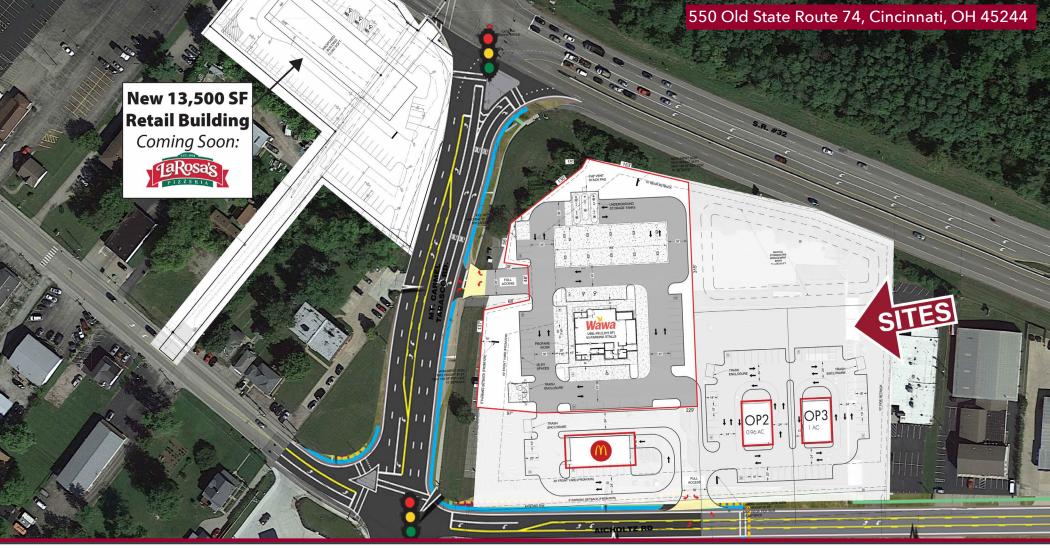
OUT PARCEL FOR GROUND LEASE OR SALE NEW DEVELOPMENT

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TC Bartoszek tc@lee-associates.com D 513.588.1840 Molly Hoffman mhoffman@lee-associates.com D 513.588.1843



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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.

OUT PARCEL FOR GROUND LEASE OR SALE **NEW DEVELOPMENT**

550 Old State Route 74, Cincinnati, OH 45244

FOR LEASE: Option 2: 0.96 acre Option 3: 1 acre

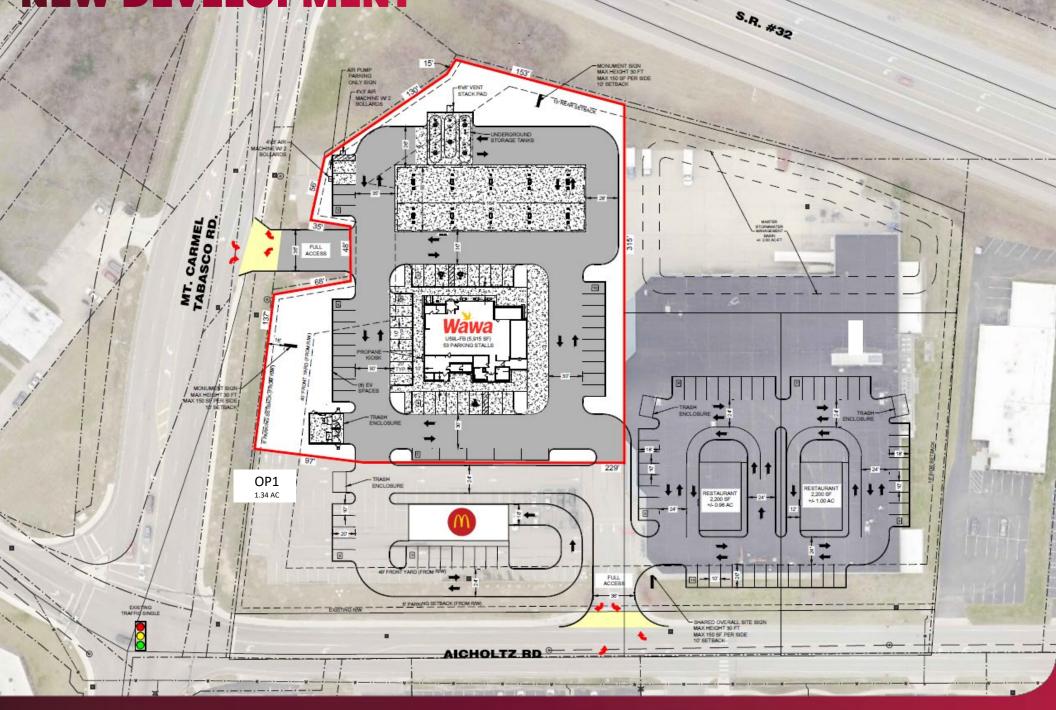
LEASE RATE: \$110,000/year ground leases for each pad

- 2 outparcels available for ground lease with Wawa and McDonalds co- tenancy
- Located on the traffic signalized intersection of S.R. 32 & Mt. Carmel Tobasco Rd. with an AADT of 18,825 cars per day
- Under 1 mile from I-275 with an AADT of 81,261 cars per day
- 1. 5 miles from Eastgate Mall and surrounding concepts such as Chase Bank, Chick-Fil-A, Kohl's, Best Buy, Sam's Club, Chipotle, and many other national tenants
- Daytime Employment Population of over 21,000 within a 3-mile radius
- Seeking retail users



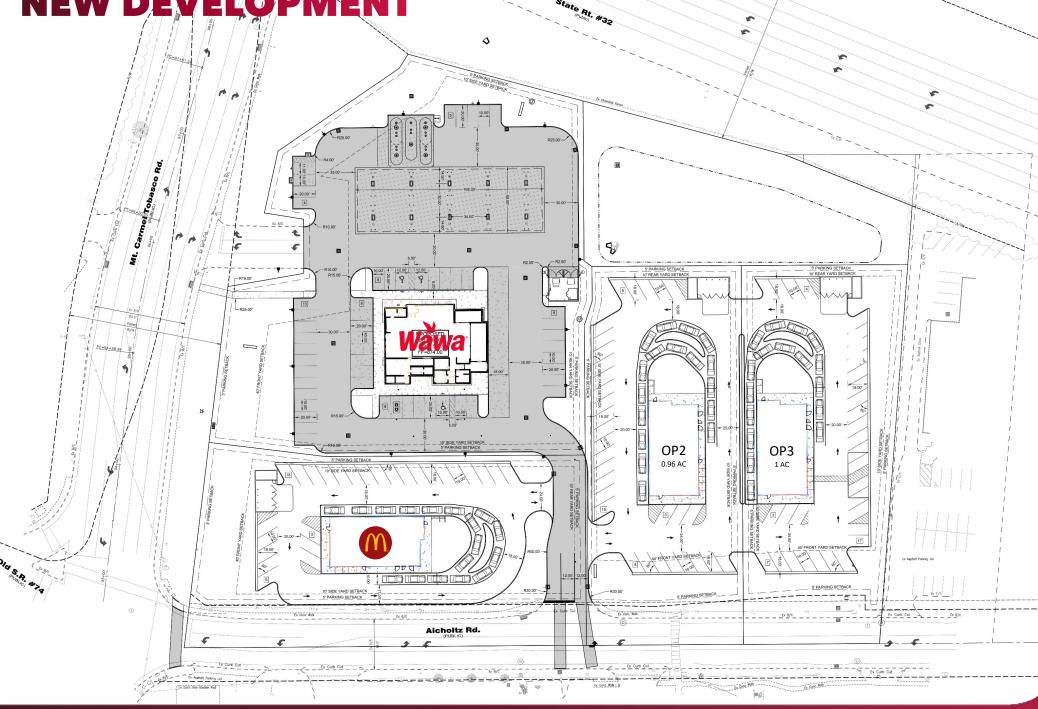
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OUT PARCEL FOR GROUND LEASE OR SALE **NEW DEVELOPMENT**





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