

# AVAILABLE SITES AT LITTLE MIAMI INDUSTRIAL PARK

# 537

Grandin Road  
MAINEVILLE | OH 45039

Approximately  
88 acres of land  
available for  
development!

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## BUILDING SPECIFICATIONS



Area	Approximately 88 acres
Building Area	See park site plan
Servicing	Industrial
Zoned	Industrial
Highway Access	Grandin Road to SR 48 to I-71
Gas	8" gas line - 25.895 CFM capacity
Power	Heavy 480 Vole; 3 Phase power available to site
Water	Sources of water - 900,000 gallons per day
Sewer	Discharge - 1,000,000 gallons per day
Misc.	No earnings tax
Label	Value
Pricing	Industrial - \$75,000/acre (37.8 acres) O ice/ Commercial - \$125,000/acre (41 acres) Commercial/Retail - \$250,000/acre (25 acres)

### OPPORTUNITY

Hamilton Township is a business friendly environment focused on bringing manufacturing jobs to the area. The township has a zero no earnings tax.

### LOCATION

Located in Hamilton Township, Ohio at Grandin Road and SR 48, Little Miami Industrial Park has easy access to main transportation routes. The property is situated in Cincinnati and is five minutes from I-71 via Class A roads.

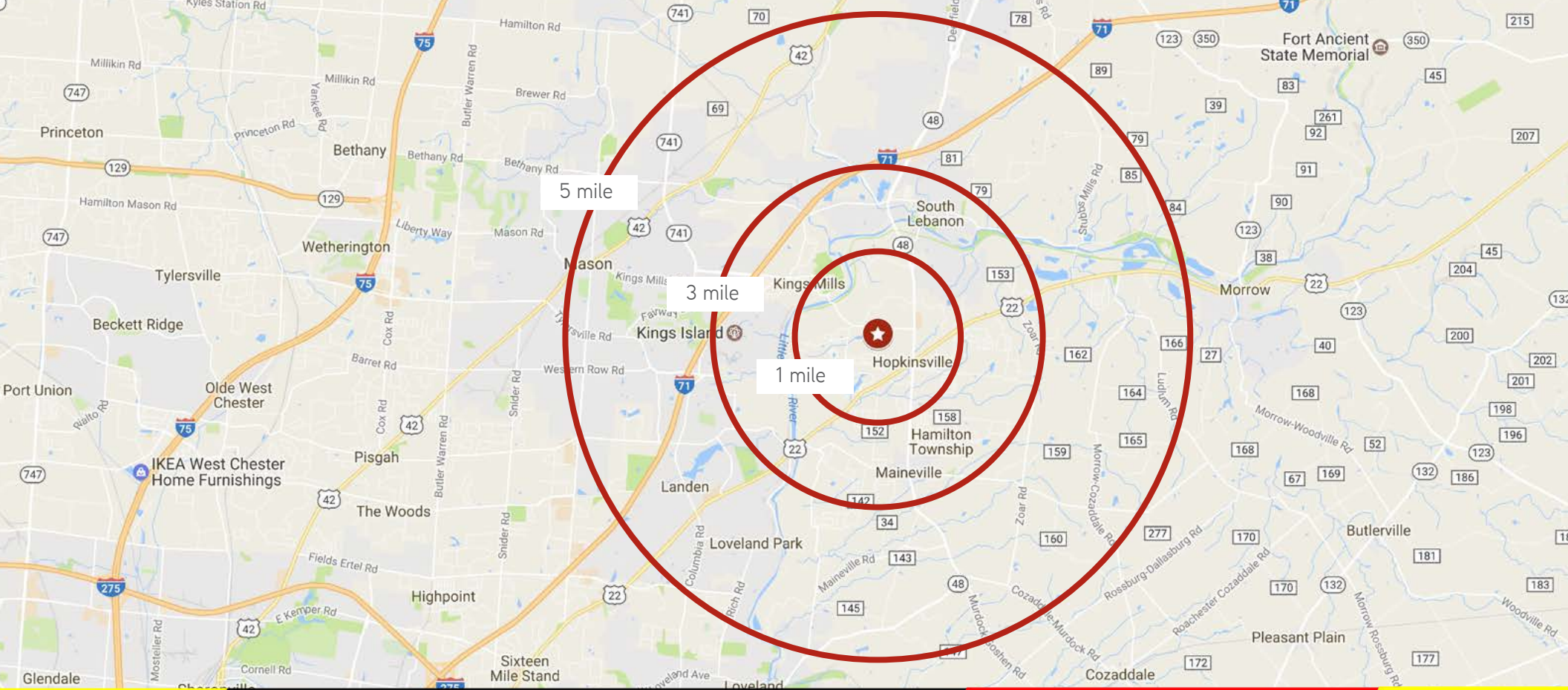
Nearby amenities include retail, golf courses, Kings Mills School District, Mason School District, and residential subdivisions.

### INCENTIVES

Call for special incentive pricing. Incentives may also be available with Hamilton Township throughout the length of the project.

### INCENTIVES

**Cincinnati Commercial Contracting (CCC)** is a client-focused, full service construction management and real estate company founded by John Westheimer. Operating in the Ohio/Kentucky/Indiana Tri-State area, **CCC** delivers products and services that are designed to exceed our customers' expectations since 1979.



## AREA DEMOGRAPHICS (5 MILE RADIUS)



**Estimated Population**  
(2018)  
73,751



**Projected Population**  
(2023)  
77,450



**Average Household Income**  
(2018)  
\$117,191



**Projected Average Household Income**  
(2023)  
\$135,648



**Unemployment Rate**  
(2017)  
3.4%



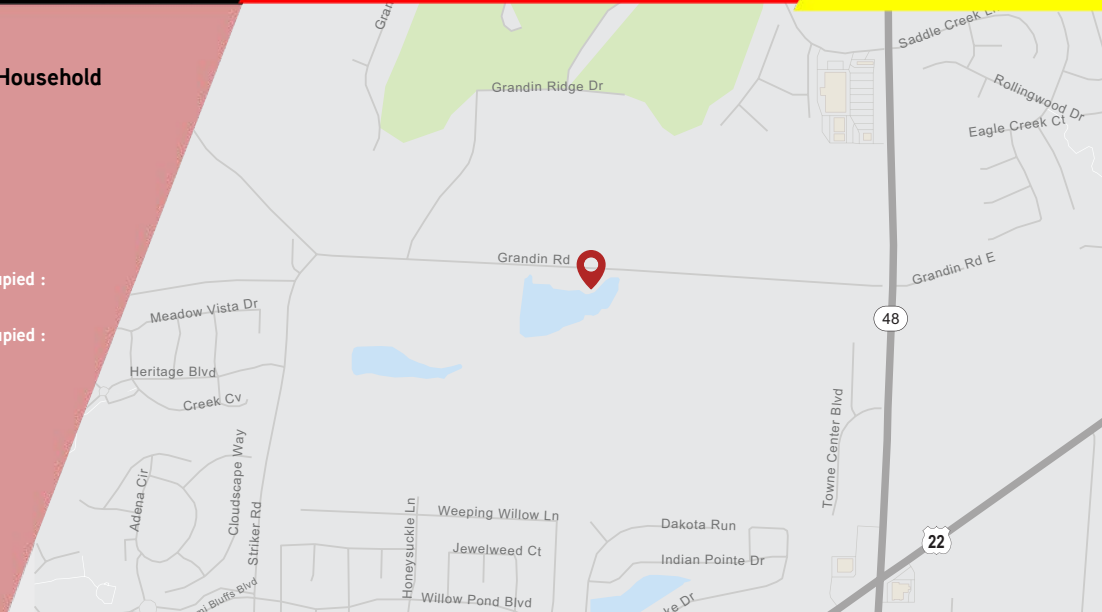
**Housing**  
(2018)  
Owner-Occupied :  
23,079  
Renter-Occupied :  
5,316



**Daytime Demographics**  
(2018)  
Total Businesses: 2,357  
Total Employees: 35,994



**Education Attainment**  
Highschool Diploma : 18.7%  
Associate Degree Only : 7.8%  
Bachelor Degree Only : 32.5%  
College Degree (Bachelor Degree or Higher): 51.7%





GRANDIN ROAD

STATE ROUTE 48



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AN OFFER  
NOW!**

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