

# EXECUTIVE SUMMARY



## OFFERING SUMMARY

Sale Price:	\$1,600,000
Building Size:	21,950 SF
Available SF:	12,000
Lot Size:	1.49 Acres
Price / SF:	\$76.19
Year Built:	1973
Zoning:	Commercial
Market:	Cincinnati
Submarket:	Clermont County
Traffic Count:	45,000

## PROPERTY OVERVIEW

FOR SALE: 21,950 sq ft commercial/retail/warehouse building on 1.5 acres located w/frontage and signage on State Route 125. Daily traffic count +-45,000. Warehouse sections are clear span, clear height up to 21'. There are multiple drive-in doors (16x12, 14x12, 10x12). The building has access to 3-phase/208 power. 12,000 sqft available for immediate. Less than 2 miles to I-275, excellent access to amenities in surrounding area.

## PROPERTY HIGHLIGHTS

- 21,950 sq ft commercial/retail/warehouse building on 1.5 acres
- acres located w/frontage and signage on SR 125
- Daily traffic count +-45,000
- Warehouse sections are clear span, clear height up to 21' with multiple drive-in doors
- 10,000 sq ft leased on short term rental agreement.



## ADDITIONAL PHOTOS





# ADDITIONAL PHOTOS





# RETAILER MAP

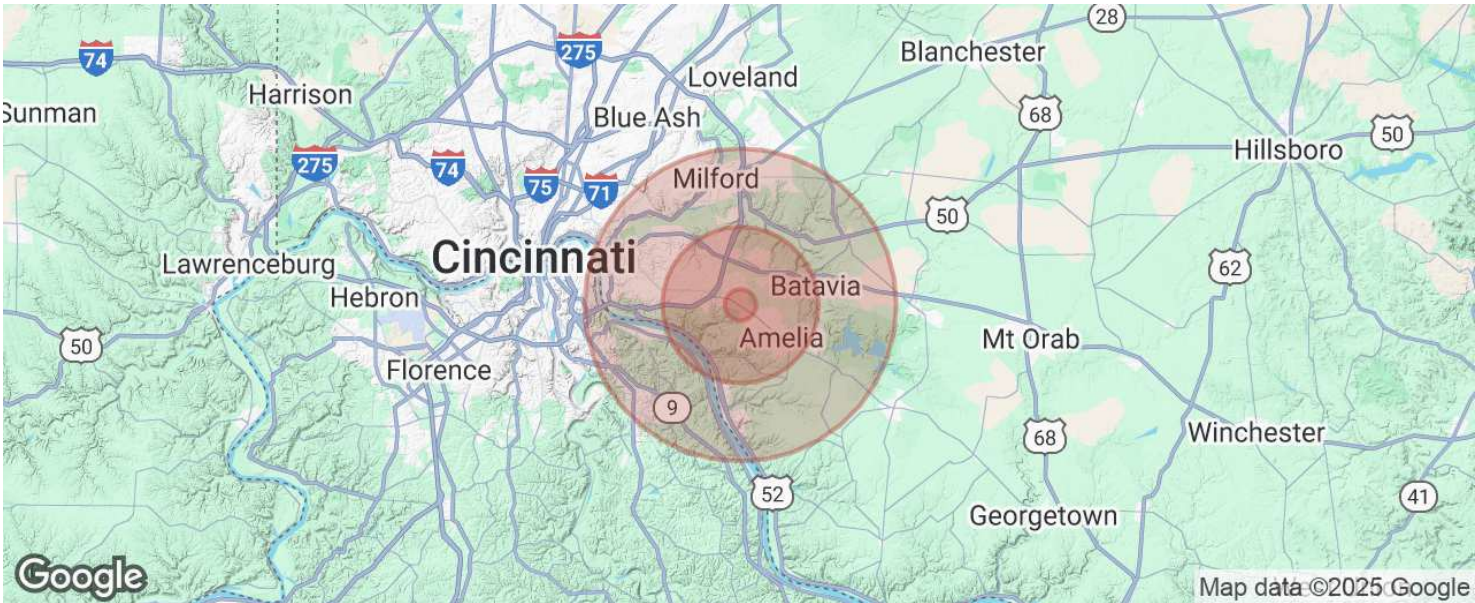


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RETAIL AND WAREHOUSE FLEX SPACE PROPERTY FOR SALE



DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	5 MILES	10 MILES
Total population	260	7,004	28,847
Median age	40.0	36.5	38.3
Median age (Male)	39.1	36.1	37.8
Median age (Female)	40.5	36.8	38.9
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	102	2,627	10,627
# of persons per HH	2.5	2.7	2.7
Average HH income	\$64,369	\$57,509	\$63,219
Average house value	\$185,298	\$175,140	\$193,310

\* Demographic data derived from 2020 ACS - US Census