

# EXECUTIVE SUMMARY



## OFFERING SUMMARY

Sale Price:	\$1,750,000
Lot Size:	2.017 Acres
Price / Acre:	\$867,625
Zoning:	Commercial
Market:	Cincinnati
Submarket:	Warren County/Deerfield Twp.

## PROPERTY OVERVIEW

Prime Commercial Lot for development with nearly 400' of frontage on US 22 (Avg. Daily Traffic= ~20,000). Adjacent to hard corner. All utilities available at site. Zoned General Business. Densely populated area with several amenities close by. Lot is mostly flat and buildable with little site work. Adjacent to Vet and Dental group / across the street from Kroger

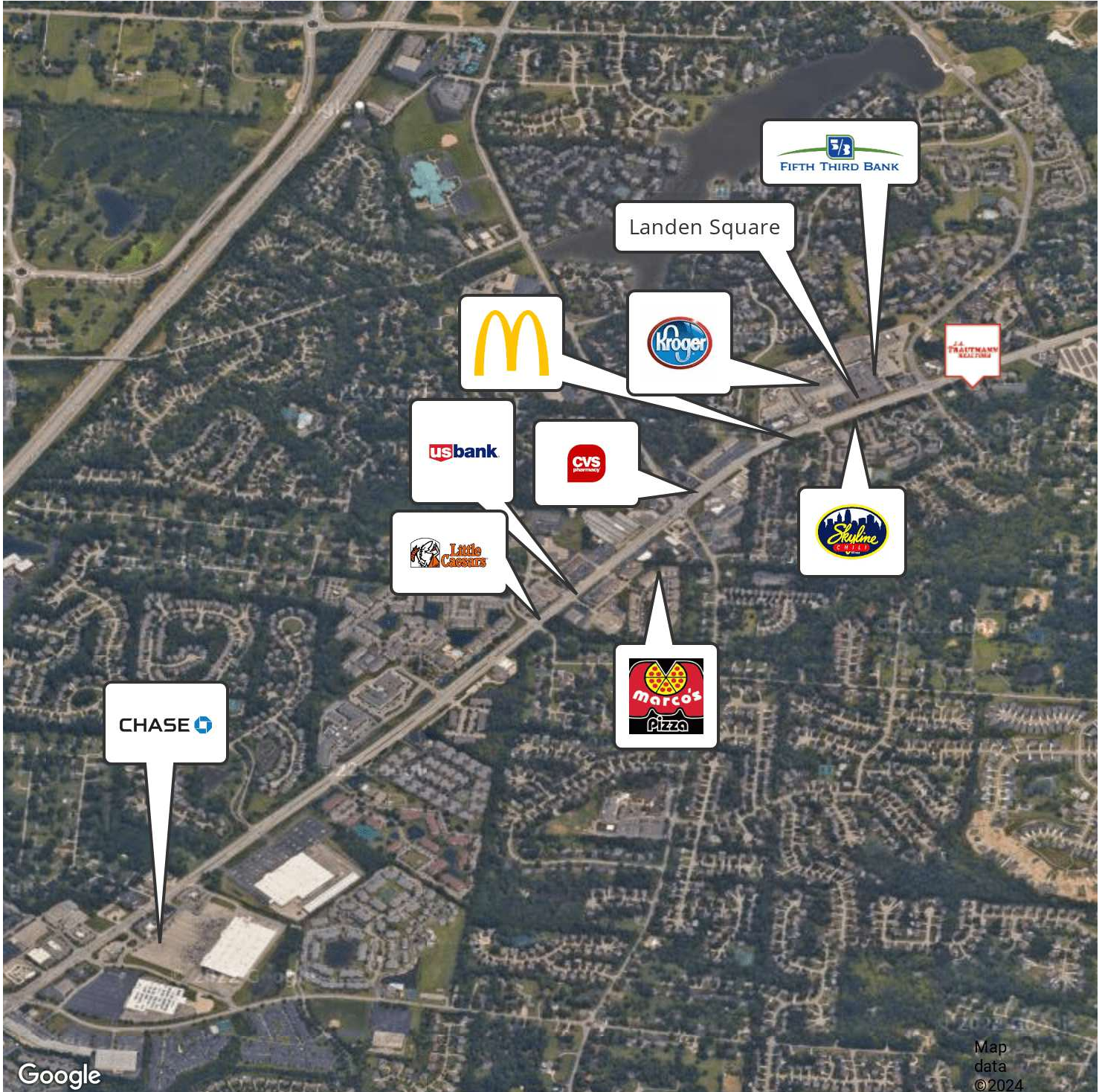
## PROPERTY HIGHLIGHTS

- Commercially zoned, offering flexibility for retail development
- Cleared lot, ready for innovative and tailored development
- Proximity to I-71, ensuring convenient accessibility and high visibility
- Strategic location near numerous amenities, catering to future business needs
- Prime opportunity for retail investment in the dynamic Cincinnati market

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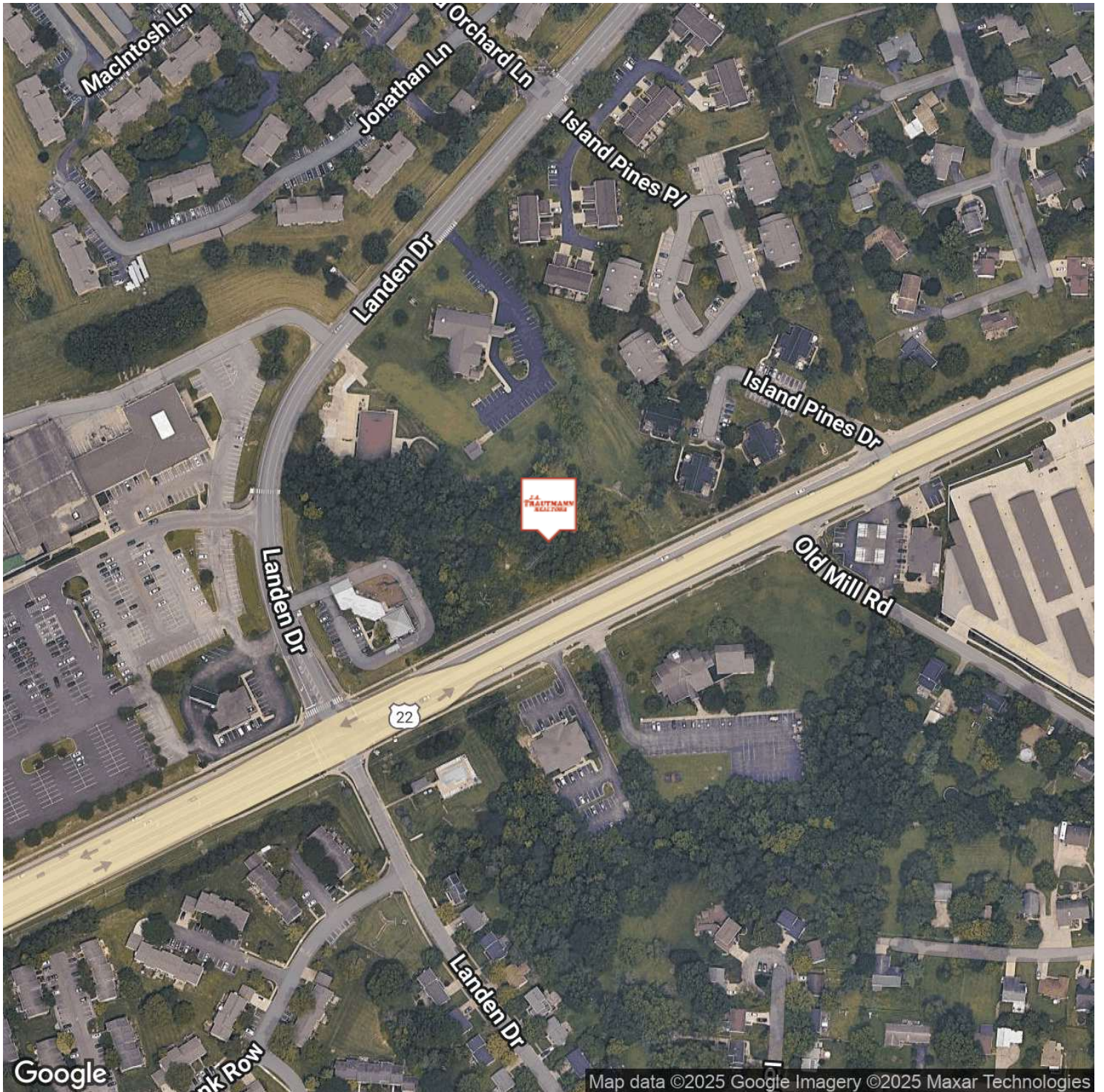
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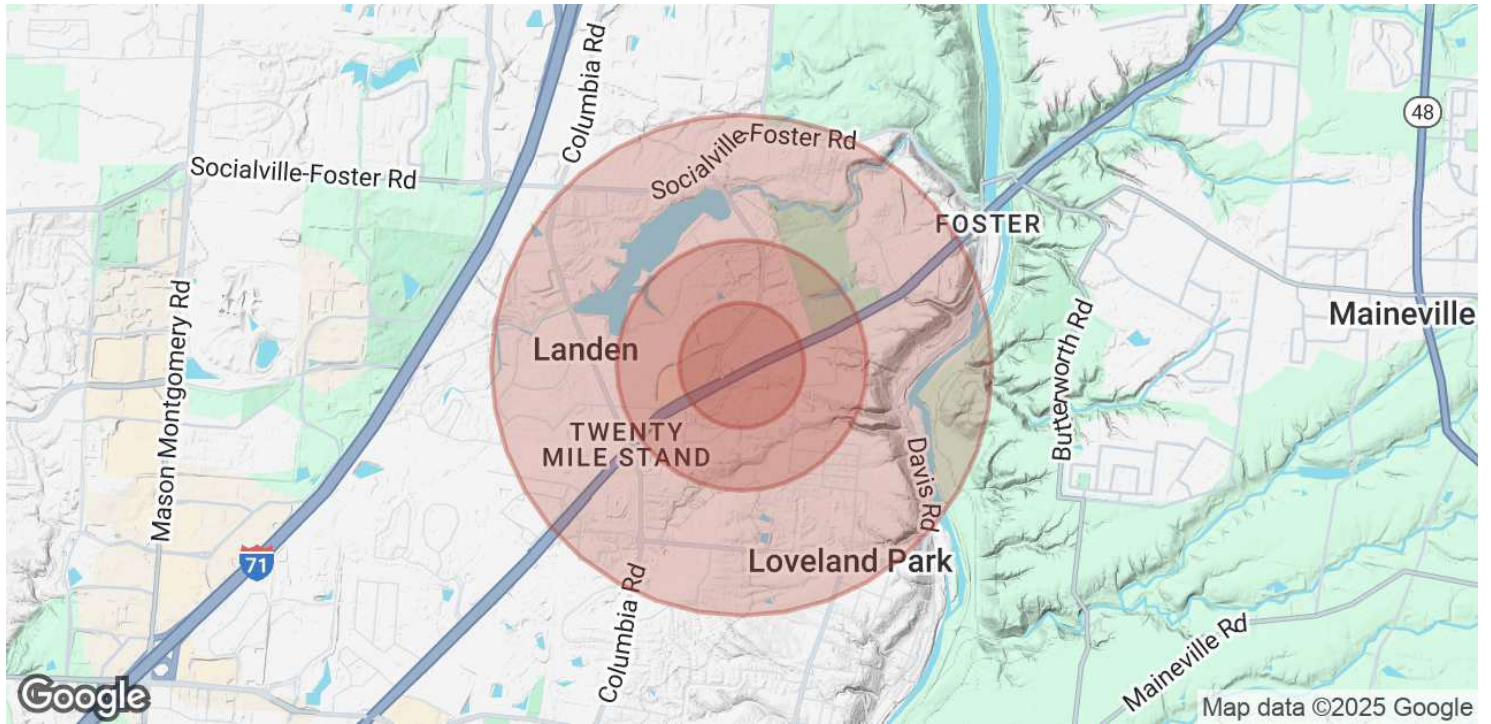
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<b>POPULATION</b>	<b>0.25 MILES</b>	<b>0.5 MILES</b>	<b>1 MILE</b>
Total Population	584	2,217	8,059
Average Age	42.8	42.9	41.8
Average Age (Male)	43.1	43.4	42.4
Average Age (Female)	43.2	42.0	40.2
<b>HOUSEHOLDS &amp; INCOME</b>	<b>0.25 MILES</b>	<b>0.5 MILES</b>	<b>1 MILE</b>
Total Households	247	894	3,156
# of Persons per HH	2.4	2.5	2.6
Average HH Income	\$97,496	\$103,252	\$108,357
Average House Value	\$199,763	\$209,327	\$225,278

\* Demographic data derived from 2020 ACS - US Census

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