

EXECUTIVE SUMMARY

**OFFERING SUMMARY**

Sale Price:	\$299,000
Lot Size:	5 Acres
Price / Acre:	\$59,800
Zoning:	B-2
Market:	Cincinnati
Submarket:	Eastern Outlying
Taxes:	\$2,946

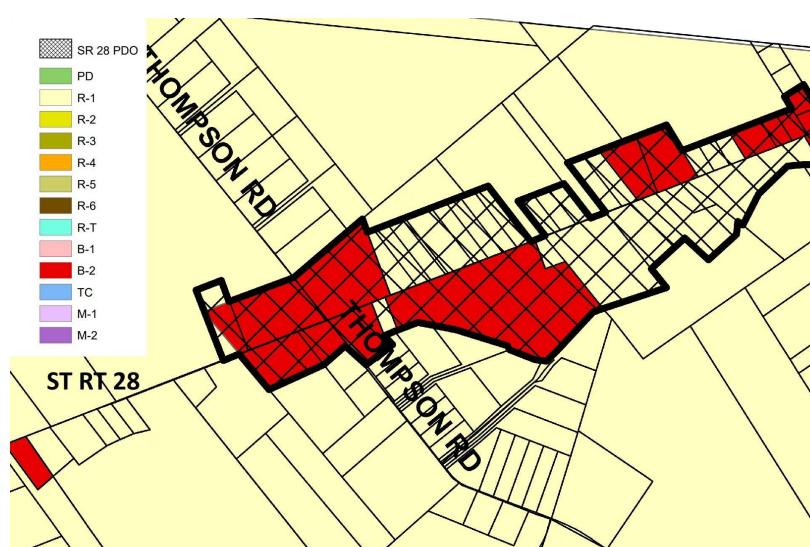
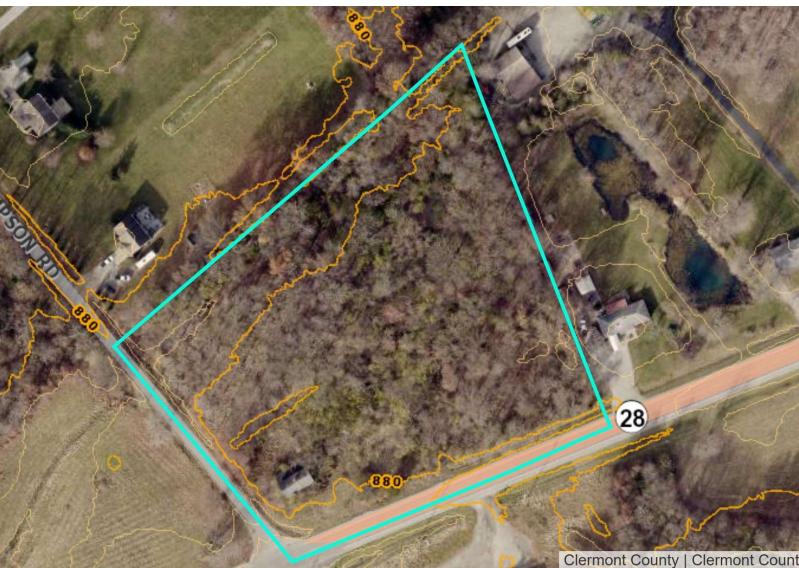
PROPERTY OVERVIEW

FOR SALE: Five-acre corner lot with 450' of frontage on St Rt 28. Ideal for commercial development as rapid growth continues east of Cincinnati. Located under 10 miles from I-275, grocery, restaurants, shopping. Some utilities available. Located in the St Rt 28 PD Overlay B-2 district.

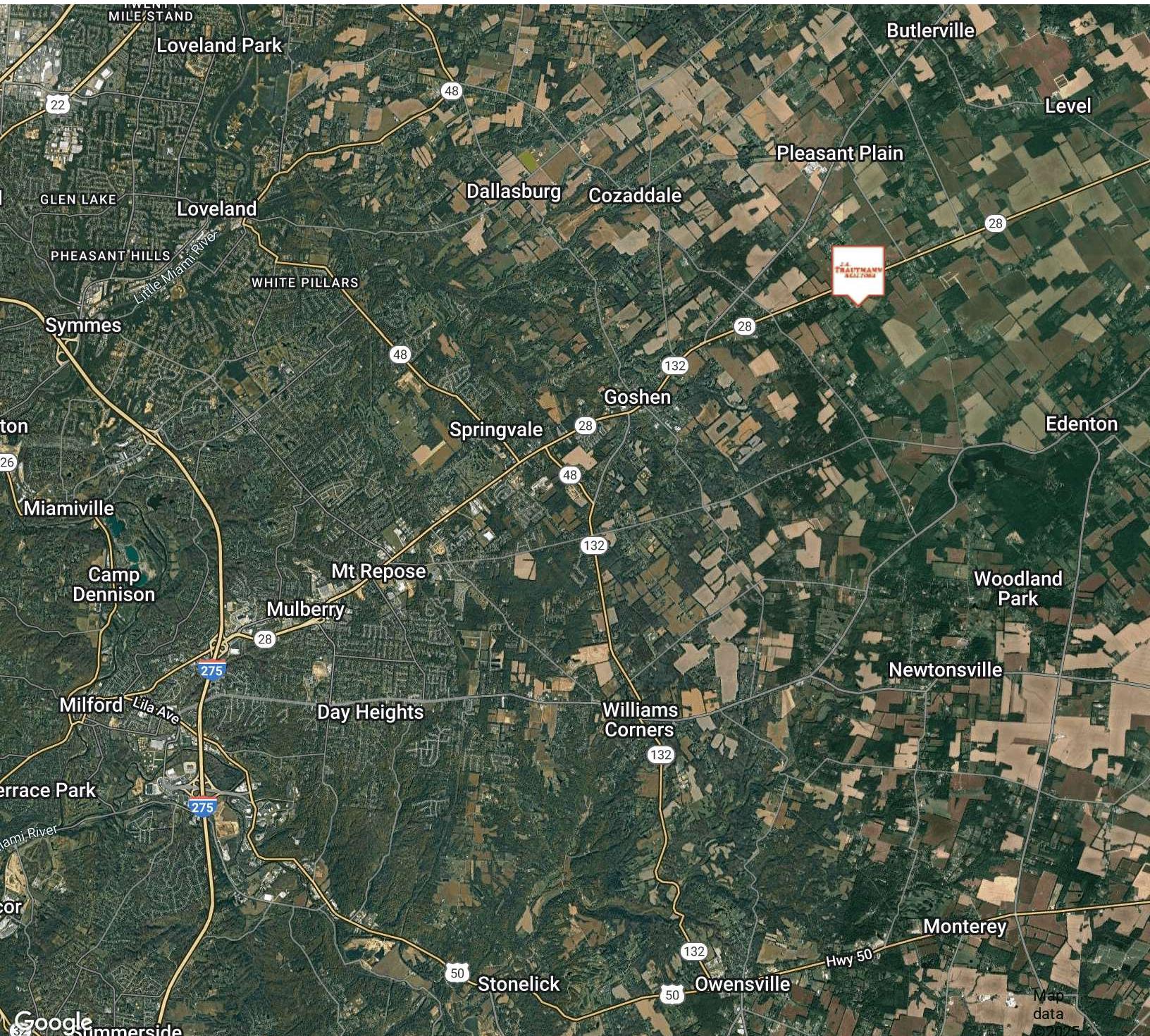
PROPERTY HIGHLIGHTS

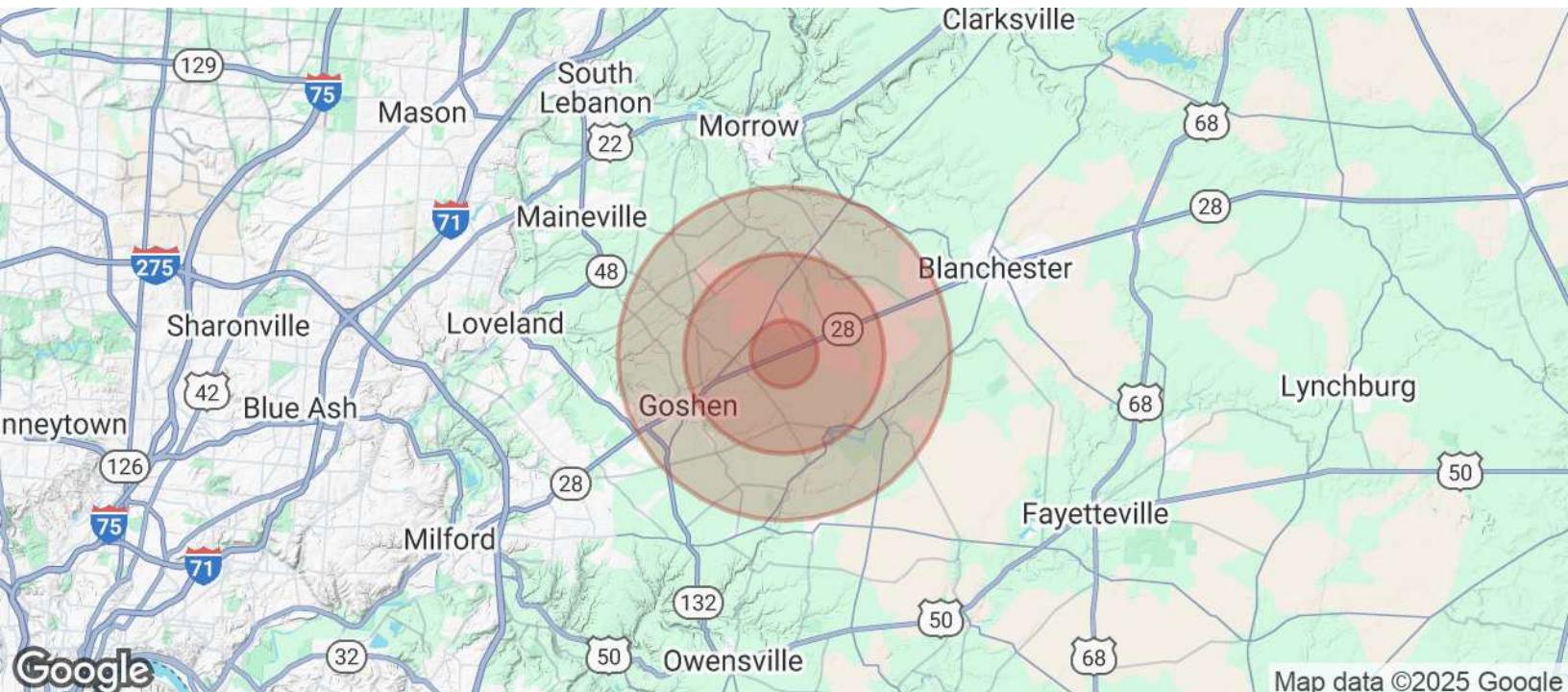
- Five-acre corner lot with 450' of frontage
- Ideal for commercial development as rapid growth continues east
- Commercial zoning available.
- Entire acreage is flat and buildable.

ADDITIONAL PHOTOS



LOCATION MAP





POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	640	3,854	15,818
Average Age	43	44	42
Average Age (Male)	43	43	41
Average Age (Female)	44	44	43

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	244	1,484	5,925
# of Persons per HH	2.6	2.6	2.7
Average HH Income	\$98,900	\$99,626	\$95,093
Average House Value	\$311,985	\$318,998	\$289,895

Demographics data derived from AlphaMap