

AVAILABLE: FOR SALE

Land - East Galbraith Road

Sycamore Township, Hamilton County, Ohio 45236



Fantastic Redevelopment Opportunity in Thriving Sycamore Township Market!

FEATURES

- * Approx. 1.08 acres
- * Close proximity to hospital, medical office, senior care, office, retail, restaurants & entertainment
- * Roadway improvements in place include turn lanes off E. Galbraith Road at site
- * Considerable new mixed use development in area
- * Sycamore Township Land Use Plan calls for future Transitional Office Use in site overlay
- * Strong demographics & growing employment area



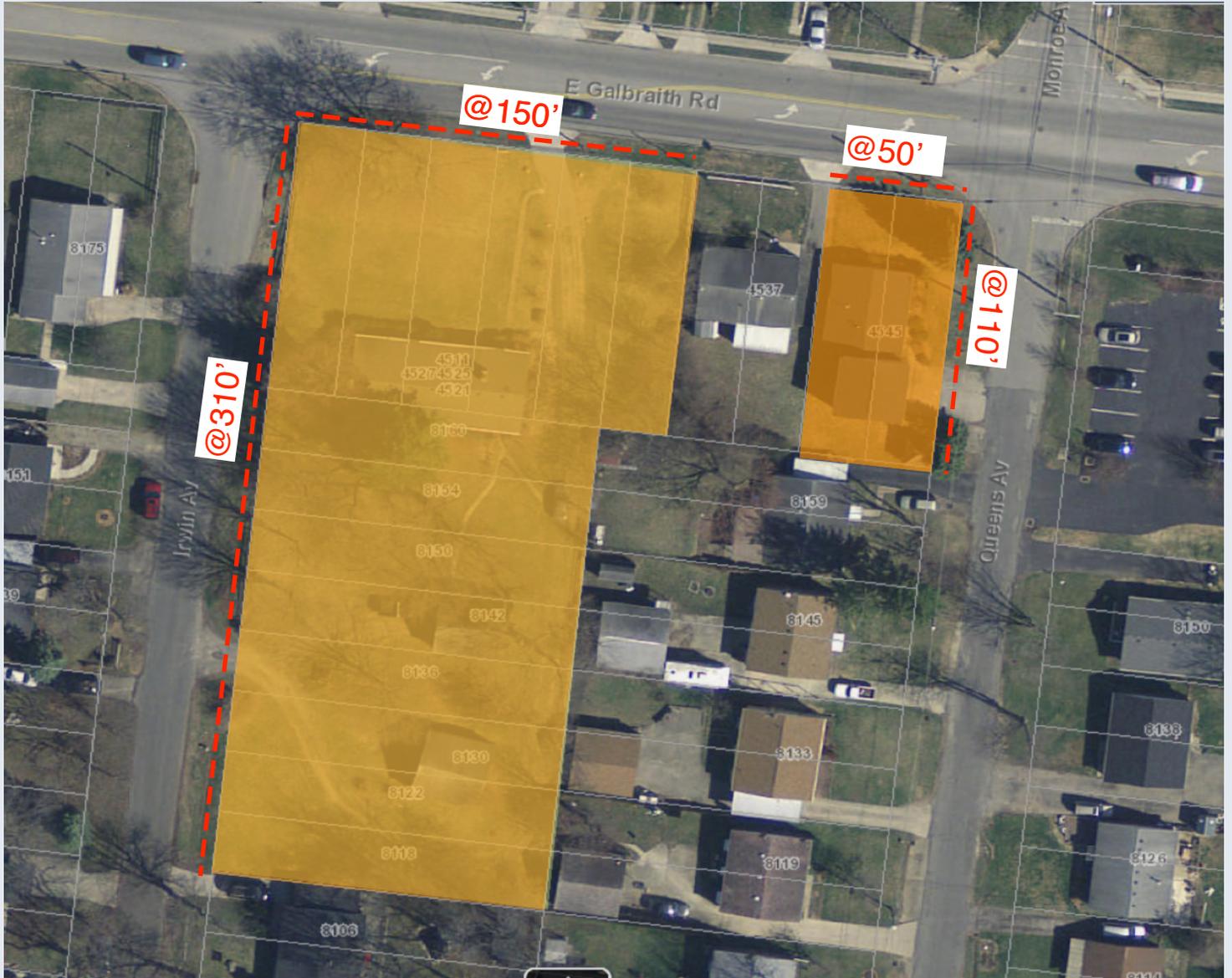
For More Information Please Contact: Steve Fahrnbach
VP / Principal Broker

(513) 241-9647 O.
(513) 623-7797 M.
steve@warmrd.com

WARM
REALTY | DEVELOPMENT

4511 East Galbraith Road

Parcel Map



Parcel Breakdown:

Street Address	Parcel #*	Dimensions	SF
4545 E. Galbraith Road	600-0210-0097-00	50' x 110'	5,500
4511 E. Galbraith Road	600-0210-0089-00	25' x 110'	2,750
4511 E. Galbraith Road	600-0210-0090-00	25' x 110'	2,750
4511 E. Galbraith Road	600-0210-0091-00	25' x 110'	2,750
4511 E. Galbraith Road	600-0210-0092-00	25' x 110'	2,750
4511 E. Galbraith Road	600-0210-0093-00	25' x 110'	2,750
4511 E. Galbraith Road	600-0210-0094-00	25' x 110'	2,750
8118 Irwin Avenue	600-0210-0125-00	25' x 125'	3,125
8122 Irwin Avenue	600-0210-0126-00	25' x 125'	3,125
8130 Irwin Avenue	600-0210-0127-00	25' x 125'	3,125
8136 Irwin Avenue	600-0210-0128-00	25' x 125'	3,125
8142 Irwin Avenue	600-0210-0129-00	25' x 125'	3,125
8150 Irwin Avenue	600-0210-0130-00	25' x 125'	3,125
8154 Irwin Avenue	600-0210-0131-00	25' x 125'	3,125
8160 Irwin Avenue	600-0210-0132-00	25' x 125'	3,125
		Total SF =	47,000



Please call to obtain further details and learn more about this great opportunity...

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