



— 1120 OLD STATE ROUTE 74, BATAVIA, OH 45103 —

**5,109 SQUARE FEET | BATAVIA, OHIO**

***Former Autobody Space for Lease | \$13.00 (NNN)***

## Available for Lease

3CRE is excited to present an exceptional opportunity to lease a currently vacant 5,109 square foot auto service facility, which is ideal for a variety of retail businesses. The space includes eight oversized 10' x 10' drive-in doors (two motorized), providing easy access for vehicles of all sizes, and boasts an impressive 11' clear height in the shop area, allowing for the use of larger equipment. The facility features a professionally finished office with full HVAC for comfort, while the shop space is equipped with heating for year-round use. It also includes two built-in paint booths/storage areas (8.5' x 10' entrances), perfect for specialized work such as vehicle painting. The facility is powered by a 120/240V, 200-amp electrical service. With its spacious layout, specialized features, and top-tier amenities, this auto service facility offers the perfect environment for your business to thrive.

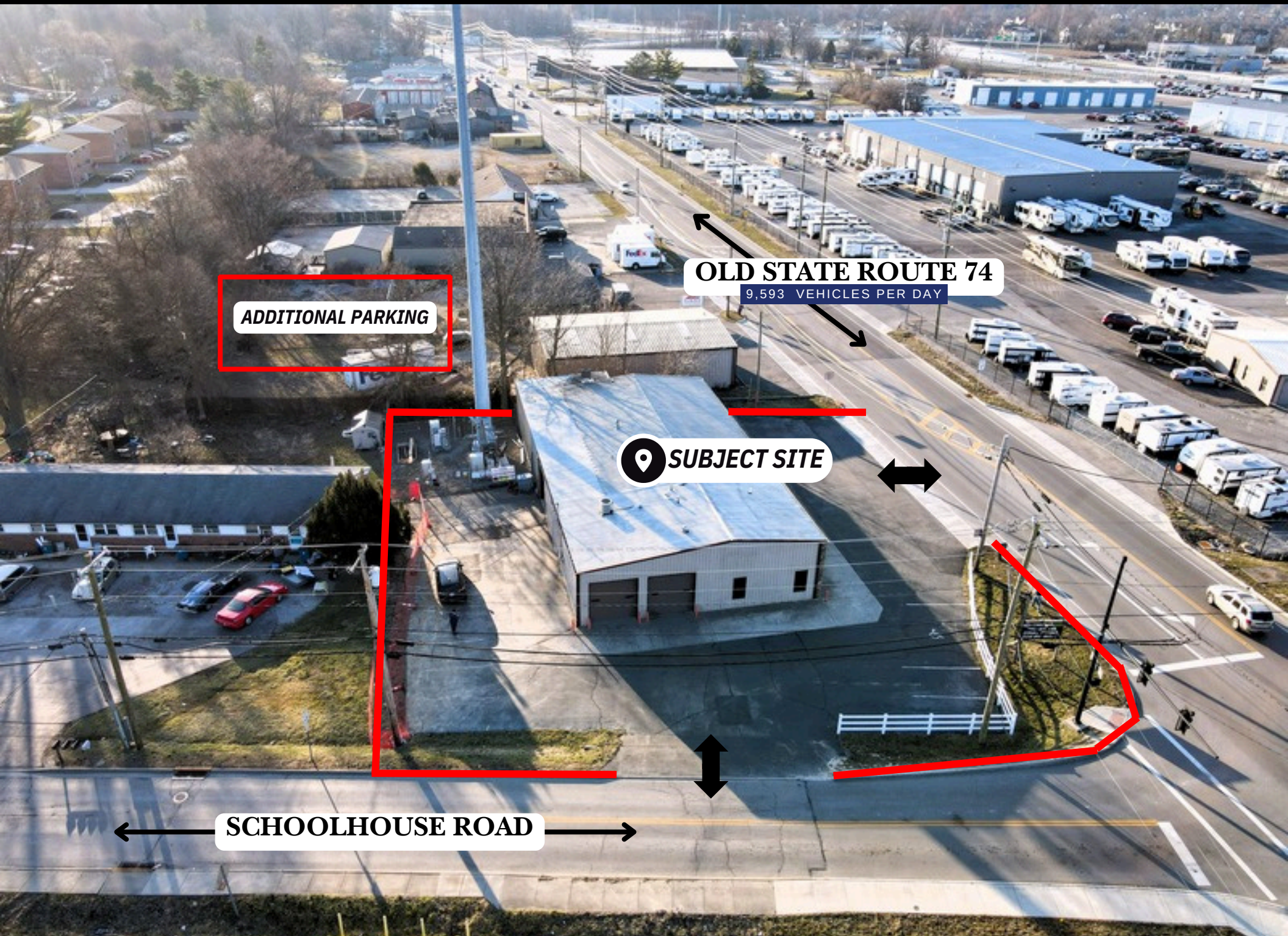
Located on the highly trafficked Old ER 74 in the Batavia/Eastgate area, this site sits between a large residential community and a developed retail/industrial corridor. Adjacent to SR 32, a major route connecting I-275 to eastern Clermont County, it offers easy access to both local and regional customers, making it an ideal location for any business seeking high visibility and connectivity.

## Space Highlights

- **Lease Rate** - \$13.00 + \$2.00 (NNN)
- **Space Available** - 5,109 SF
- **Acreage** - 0.69 Acres
- **Clear Height** - 11'
- (8) Drive In Door
- Heated Warehouse Space
- HVAC (Office Space)
- **Power** - Single Phase
- **Zoning** - B1 (General Business)
- **Union Township**
- **Parcel ID:** 413103A201







**ADDITIONAL PARKING**

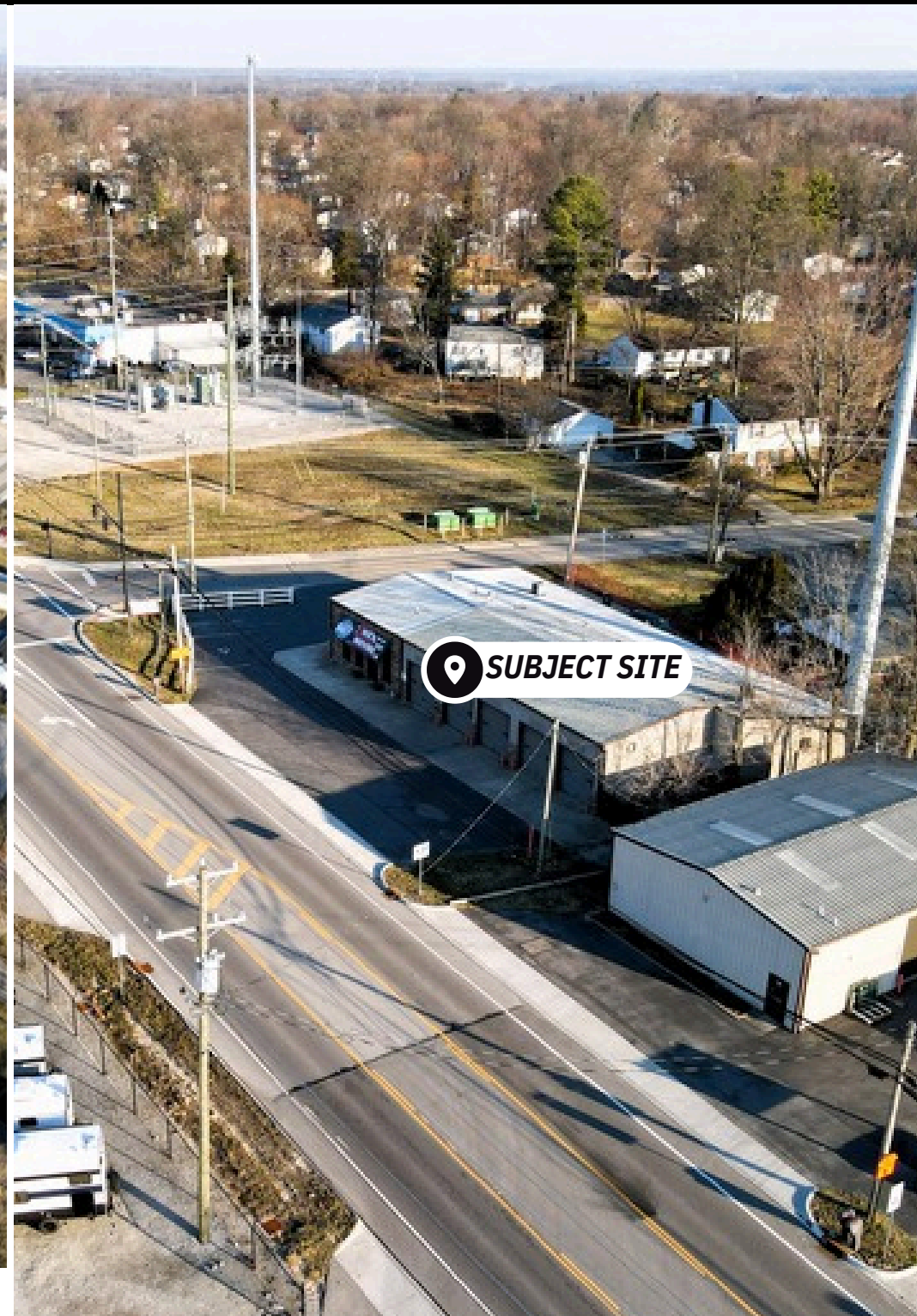
**OLD STATE ROUTE 74**

9,593 VEHICLES PER DAY

**SUBJECT SITE**

**SCHOOLHOUSE ROAD**



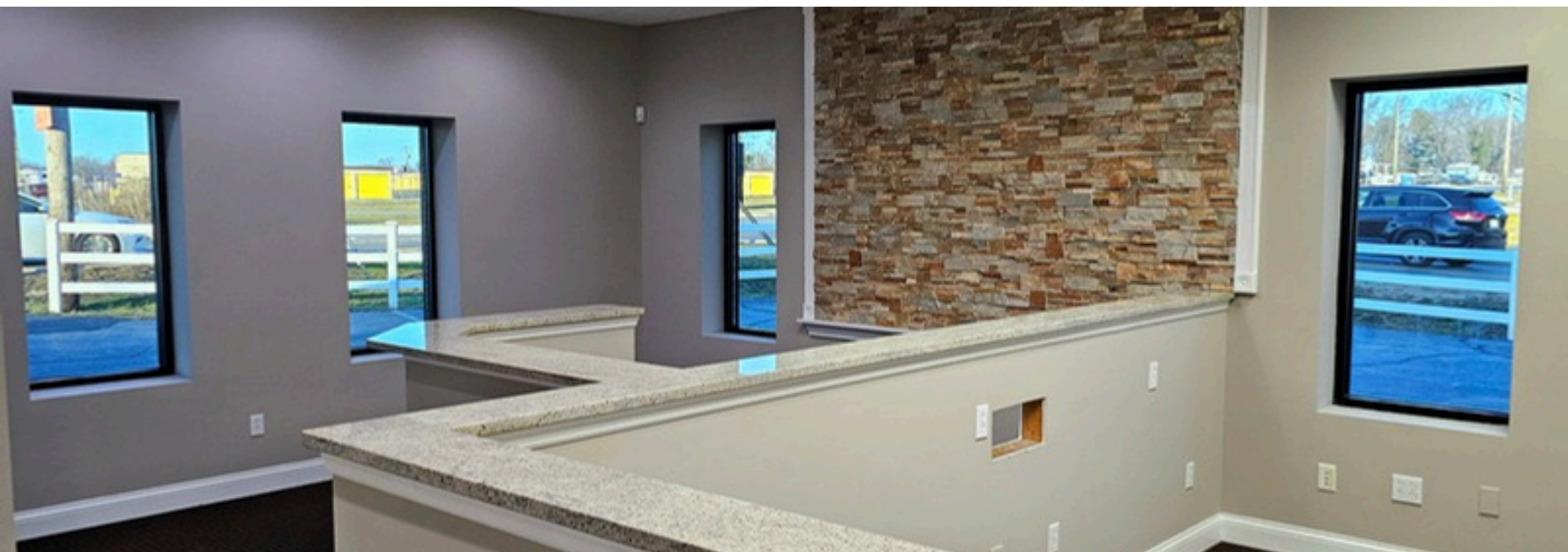


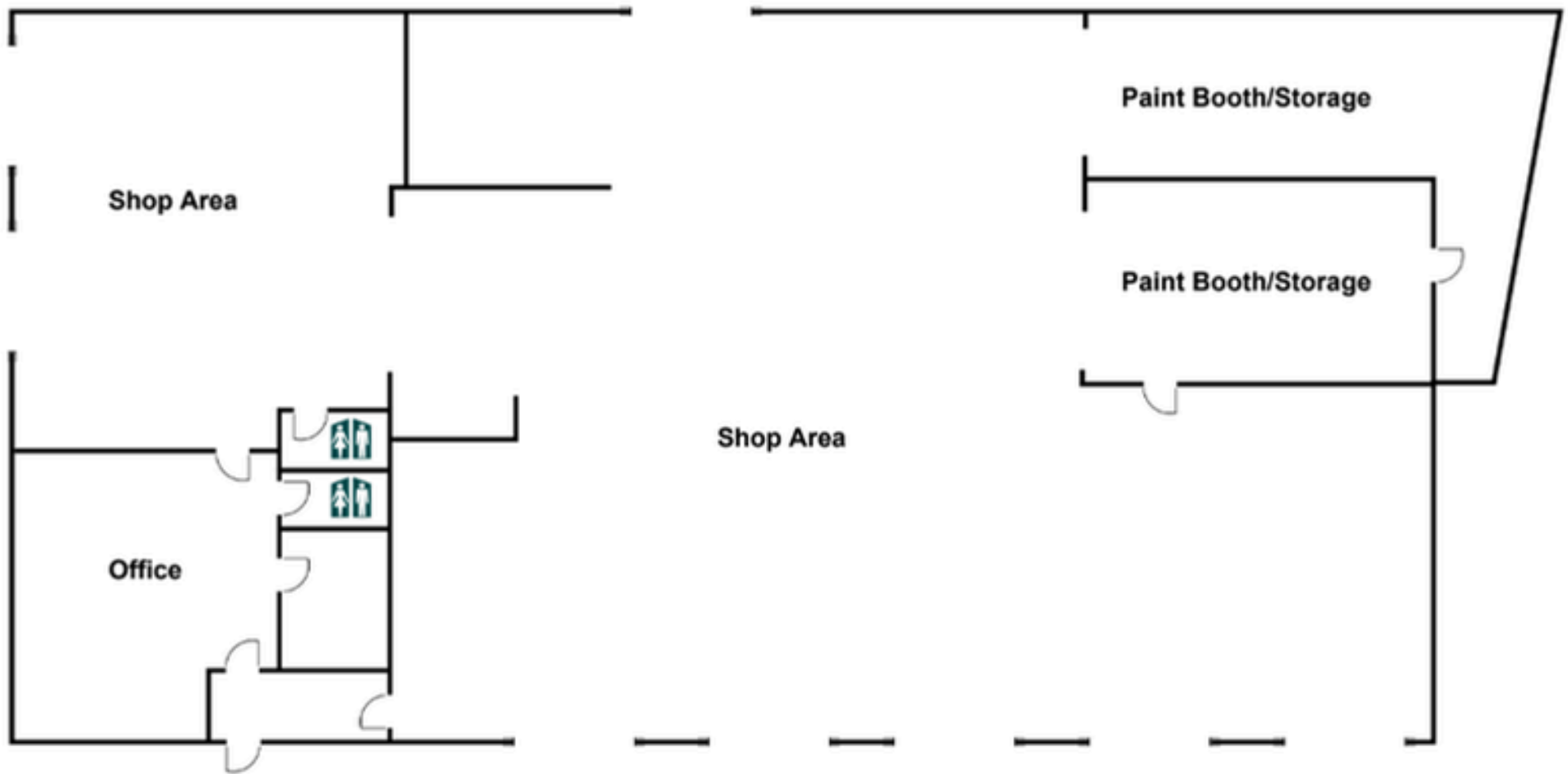
1120 OLD STATE ROUTE 74











	1 MILE	3 MILE	5 MILE
POPULATION	10,431	44,131	97,956
AVERAGE HOUSEHOLD INCOME	\$74,439	\$83,642	\$95,405
NUMBER OF HOUSEHOLDS	4,657	18,568	39,595
MEDIAN AGE	37.1	39.5	40.6
TOTAL BUSINESSES	300	1,828	4,104
TOTAL EMPLOYEES	3,765	19,755	41,250





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