

OFFERING SUMMARY

Sale Price:	Subject to Offer
Available SF:	
Lot Size:	11.67 Acres
Price / Acre:	-
Zoning:	Commercial
Market:	Cincinnati
Submarket:	Pierce Township / Union Township
Traffic Count:	40,000

PROPERTY OVERVIEW

Mixed use commercial development opportunity on 11.67 acres. Includes hard corner with a signalized four way intersection. Curb cuts on State Route 125 (ADT ~40,000) and Merwin Ten Mile Rd (ADT ~ 12,000). Located approximately one mile from new Kroger Market Place, Pierce Point Movie Theater, Legendary Run and Still Meadow Golf Course Communities and many amenities. All utilities available at site including fiber optics. Corner shares intersection with Circle K and Skyline Chili. Build to suit. Will divide. I-275 to the Beechmont Ave. / Amelia Exit. Turn East of exit (toward Amelia). Property Located on the right.

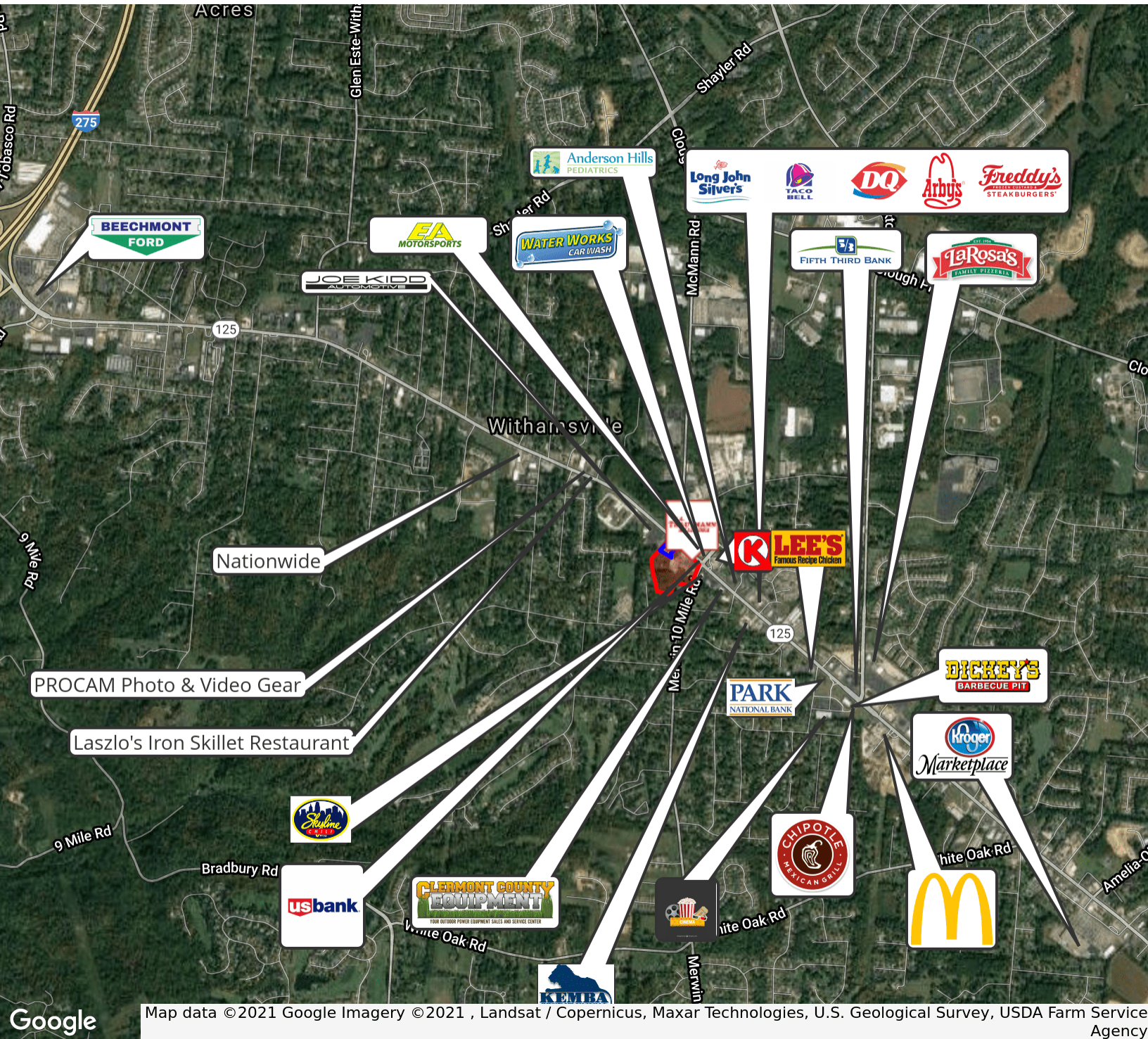
PROPERTY HIGHLIGHTS

- Build to suit
- 11.67 acres mixed use commercial opportunity
- Curb cuts on State Route 125 & Merwin Ten Mile
- Utilities available on site, including fiber optics
- Corner shares intersection with Circle K and Skyline Chili
- Will divide

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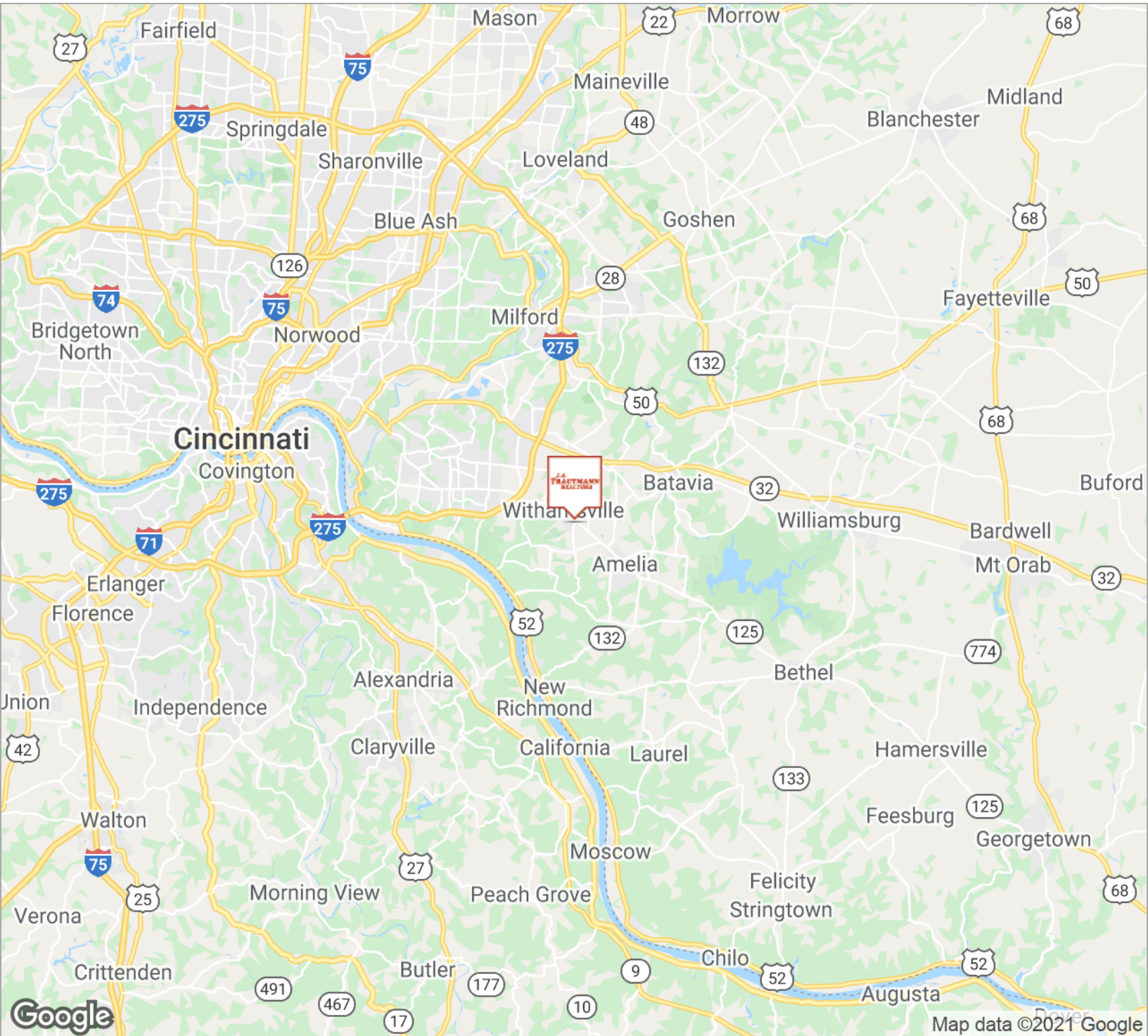
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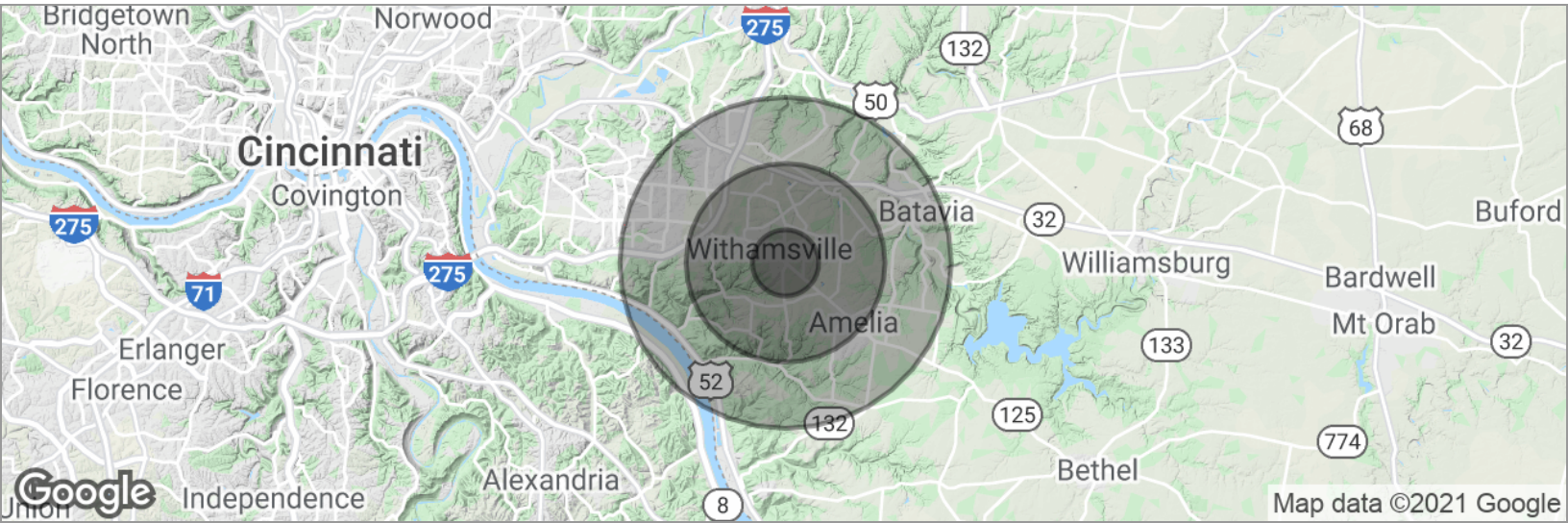


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DEMOGRAPHICS MAP



POPULATION

	1 MILE	3 MILES	5 MILES
Total population	4,672	36,675	90,162
Median age	33.7	34.9	36.0
Median age (Male)	31.6	33.7	34.7
Median age (Female)	35.9	35.8	37.0

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	1,764	14,469	35,071
# of persons per HH	2.6	2.5	2.6
Average HH income	\$70,163	\$69,875	\$71,906
Average house value	\$178,331	\$178,822	\$175,818

** Demographic data derived from 2010 US Census*

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