

EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$495,000
Building Size:	3,524 SF
Lot Size:	8,712 SF
Price / SF:	\$140.47
Year Built:	1986

PROPERTY OVERVIEW

Introducing a prime investment opportunity in Cincinnati, OH. This 3,524 SF building, built in 1986, is perfectly suited for commercial garage users. This property offers versatility and potential for growth. The prime location in the Cincinnati area ensures excellent visibility and accessibility for businesses. A well-maintained building, this property presents an ideal opportunity for investors looking to expand their portfolio or establish a presence in this thriving area. Don't miss the chance to secure this promising commercial real estate investment.

PROPERTY HIGHLIGHTS

- 3,524 SF office building
- Built in 1986
- 3 Drive in Doors (12' x 12')
- Automotive Use with Reception and second floor offices
- High Traffic Counts with great visibility

ADDITIONAL PHOTOS

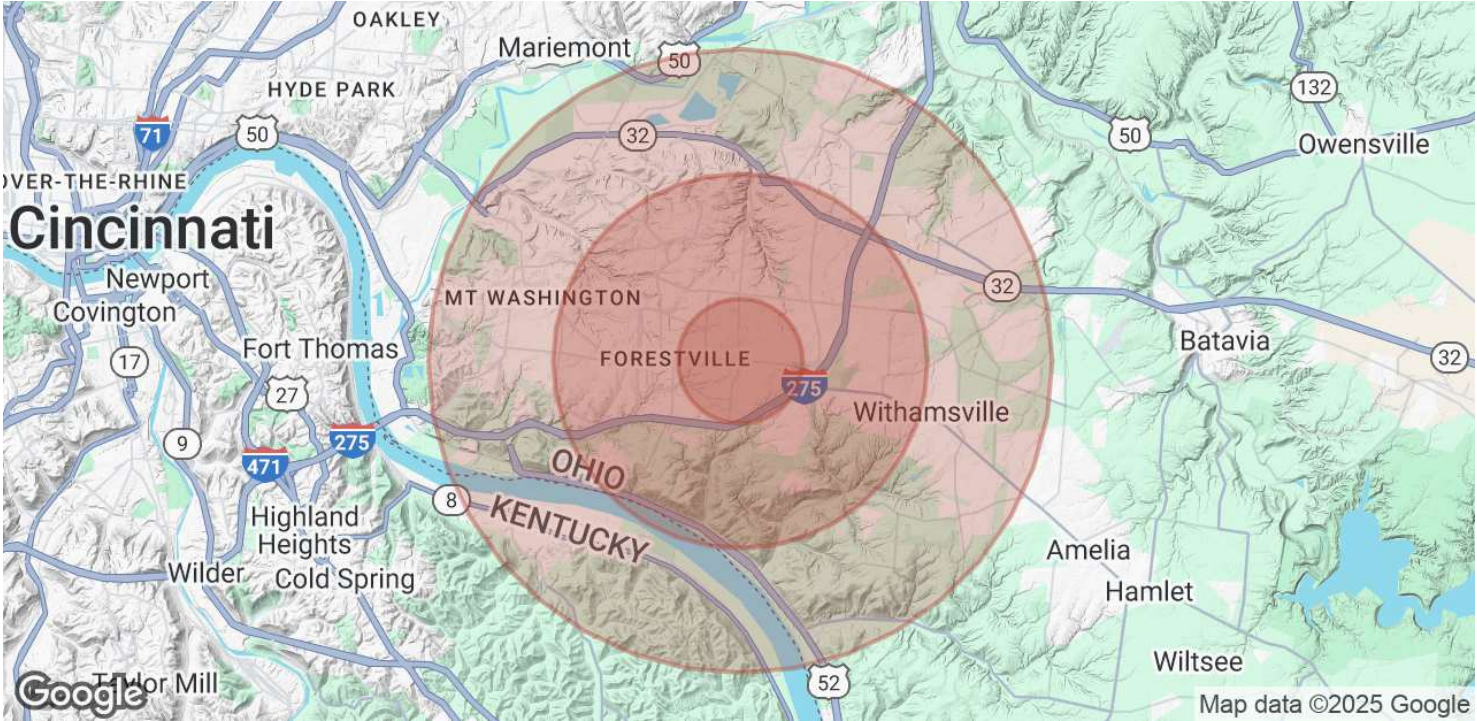


ADDITIONAL PHOTOS





DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	10,464	55,582	109,796
Average Age	42	41	42
Average Age (Male)	40	40	40
Average Age (Female)	43	42	43

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	4,295	22,443	45,698
# of Persons per HH	2.4	2.5	2.4
Average HH Income	\$109,445	\$126,552	\$120,846
Average House Value	\$306,125	\$342,248	\$340,016

Demographics data derived from AlphaMap