

EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$725,000
Lease Rate:	Negotiable
Building Size:	16,824 SF
Available SF:	5,500 SF
Lot Size:	2.07 Acres
Year Built:	1955
Zoning:	B-1: Commercial
Market:	Cincinnati
Submarket:	West Clermont

PROPERTY OVERVIEW

FOR SALE or LEASE: Retail strip center (13,374sqft) and workshop (3,450sqft) totaling 16,824 sqft on 2 acres. Prime location adjacent to the corner of Merwin 10 Mile Rd and St Rt 125. Traffic counts in excess of 40k. Acreage can accommodate more parking. Approximately 6,000sqft (2500sqft retail/3500sqft warehouse) flex space available for lease. Excellent signage/ frontage on State Route 125 (~45,000 ADT). Large storefront windows facing high traffic corridor making it a perfect space for a showroom. Warehouse features 14' ceilings, 2-10'x12'overhead doors, three phase electric and clear span area. Current parking for 10 vehicles. Zoned B-1 commercial.

PROPERTY HIGHLIGHTS

- **16,824 SQFT ON 2 ACRES IN PRIME LOCATION.**
- **EXCELLENT SIGNAGE/ FRONTAGE ON STATE ROUTE 125 (~45,000 ADT).**
- **APPROXIMATELY 5,500SQFT (2500SQFT RETAIL/3500SQFT WAREHOUSE) FLEX SPACE AVAILABLE FOR LEASE.**
- **ACREAGE FOR EXPANDING PARKING AREA BEHIND BUILDING.**
- **375' OF FRONTAGE ON ST RT 125!**

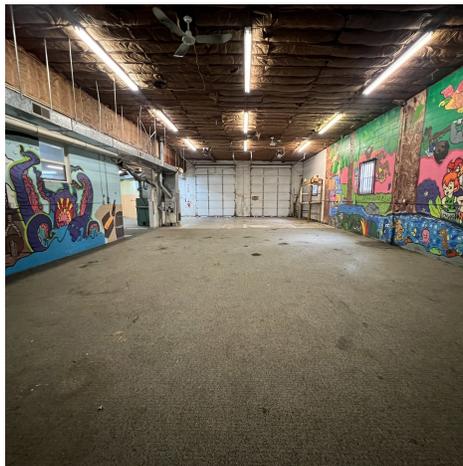
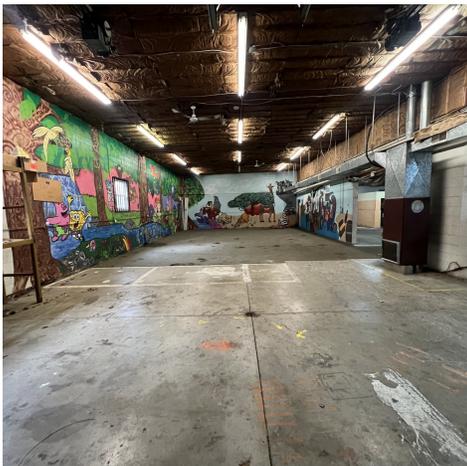
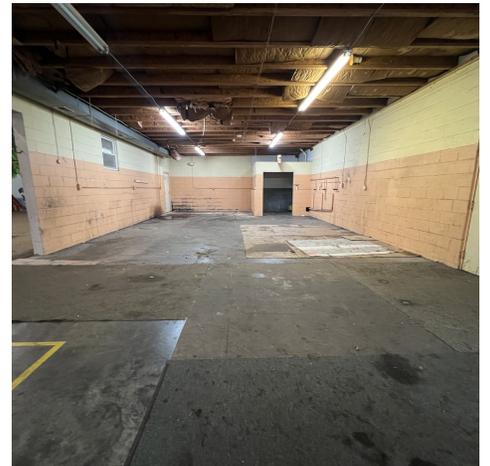
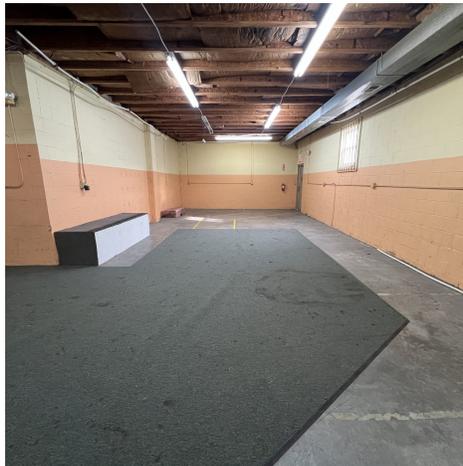
AERIAL: PROPERTY OVERVIEW





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RETAIL PROPERTY FOR LEASE



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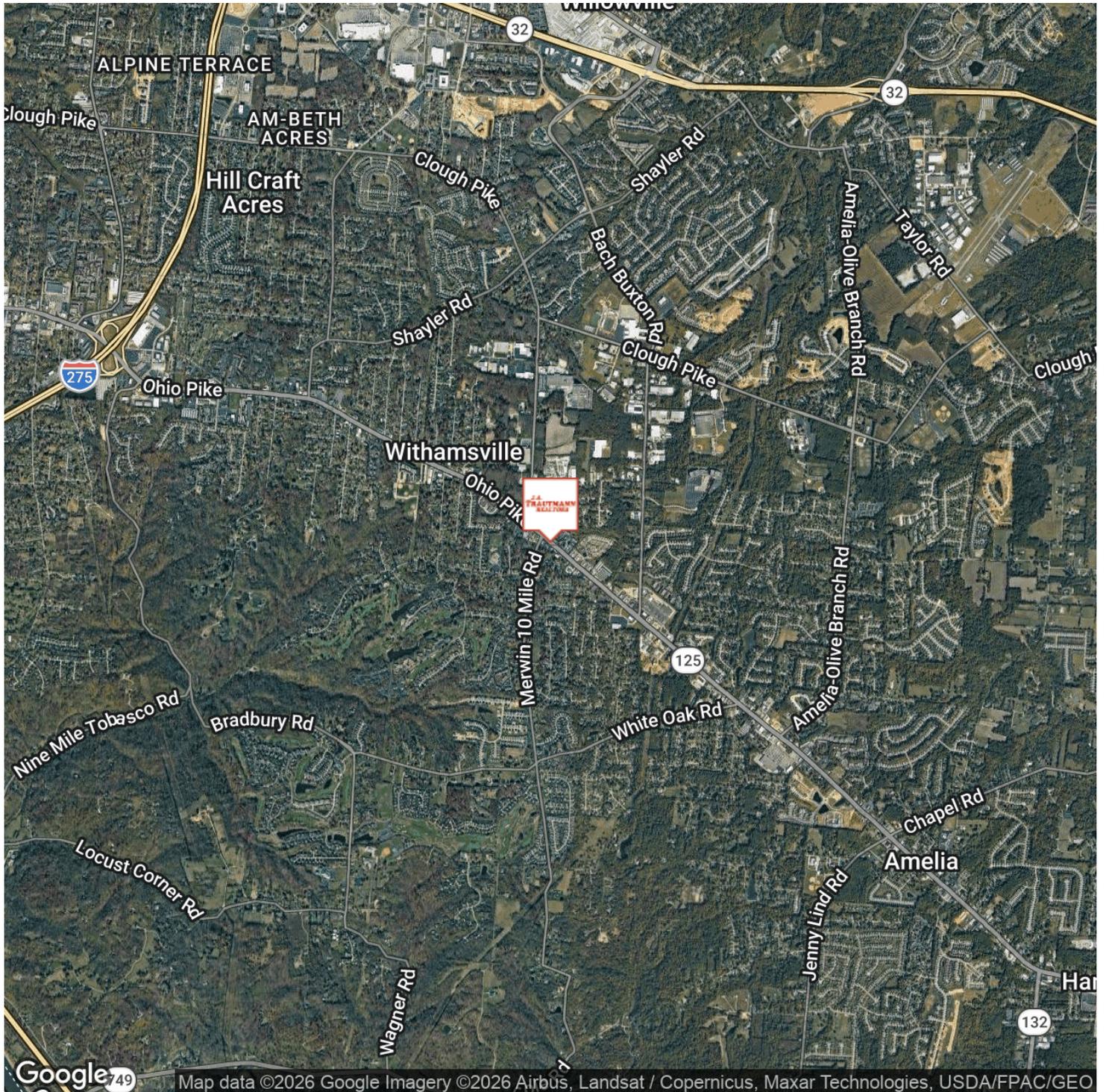


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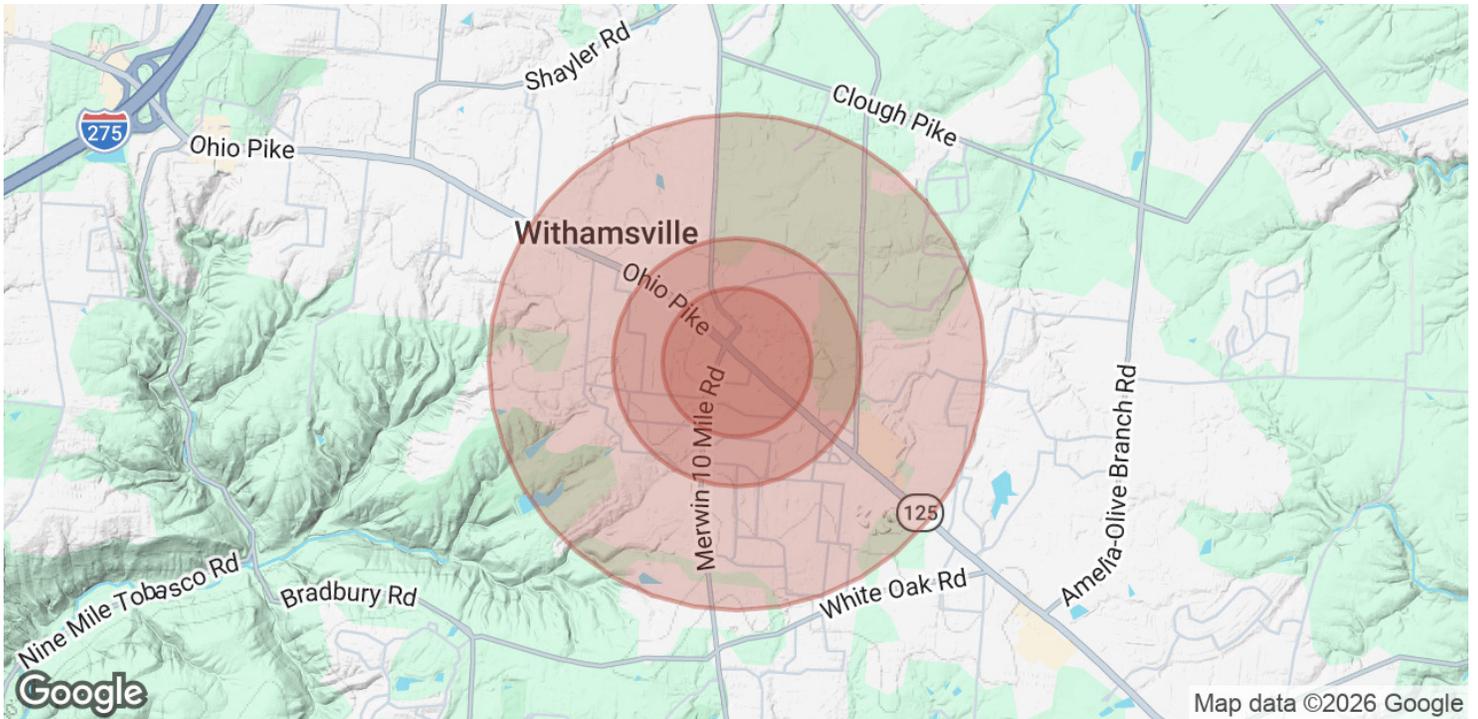
RETAIL PROPERTY FOR LEASE



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RETAIL PROPERTY FOR LEASE

DEMOGRAPHICS MAP & REPORT



POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	341	1,378	5,697
Average Age	43	43	42
Average Age (Male)	42	42	41
Average Age (Female)	44	44	43

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	142	592	2,373
# of Persons per HH	2.4	2.3	2.4
Average HH Income	\$92,590	\$91,334	\$86,791
Average House Value	\$252,308	\$257,492	\$259,994

Demographics data derived from AlphaMap