 - 2024                  | 9.29%           | 5.52%           | 3.34%           |
| Owner Occupied                      | 1,659-43.65%    | 10,052-60.92%   | 26,049-67.10%   |
| Renter Occupied                     | 2,142-56.35%    | 6,449-39.08%    | 12,774-32.90%   |
| <b>2024 Households by HH Income</b> | <b>10,393</b>   | <b>63,389</b>   | <b>143,329</b>  |
| Income: <\$25,000                   | 635-16.70%      | 2,529-15.33%    | 5,476-14.10%    |
| Income: \$25,000 - \$50,000         | 919-24.17%      | 3,109-18.84%    | 7,622-19.63%    |
| Income: \$50,000 - \$75,000         | 937-24.64%      | 3,775-22.88%    | 8,385-21.60%    |
| Income: \$75,000 - \$100,000        | 336-8.84%       | 2,091-12.67%    | 5,108-13.16%    |
| Income: \$100,000 - \$125,000       | 424-11.15%      | 1,447-8.77%     | 3,180-8.19%     |
| Income: \$125,000 - \$150,000       | 203-5.34%       | 1,130-6.85%     | 2,722-7.01%     |
| Income: \$150,000 - \$200,000       | 239-6.29%       | 1,468-8.90%     | 3,367-8.67%     |
| Income: \$200,000+                  | 109-2.87%       | 951-5.76%       | 2,964-7.63%     |
| <b>Avg Household Income</b>         | <b>\$74,687</b> | <b>\$87,353</b> | <b>\$92,026</b> |
| <b>Med Household Income</b>         | <b>\$60,126</b> | <b>\$67,191</b> | <b>\$68,873</b> |

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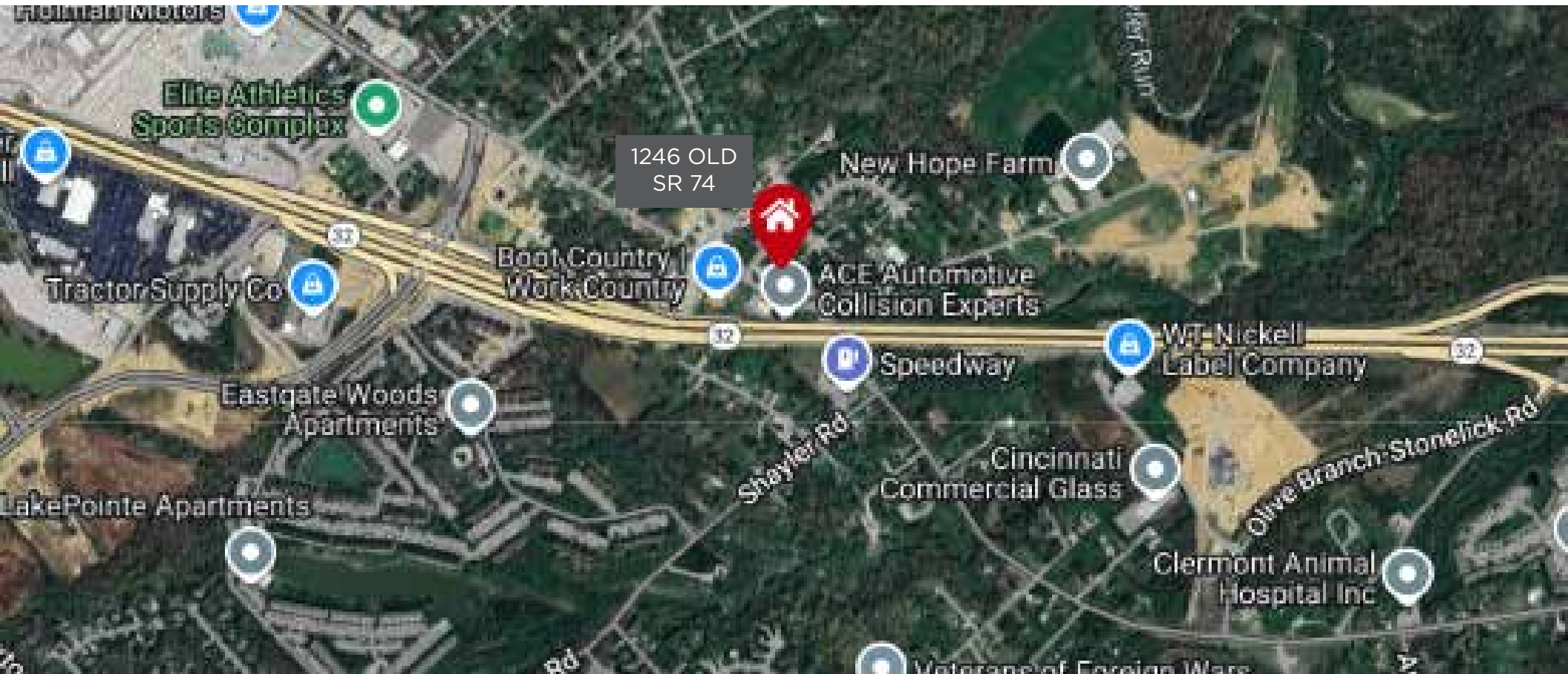
Map courtesy of Google



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