

FOR LEASE

1,408 SF QUICK LUBE AVAILABLE

1012 HOSPITAL DRIVE

BATAVIA, OH 45103



PROPERTY OVERVIEW

Quick Lube building (1,408 SF) located in the rapidly-developing Batavia, OH market. Located on Hospital Drive off SR 32 at the Bauer Rd exit, near McDonalds, Arby's, Dairy Queen, Biggby Coffee, and Chipotle. Layout includes two (2) drive-thru bays, a customer waiting area, ADA restroom, parts/inventory storage room. Plenty of onsite parking available. This is a must see...move-in ready space to open for business immediately!

MIKE BASTIN

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OFFERING SUMMARY

Address	1020 Hospital Drive Batavia, OH 45103
Asking Rate	\$20.00/SF NNN
Square Footage	1,408 SF
Building Specs	Two (2) bay pits, 3-phase power, two (2) scissor lifts, air filtration system, customer waiting area & restroom, employee office & restroom. Ready to open for business!
County	Clermont County
Municipality	Batavia Township
Zoning	B-2 Business
Traffic Counts	39,451 VPD (SR 32)



PROPERTY DETAILS

- * Plenty of on-site parking available
- * Easily accessible to SR 32 and I-275
- * Busy Commercial Corridor
- * Excellent Visibility to SR 32 & Pylon Signage
- * Flexible Layout & Configuration
- * High Income area & strong demographics
- * New development in the surrounding area
- * High Traffic Area—39,451 VPD count (SR 32)



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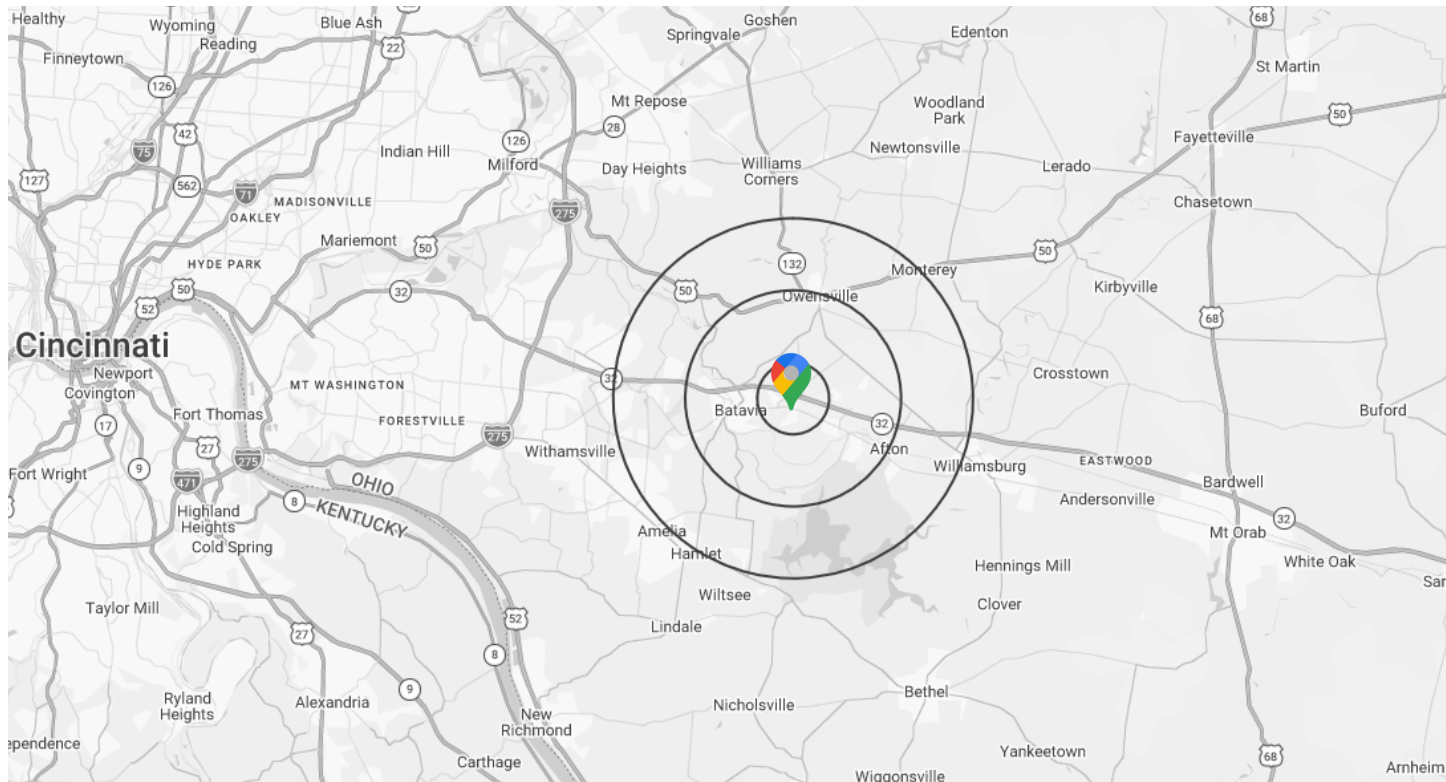
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DEMOGRAPHICS



Description	1 mile	3 mile	5 mile
Population Summary			
2020 Population	2,111	11,234	32,325
2025 Population	2,138	11,699	34,462
2030 Population Projection	2,181	12,003	35,529
Household Summary			
2020 Households	758	4,095	12,110
2025 Households	768	4,255	12,900
2030 Household Projection	785	4,368	13,308
Household Occupancy			
Owner Occupied Households	663	3,002	9,589
Renter Occupied Households	122	1,366	3,719
Avg Household Size	2.7	2.6	2.6

Description	1 mile	3 mile	5 mile
Household Income			
Avg Household Income	\$119,874	\$90,568	\$98,907
Median Household Income	\$101,834	\$75,862	\$78,893
Median Home Info			
Median Home Value	\$306,092	\$269,375	\$295,587
Median Year Built	1991	1986	1993
Employment Summary			
Employees	2,059	7,177	10,570
Businesses	288	769	1,129
Employees per Business	7	9	9
Median Age			
2025 Median	41.5	39.8	40.3

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