

EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$399,000
Building Size:	1,350 SF
Lot Size:	1 acre
Year Built:	1966
Renovated:	2022
Zoning:	B-2
Annual Taxes	\$2,843
Market:	Cincinnati
Submarket:	Easten Outlying Cincinnati
Traffic Count:	12,000

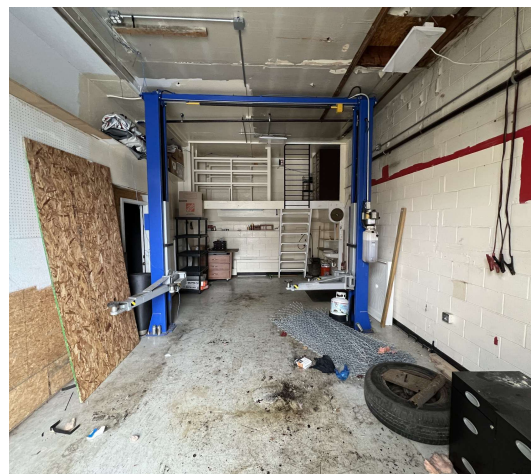
PROPERTY OVERVIEW

FOR SALE: One-acre commercial lot with 1,365sqft building. Located on the corner of St Rt 52 and Walnut St in New Richmond, the property has approximately 450' of frontage with pylon sign. The building was recently renovated and includes ADA restroom with utility hook up/grease trap suitable for a restaurant. The building also contains garage bay (14'x27') with car lift and floor drain. Traffic circle to be installed at this intersection per ODOT plans.

PROPERTY HIGHLIGHTS

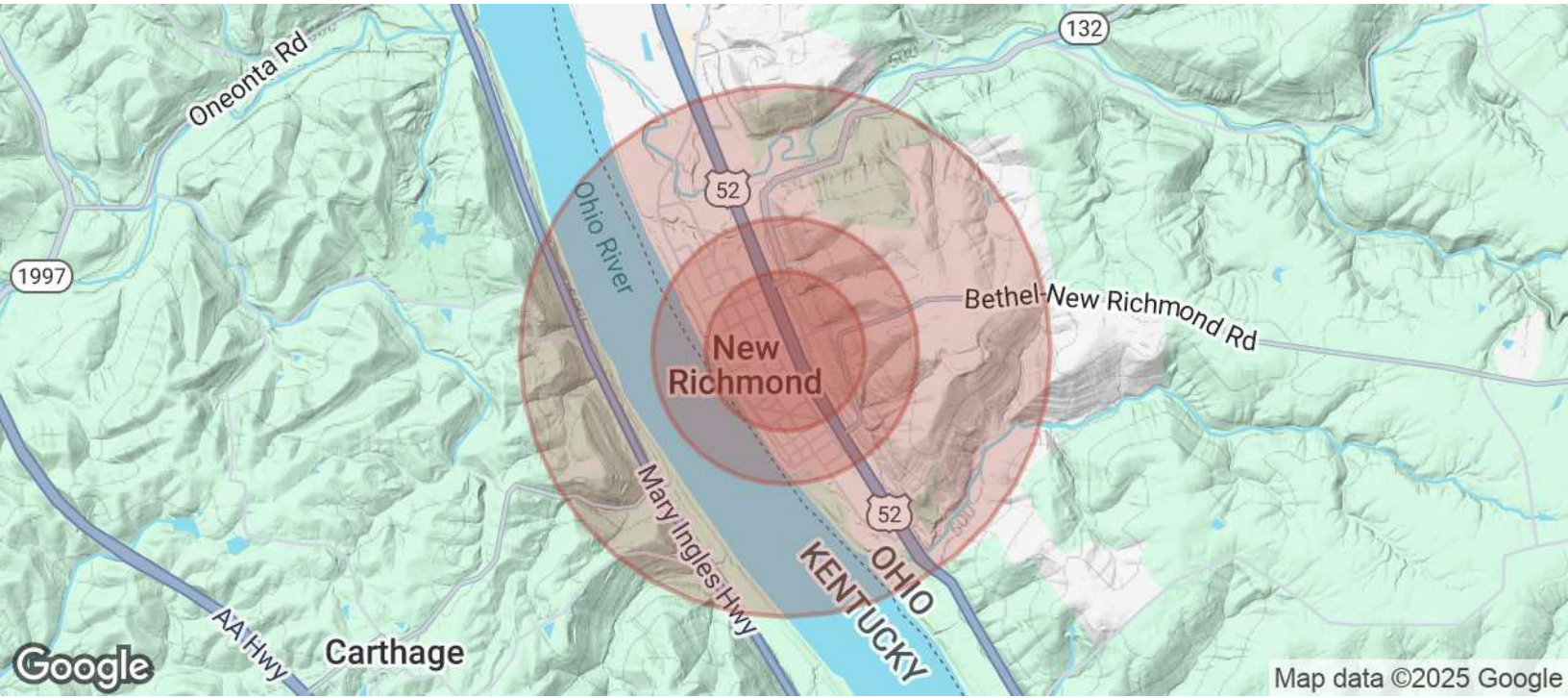
- 1,365sqft building located on the corner of St Rt 52 and Walnut St.
- 450' of frontage on St Rt 52 with very large pylon signage.
- Building was recently remodeled for a restaurant use.
- Contains a 14'x27' garage bay with car lift installed.
- Parking for approximately 50 vehicles.

ADDITIONAL PHOTOS





DEMOGRAPHICS MAP & REPORT



POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	610	1,179	1,887
Average Age	40	40	40
Average Age (Male)	40	40	40
Average Age (Female)	40	40	40

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	232	448	717
# of Persons per HH	2.6	2.6	2.6
Average HH Income	\$86,620	\$86,535	\$88,611
Average House Value	\$296,934	\$299,878	\$315,599

Demographics data derived from AlphaMap