



OFFERING SUMMARY

Sale Price:	\$994,900
Available SF:	7,745
Lot Size:	3.534 Acres
Price / Acre:	\$281,522
Year Built:	1897, 1980
Zoning:	Commercial - B2
Market:	Cincinnati
Submarket:	Outlying Eastern Cincinnati
Traffic Count:	29,000
Zoning:	B-2

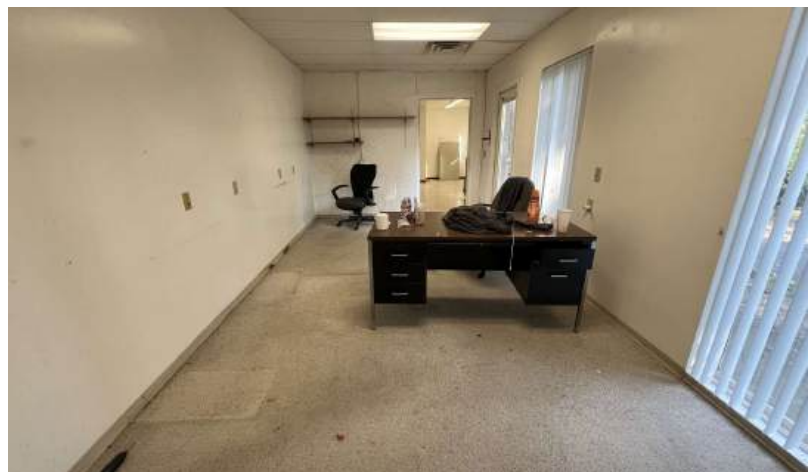
PROPERTY OVERVIEW

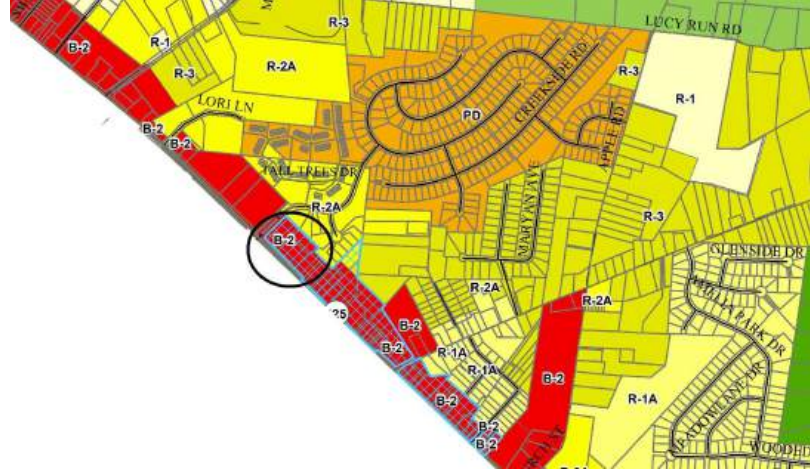
Developer opportunity in growing demographic OR office buildings in park-like setting with room to expand. Over 3.5 acres on a hard corner with access to all utilities. Located in a B2 zone. Traffic counts approaching 30k and less than 1 mile to several amenities such as bars, restaurants and Kroger superstore. The signalized corner is highly visible from both sides of the street and has numerous new residential and commercial developments surrounding this location. Less than 5 miles to I-275, St Rt 32 and US 52. Existing on the site are three structures. An historic, 5,000sqft Victorian that has been converted to offices. Built in 1897, this building features old world architectural charm: large spaces, tall ceilings, incredible woodwork and craftsmanship. Also, a 1,725sqft office, built slab-on-grade in 1980, features several large workspaces, private offices, large deck and a 3-bay garage (1,000sqft) equipped with a full kitchen (including Ansul system). The Seller has restricted the demolition of the Victorian home due to its historic significance but is not in an historic district and is not on the historic registry.

PROPERTY HIGHLIGHTS

- 3.5 acres on a hard corner with access to all utilities.
- Traffic counts approaching 30k.
- Less than 1 mile to several amenities such as bars, restaurants and Kroger superstore.
- Less than 5 miles to I-275, St Rt 32 and US 52.
- Several structures are currently on the site.
- B-2 zoning district.

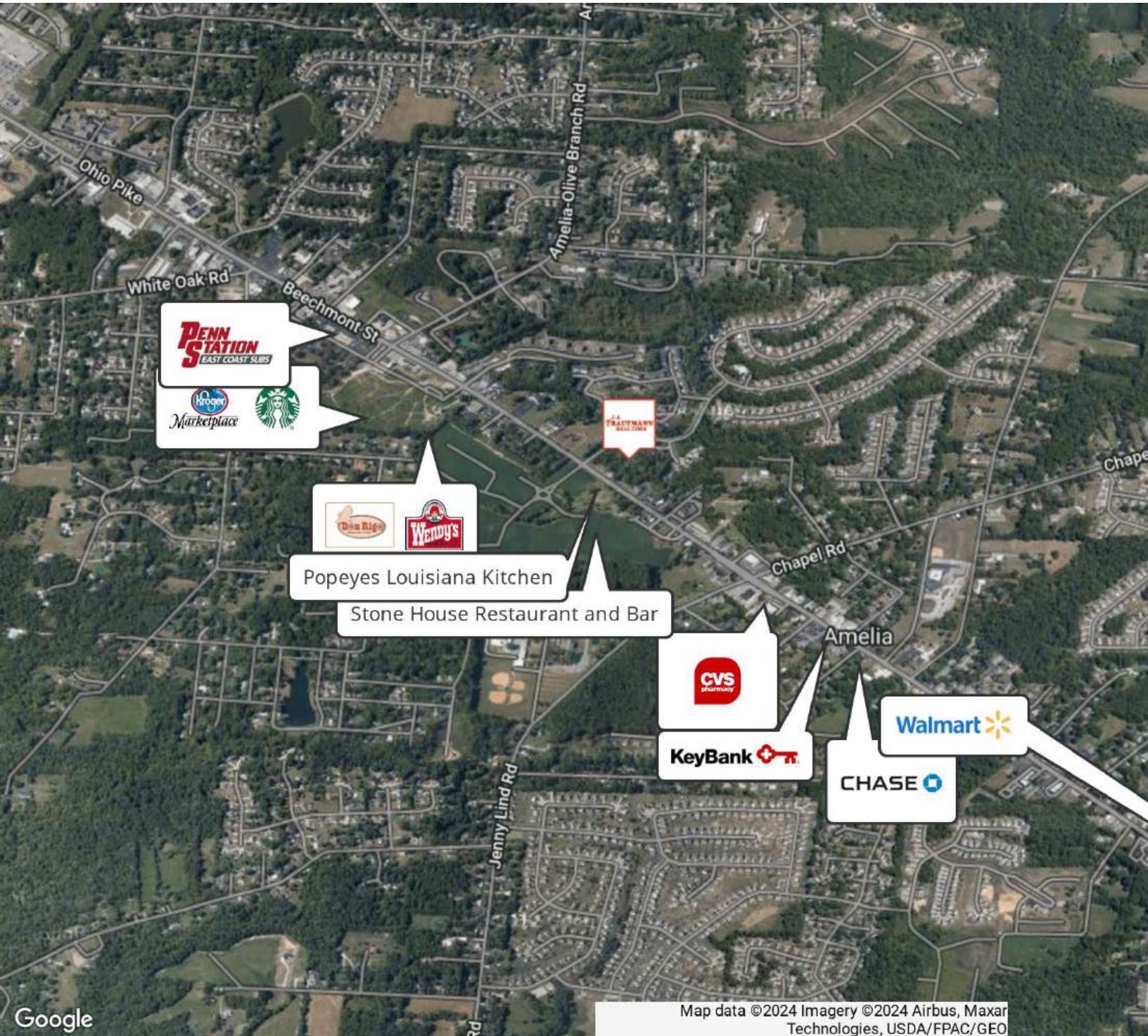


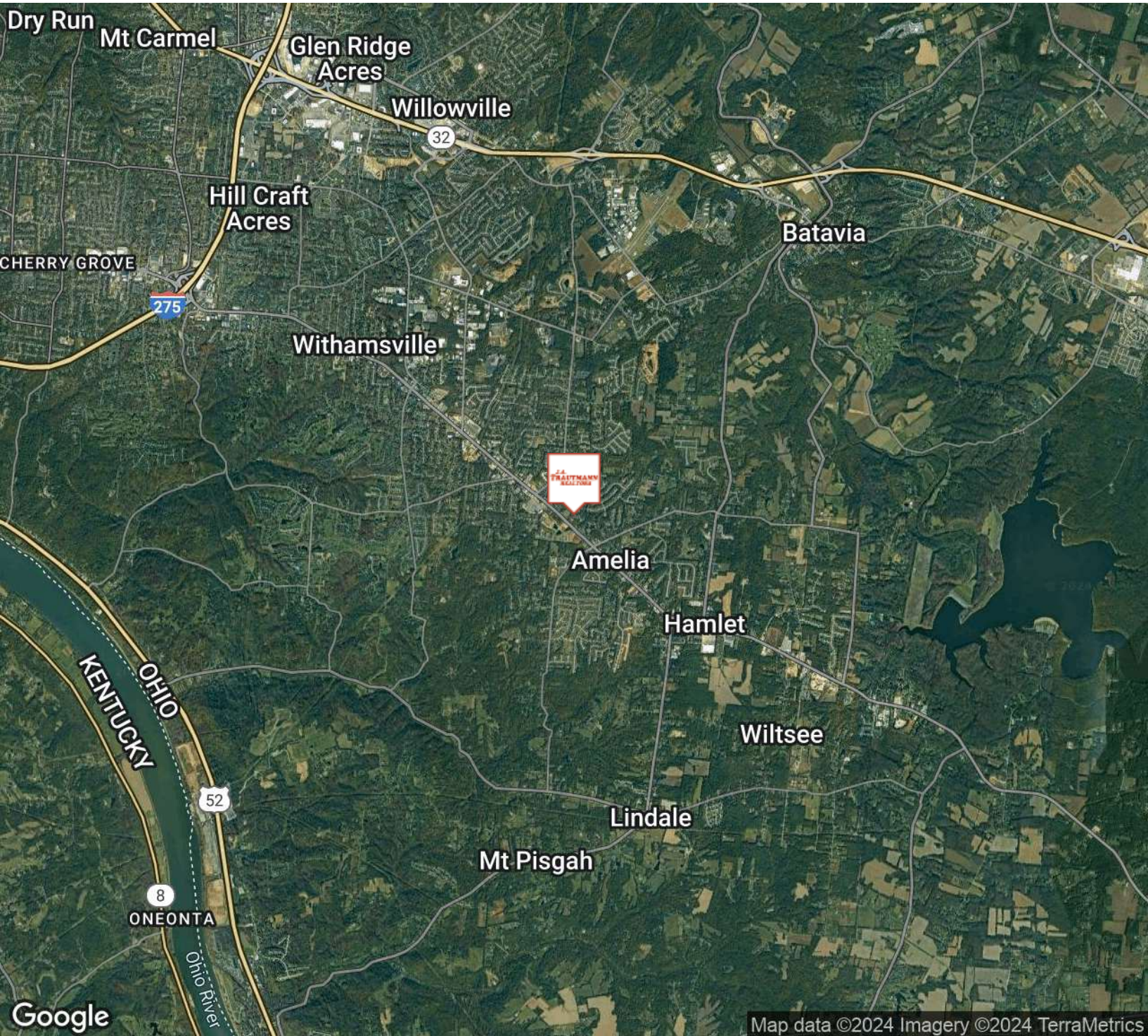




BEN TRAUTMANN
513.752.5000 x10
ben@jatrealtors.com

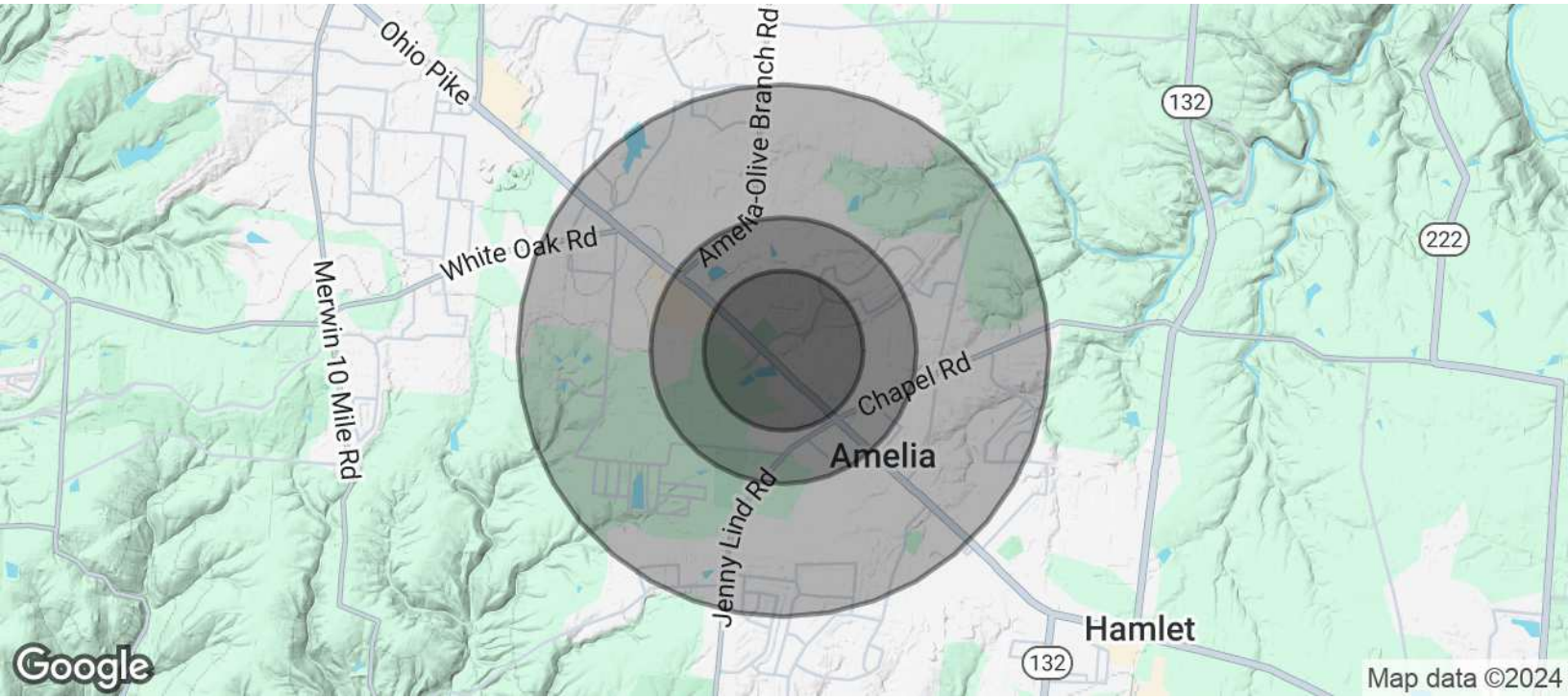
LAND FOR SALE





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DEVELOPMENT OPPORTUNITY FOR SALE



POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	443	1,983	7,607
Average Age	41	41	39
Average Age (Male)	39	39	38
Average Age (Female)	42	42	40
HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	206	899	3,054
# of Persons per HH	2.2	2.2	2.5
Average HH Income	\$76,996	\$81,519	\$89,375
Average House Value	\$228,568	\$233,943	\$245,220

Demographics data derived from AlphaMap