



OFFERING SUMMARY

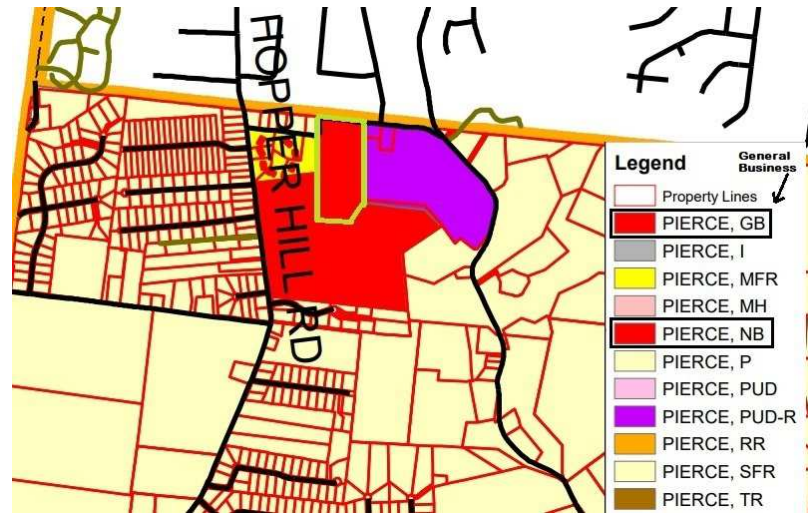
Sale Price:	\$750,000
Lot Size:	12 Acres
Price / Acre:	\$62,500
Zoning:	Commercial
Market:	Cincinnati
Submarket:	Pierce Township

PROPERTY OVERVIEW

Prime Development opportunity - 12 acres with commercial zoning. All utilities available. Land is mostly cleared and level. One mile to I-275, restaurants, abundance of retail shopping, banking and grocery. Commercial zoning allows for uses typically not permitted in a residential setting.

PROPERTY HIGHLIGHTS

- Near I-275 and St Rt 125
- Mostly cleared and leveled land
- All utilities available
- One mile from retail, restaurants and banking



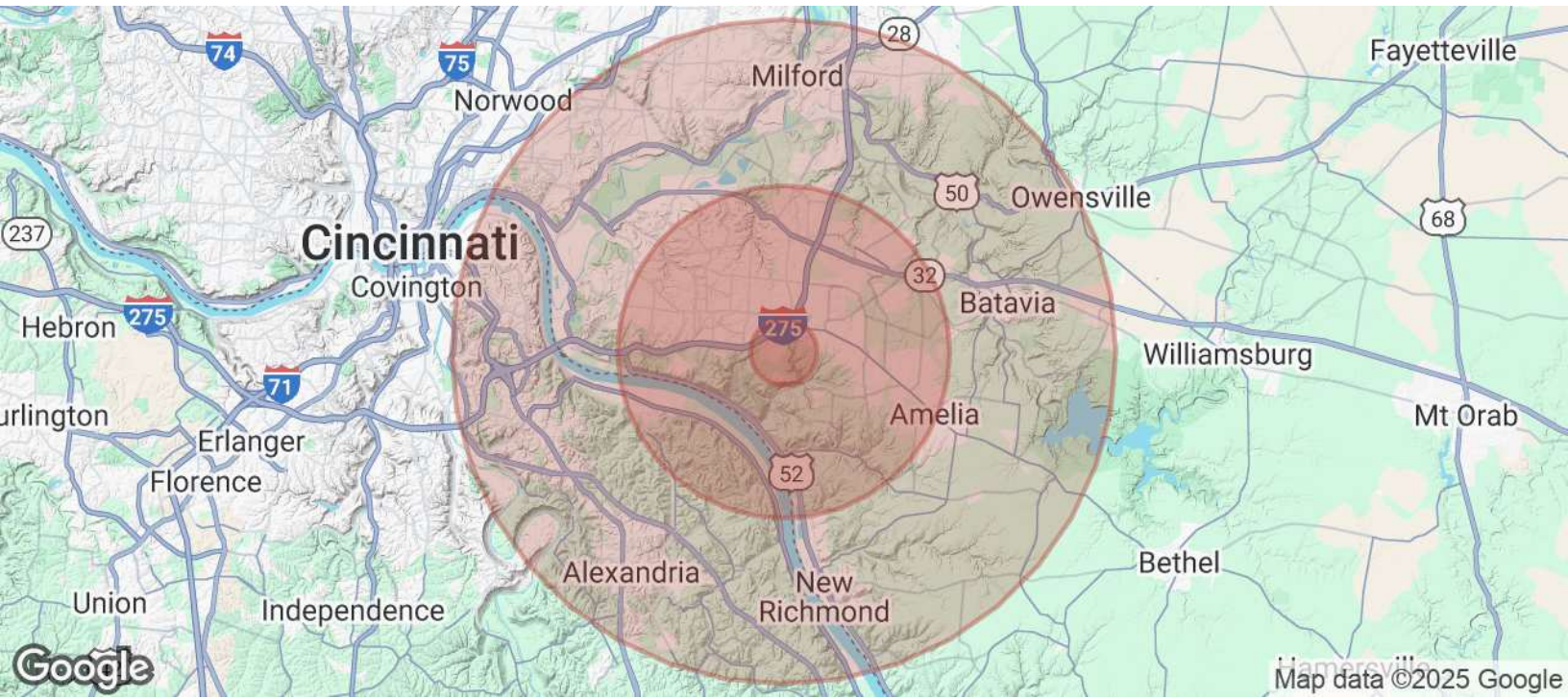
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PRIME DEVELOPMENT SITE FOR SALE



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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	3,491	99,134	273,596
Average age	37.8	38.8	38.3
Average age (Male)	35.5	37.4	36.9
Average age (Female)	39.8	40.3	39.8
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	1,434	38,330	106,687
# of persons per HH	2.4	2.6	2.6
Average HH income	\$75,053	\$83,709	\$85,864
Average house value	\$174,995	\$195,444	\$239,492

* Demographic data derived from 2020 ACS - US Census