

FOR LEASE

SPRING GROVE MARKET

4645 Spring Grove Ave, Cincinnati, OH



TC Bartoszek

tc@lee-associates.com

C 513.535.0563

Dean Misleh

dmisleh@lee-associates.com

C 513.543.9710

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein. The listing agent is also a part owner.

AVAILABLE: 2,073 SF Endcap

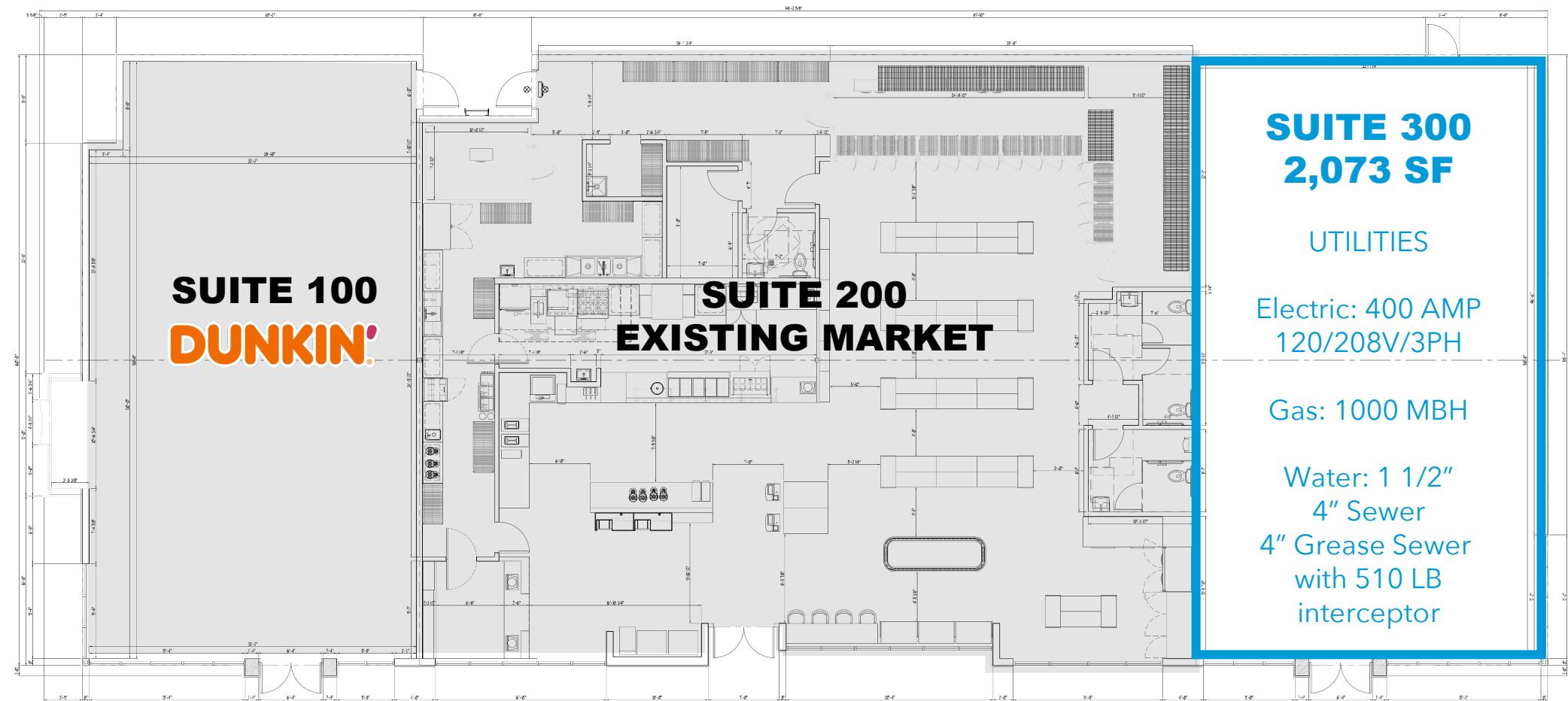
PRICING: \$35.00/SF Net + \$6.76

PROPERTY INFORMATION:

- New multi-tenant development
- Dunkin' just leased!
- 1 Endcap available with pick-up window
- Gas stubbed, with 1-inch water line, 4-inch sanitary and 4-inch grease with 500-gallon grease trap
- 6-ton new HVAC
- 200 Amps
- Pylon Signage
- Good visibility along Spring Grove Ave
- Ample parking with canopy
- Multiple access points for customer convenience
- Nearby residential
- Close to I-75 and I-74



FLOOR PLAN SPRING GROVE MARKET



**SUITE 300
2,073 SF**

UTILITIES

Electric: 400 AMP
120/208V/3PH

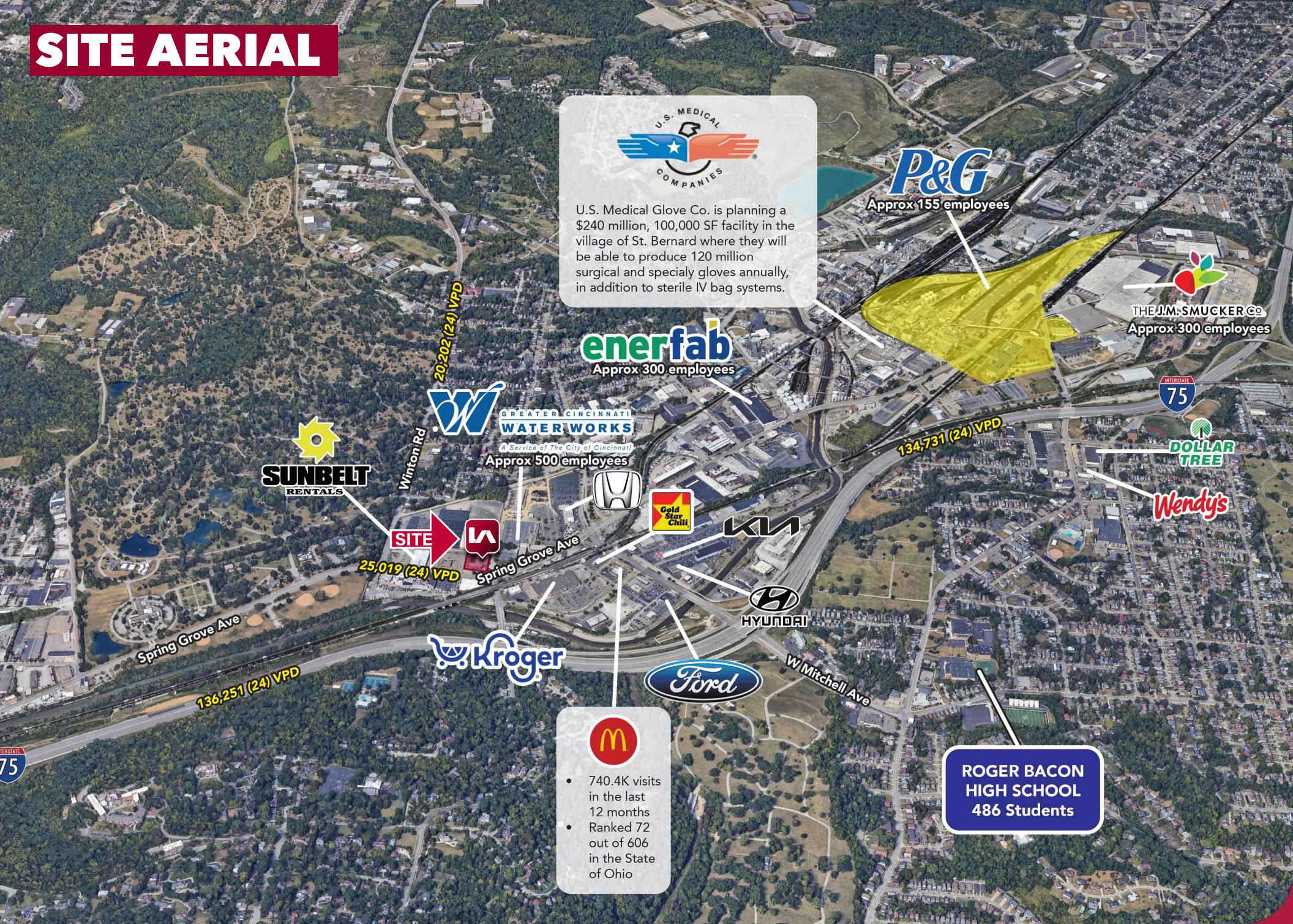
Gas: 1000 MBH

Water: 1 1/2"
4" Sewer
4" Grease Sewer
with 510 LB
interceptor

RENDERINGS SPRING GROVE MARKET



SITE AERIAL



DEMOGRAPHICS

