

# 15-19 ROUTE 42

Triplex | Waynesville, Ohio

Three Units · RT 42 Corridor

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**\$325,000**

List Price

**3 Units**

Vacant — Set Your Rents

**Est. 1963**

Year Built

**20,000+**

Daily Corridor Trips

Listed by John Bissman, Listing Agent



CONFIDENTIAL

# Property Photos

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15-19 Route 42, Waynesville OH 45068

CONFIDENTIAL · John Bissman, Listing Agent

# Waynesville & Main Street

**600,000+**

Combined Festival  
Visitors (Annual)

**\$1.7B**

Warren County  
Tourism Impact

**+22%**

County Population  
Growth Since 2010

**200+**

Historic Buildings  
in the Village

## THE TOWN

- Known as the Antiques Capital of the Midwest
- Older than the State of Ohio — Quaker-founded, 1797
- Year-round festival calendar drives foot traffic every season
- Warren County: fastest-growing county in Ohio
- Caesar Creek State Park, Kings Island 15 min

## THE CORRIDOR

- S Main St is the commercial spine of the village
- Antique shops, galleries, cafes, boutiques — all active
- Historic Preservation Board oversees building standards
- 14 million annual visitors countywide, \$1.7B economic impact
- Property sits on the RT 42 corridor at the south gateway to Waynesville's Main Street district

# Festivals & Year-Round Tourism

Waynesville draws foot traffic every season — not just one weekend in October

## OHIO SAUERKRAUT FESTIVAL

October · 2nd Full Weekend | 400,000+ visitors

460 vendors from 25 states. Free admission. Main Street is the venue. 55+ year tradition.

## OHIO RENAISSANCE FESTIVAL

August – October · 8 Weekends | 165,000+ visitors

30-acre permanent site on SR-73. Knights, artisans, food. 10 min from property.

## CELTIC FEST OHIO

June | 50+ vendors

Traditional music, Celtic rock, bagpipe bands, sheepherding demos. Renaissance Park.

## WAYNESVILLE STREET FAIRES

June · July · August | Monthly events

Summer series on Main St. Antiques, crafts, food, live music. Drives repeat weekend traffic.

## CHRISTMAS IN THE VILLAGE

December · 1st Weekend | 1,300 luminaries

Main St lined with luminaries. Strolling carolers, Santa, holiday shopping. Annual tradition.

## WAYNESVILLE FALL FEST

September/October | Seasonal draw

Harvest-themed event on Main St. Bridges gap between summer faires and Sauerkraut Festival.

Combined estimated visitors: 600,000+ annually | Warren County tourism: \$1.7B impact | 14 million countywide visitors

# Location Facts & Demographics

Demographics are determined by a 10 minute drive from Waynesville, OH 45068

## CITY, STATE

**Waynesville, OH**

## POPULATION

**11,924**

## AVG. HHSIZE

**2.74**

## MEDIAN HH INCOME

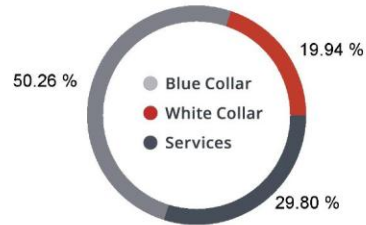
**\$96,167**

## HOME OWNERSHIP

Renters: **681**

Owners: **3,742**

## EMPLOYMENT



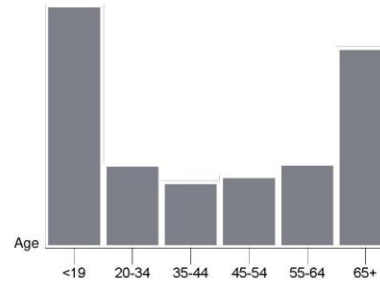
**52.54 %** Employed  
**1.11 %** Unemployed

## EDUCATION

High School Grad: **32.97 %**  
Some College: **20.71 %**  
Associates: **7.39 %**  
Bachelors: **30.07 %**

## GENDER & AGE

**49.59 %** **50.41 %**

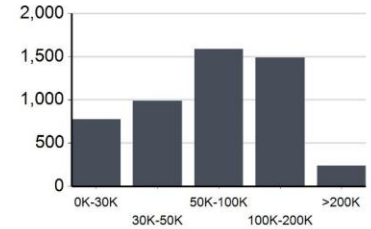


## RACE & ETHNICITY

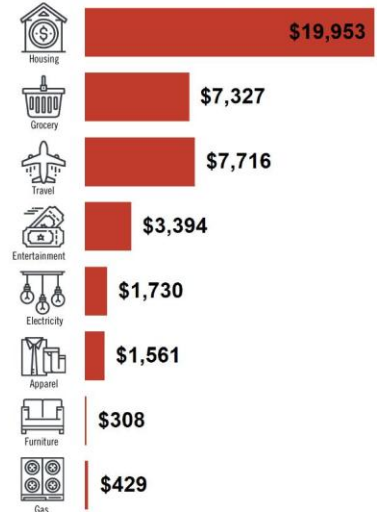
White: **98.66 %**  
Asian: **0.07 %**  
Native American: **0.00 %**  
Pacific Islanders: **0.00 %**  
African-American: **0.00 %**  
Hispanic: **0.44 %**  
Two or More Races: **0.83 %**

# MOODY'S

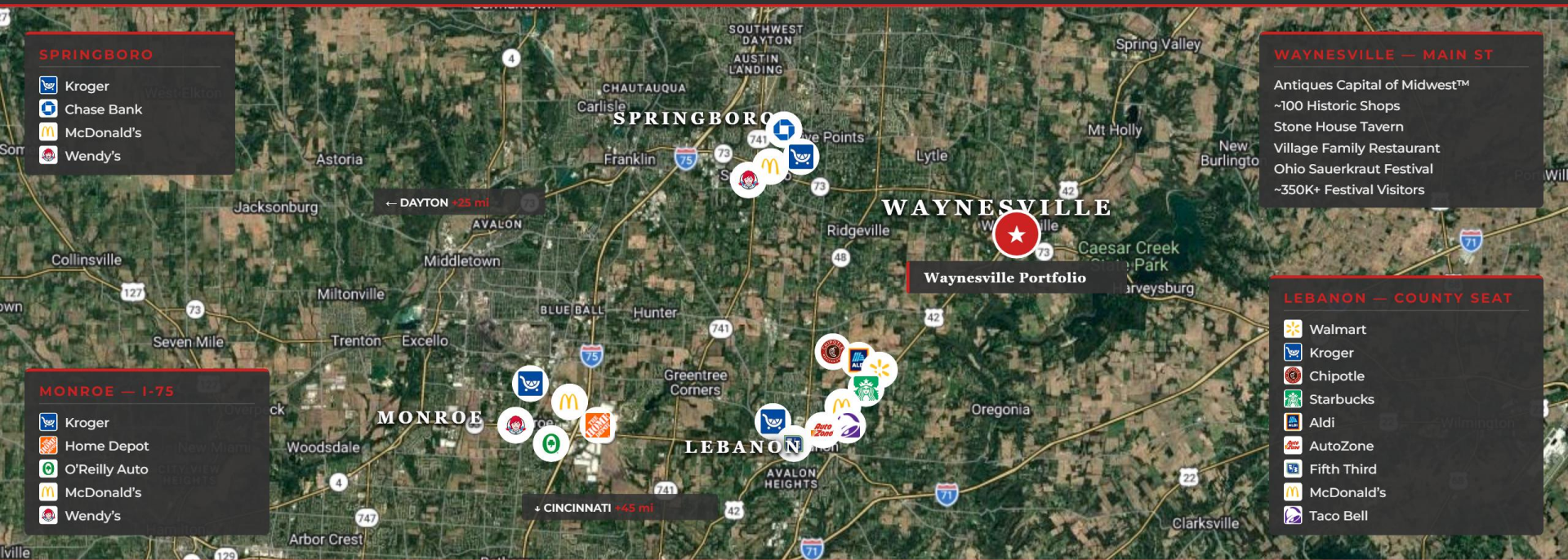
## INCOME BY HOUSEHOLD



## HH SPENDING



# Waynesville Area Overview



# Waynesville & Main Street

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# Why This Property

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## RT 42 CORRIDOR

20,000+ daily vehicle trips through three converging corridors (US-42, SR-73, N Main/Franklin). Direct highway frontage — not a side street, not a back lot.

## LEASE-UP OPPORTUNITY

Three units vacant. Prior rents \$850–900/unit. New LVP flooring and fresh paint throughout. Buyer sets rents, terms, and tenant mix from day one. No inherited leases.

## MASONRY CONSTRUCTION

Cut stone front, brick on three sides. More durable and lower maintenance than frame construction. Unusual for a 1963 triplex at this price point.

## SEPARATE METERS

Three individual electric meters — tenants pay own utilities. NNN-lite structure from day one. Reduces owner operating expense to tax, insurance, and common maintenance.

## \$108K PER DOOR

\$325,000 for three units = \$108,333 per door. Below the replacement cost of building a single 600 SF masonry unit in Warren County. The land, structure, and meters are already in place.

## SET YOUR OWN RETURNS

No existing tenants means no below-market rents locked in. At \$1,000/unit the cap is 9.4%. At prior rents (\$875 avg) it is 8.2%. The buyer controls the income from the first lease.

# Three-Unit Triplex

15-19 Route 42 — 1,800 SF · 0.54 Acres · Built 1963

Unit	Share	SF (Auditor)	Status	Use
Unit 15	~600 SF	~600	Vacant	1BR Residential
Unit 17	~600 SF	~600	Vacant	1BR Residential
Unit 19	~600 SF	~600	Vacant	1BR Residential

1,800 SF per Warren County Auditor (Parcel 0906210016). Three units, all vacant. Prior rents \$850–900/unit/month. New LVP flooring and paint throughout. Buyer sets rents, terms, and tenant mix.

# Lease-Up Opportunity

## THE OPPORTUNITY

- **Three units vacant — buyer sets rents, terms, and tenant mix**
- Prior rents: \$850–900/unit (\$2,550–2,700/mo gross)
- Units already turned: new LVP flooring, fresh paint, ready to lease
- Masonry construction — stone front, brick rear
- Three separate electric meters — tenants pay own utilities

## UPSIDE

- **At \$1,000/unit — 9.4% cap rate on \$325K ask**
- Prior rent floor established: \$850–900/unit
- 20,000+ daily corridor trips (US-42, SR-73, N Main/Franklin)
- \$108K per door — below replacement cost in Warren County

# RT 42 Corridor



**20,000+**

Combined daily vehicle trips through three converging corridors.

**7,386 AADT**

US-42 alone (ODOT). Plus SR-73 and N Main/Franklin corridors.

**\$96K MEDIAN HHI**

10-minute drivetime. 23,169 residents. Source: Moody's CRE 2026.

*This is not a back-street rental. It is a masonry triplex on the busiest corridor through Waynesville — 20,000+ daily trips where US-42, SR-73, and N Main converge. One block from Main Street, inside a town that draws 600,000 visitors a year.*

# Terms & Contact

## FEE SIMPLE SALE

\$325,000. Three units, all vacant.  
Masonry triplex on RT 42. Set your own returns.

## PORTFOLIO PACKAGE

Available as part of the larger 15-property Alexander Portfolio on Historic Main St, Waynesville.

## SELLER TERMS

May consider creative structure for qualified buyer. Contact listing agent for details.

**BUY  
SELL  
BUILD  
INVEST**

Each Office is Independently Owned and Operated



## BISSMAN GROUP

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