



FOR SALE | 4-12 E STATE STREET
TRENTON, OH 45067

Property Highlights

- FULLY LEASED RETAIL STRIP
- 9.8% CAP
- HIGHLY VISIBLE SIGNALIZED CORNER LOCATION
- EXCELLENT FRONTAGE AND ACCESS
- WELL-MAINTAINED BUILDING
- OVER 297,000 RESIDENTS WITHIN A 10-MILE RADIUS
- LONG-TERM CHINESE RESTAURANT TENANT
- NEW LEASE WITH INDIAN RESTAURANT TENANT
- THIS TURNKEY, HASSLE-FREE INVESTMENT DELIVERS STRONG IN-PLACE INCOME, IDEAL FOR 1031 EXCHANGE BUYERS OR INVESTORS SEEKING STABLE CASH FLOW FROM ESSENTIAL-SERVICE RETAIL

Offered at: \$595,000





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2024 DEMOGRAPHICS	2 MILE	5 MILE	10 MILE
POPULATION	14,331	64,519	300,430
HOUSEHOLDS	5,045	23,653	111,819
HH INCOME	\$87,634	\$82,740	\$96,869

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The terms and conditions stated in this section will relate to all of the sections of the package as if stated independently therein. If, after reviewing this package, you have no further interest in purchasing or leasing the Property at this time, please return all materials you received relating to the Property to the Broker as notice that you have no further interest in pursuing the property.