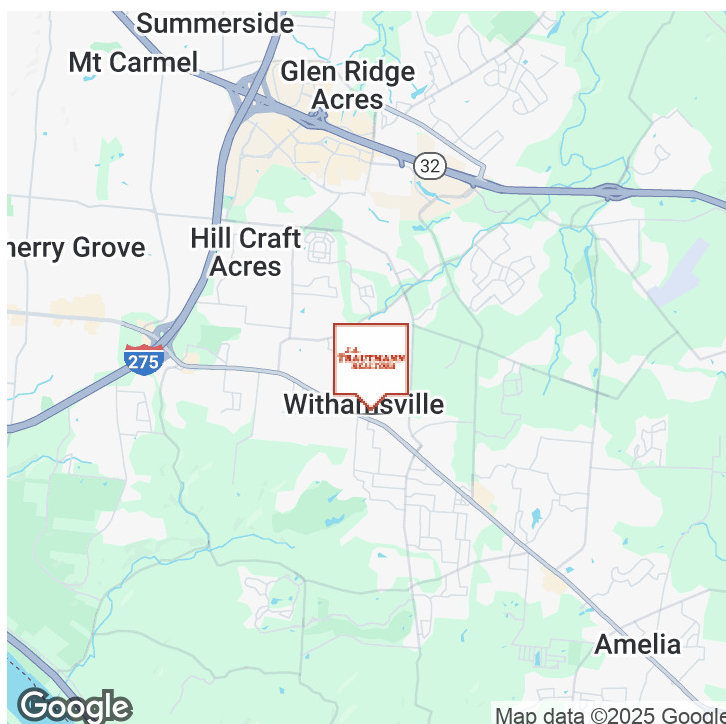


EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$199,900
Available SF:	1,456 SF
Lot Size:	1.0 Acres
Year Built:	1988
Building Size:	6,816 SF
Zoning:	Commercial
Market:	Union Township
Submarket:	Amelia
Traffic Count:	40,000
Price / SF:	\$29.33

PROPERTY OVERVIEW

Professional offices in excellent condition. Approximately 1,300 SqFt. Includes reception area, conference area, bathroom, 3 private offices and kitchenette. Ample parking. Signage on State Route 125. (ADT ~ 40,000)

PROPERTY HIGHLIGHTS

- Well maintained
- 3 private offices
- Kitchenette
- Signage on St Rt 125

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OFFICE BUILDING FOR SALE

ADDITIONAL PHOTOS

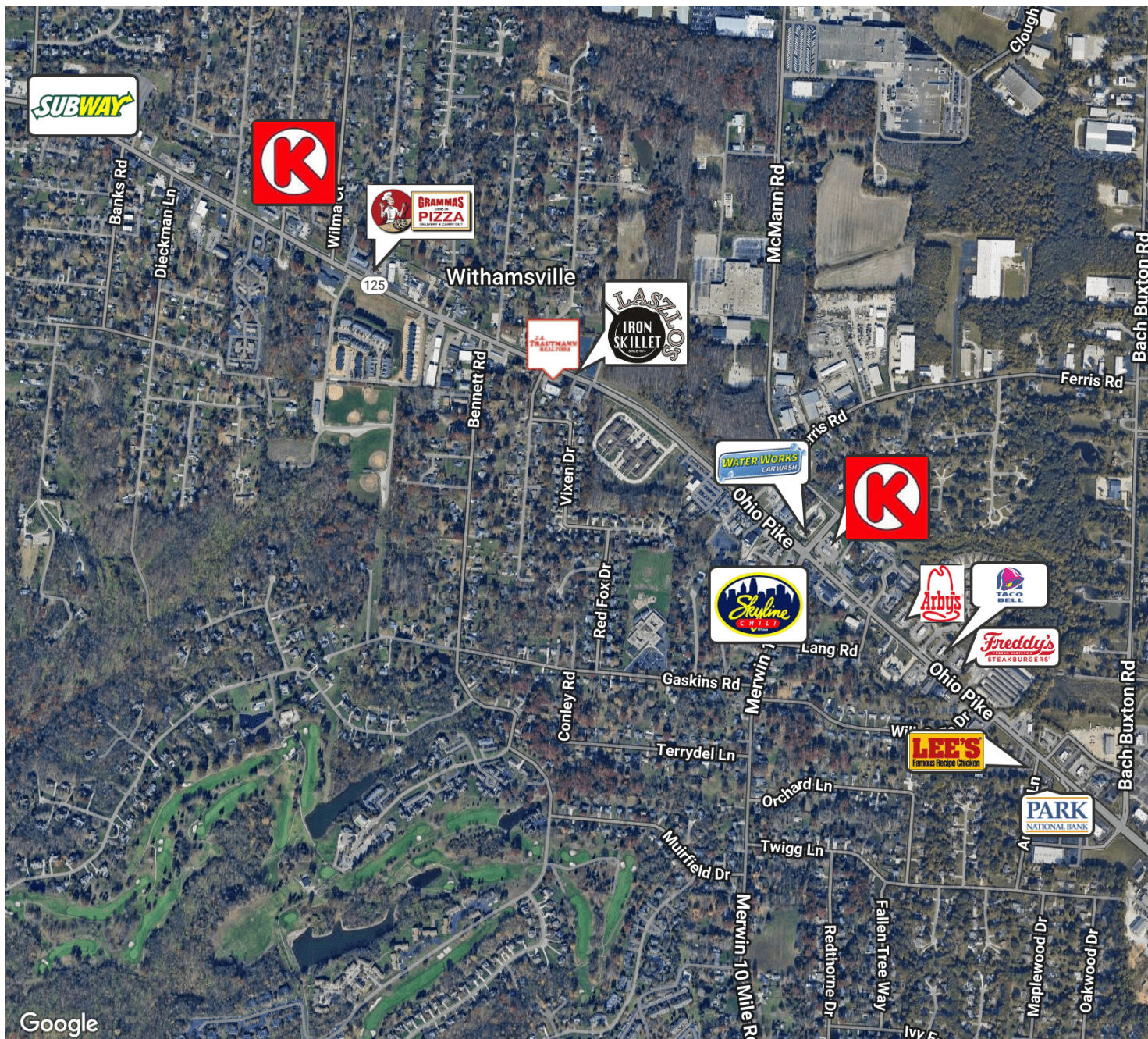


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RETAILER MAP

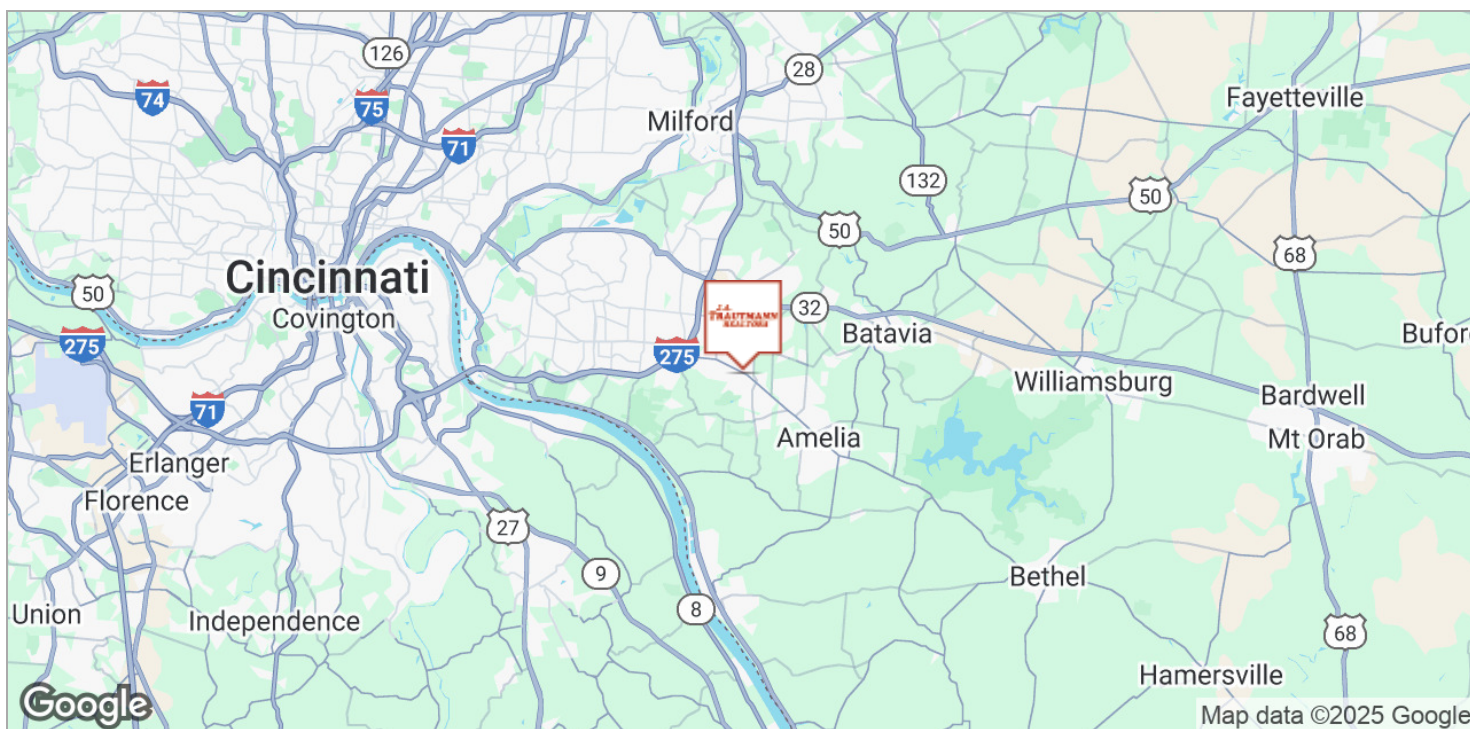


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LOCATION MAPS

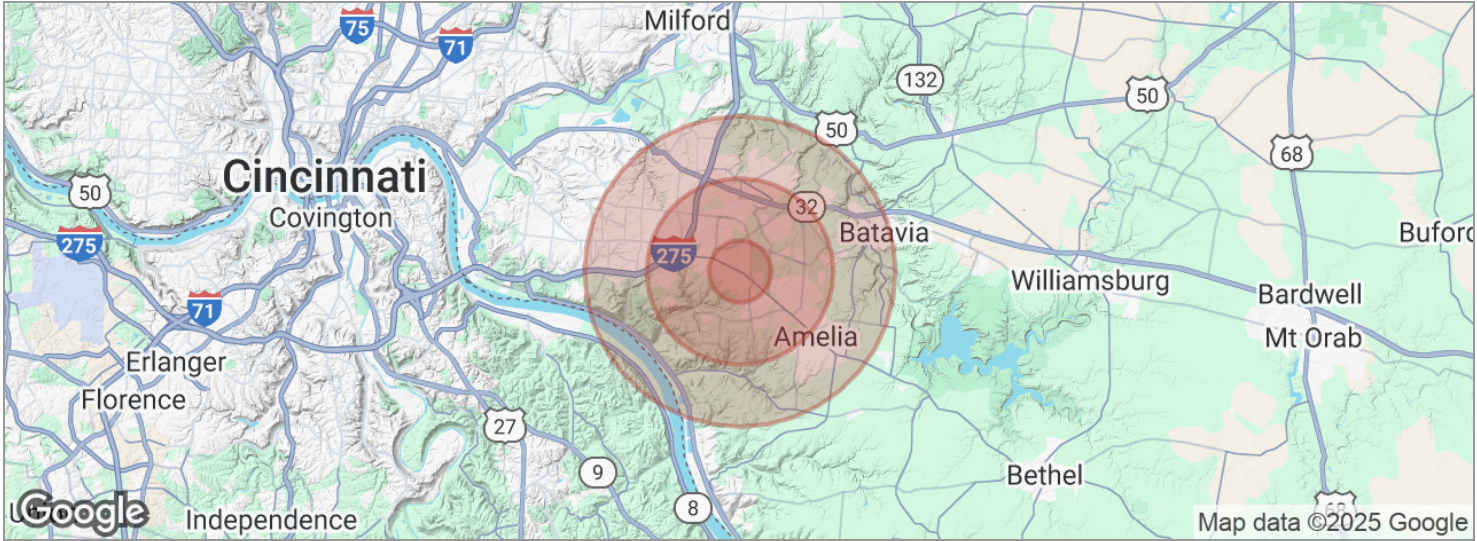


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DEMOGRAPHICS MAP



POPULATION	1 MILE	3 MILES	5 MILES
Total population	5,328	49,400	104,692
Median age	43	42	41
Median age (Male)	42	41	40
Median age (Female)	44	43	42
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	2,283	21,279	42,831
# of persons per HH	2.3	2.3	2.4
Average HH income	\$81,967	\$95,730	\$105,534
Average house value	\$243,377	\$293,838	\$305,433

* Demographic data derived from 2020 ACS - US Census

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