

# EXECUTIVE SUMMARY



## OFFERING SUMMARY

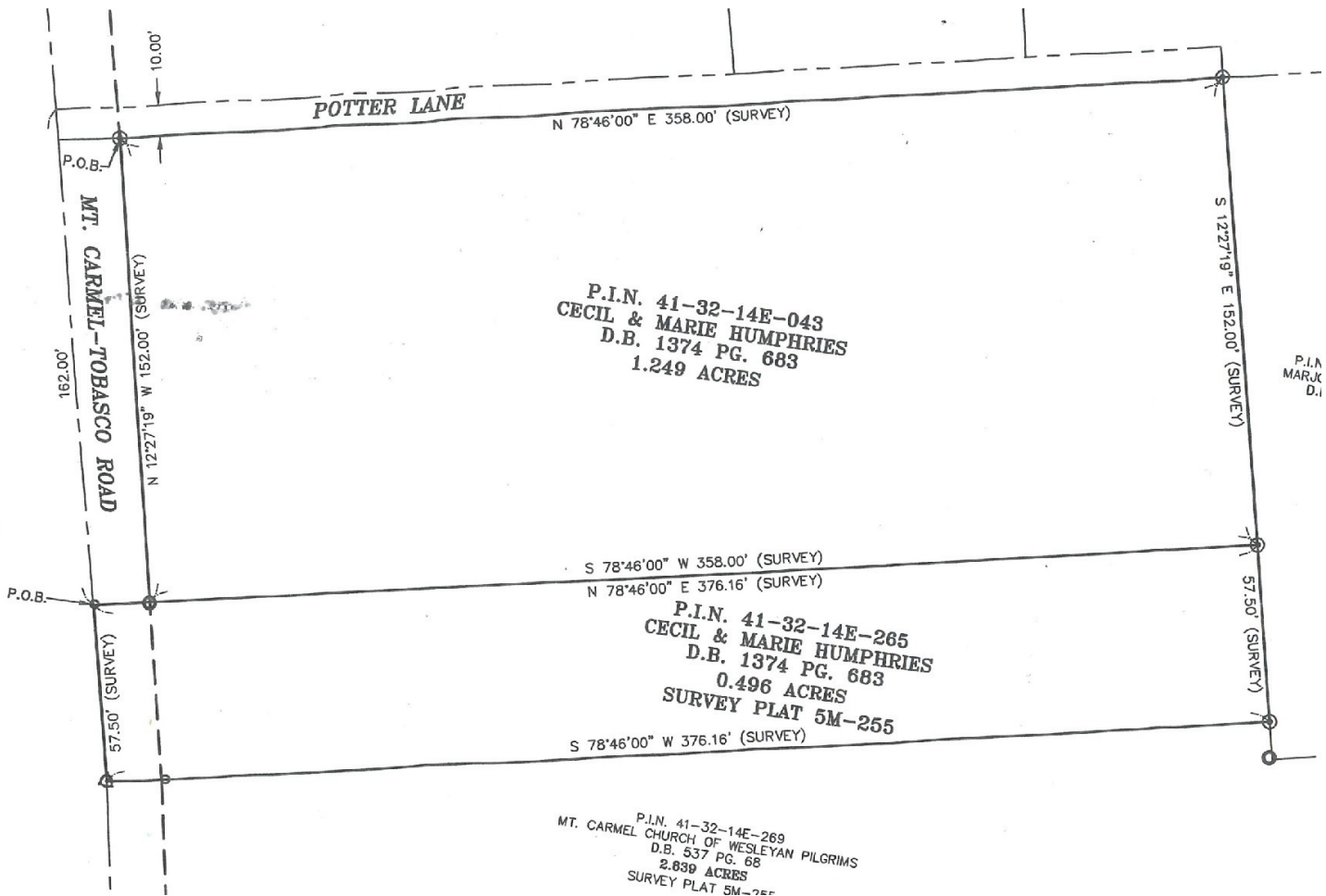
Sale Price	\$449,000
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Lot Size	1.75 acres (76,230 SF)
Number of Lots:	1
Price / Acre:	\$316,644
Year Built:	1934
Zoning:	R-2
Submarket:	Eastgate / Anderson Township
Traffic Count:	16,000

## PROPERTY OVERVIEW

FOR SALE: 1.75 acres available for development. Access to all utilities. Property is entirely flat and buildable. Located with 182' of frontage on Mt. Carmel-Tabasco Rd. Rapidly growing demographics and 2 miles or less from I-275, Kroger, Target, Lowes, and many other amenities. Roughly 20 mins from downtown Cincinnati. Traffic counts approaching 16,000 cars a day. Existing home on the property has had interior remodeled (see attached for list of improvements) and has been well taken care of. Also, the property has a detached, oversized 3-car garage, and fenced dog walk/play area. Currently Zoned R-2 which allows for medium-density residential development (10,000sqft lots-see attached regs).

## PROPERTY HIGHLIGHTS

- 1.75 acres with access to all utilities
- 182' of frontage, flat and buildable
- Under 2 miles from several amenities and 20 minutes from downtown Cincy.
- Zoned R-2 medium density residential but viable for other commercial uses.



# ADDITIONAL PHOTOS



**BEN TRAUTMANN**  
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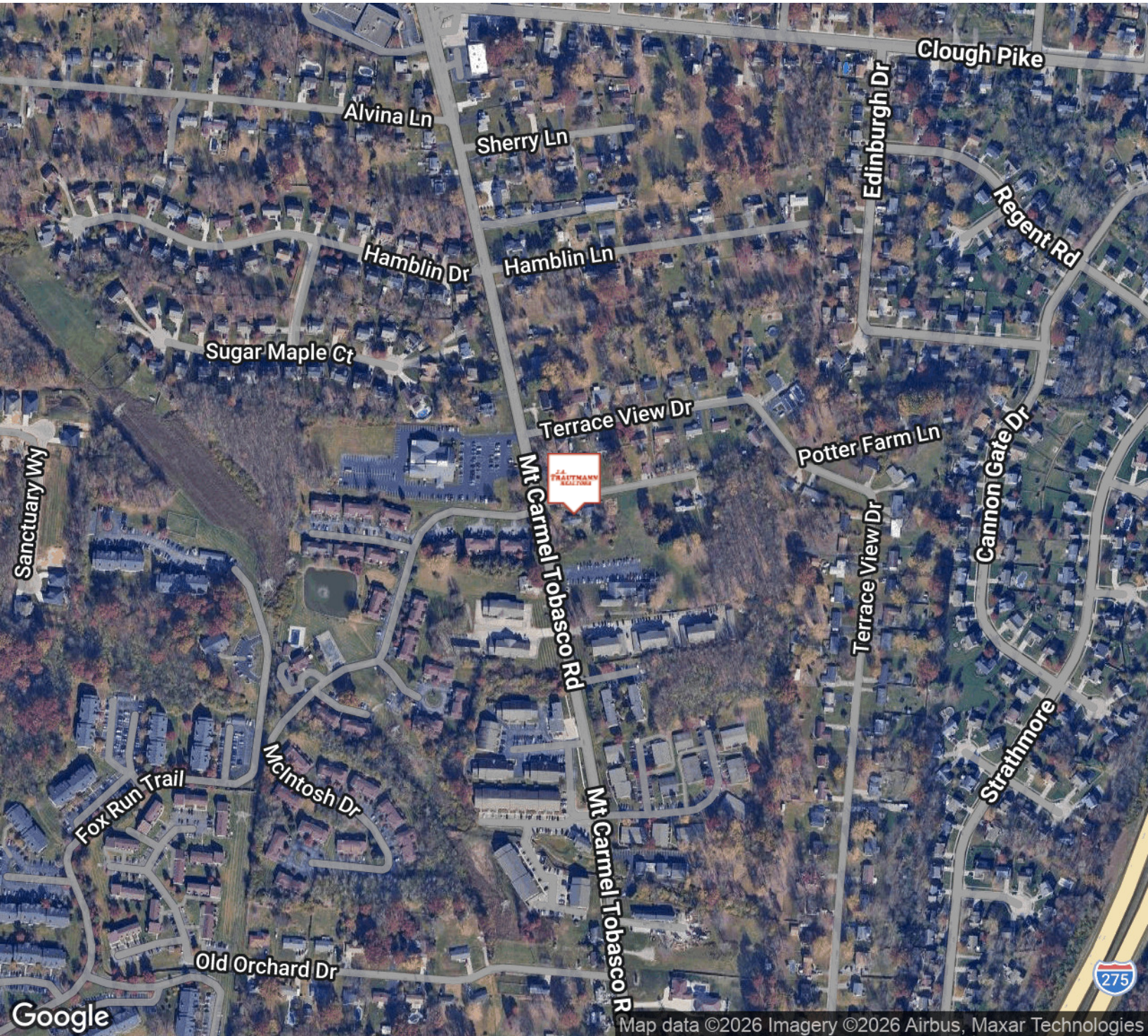
**COMMERCIAL DEVELOPMENT FOR SALE**



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COMMERCIAL DEVELOPMENT FOR SALE

# LOCATION MAP

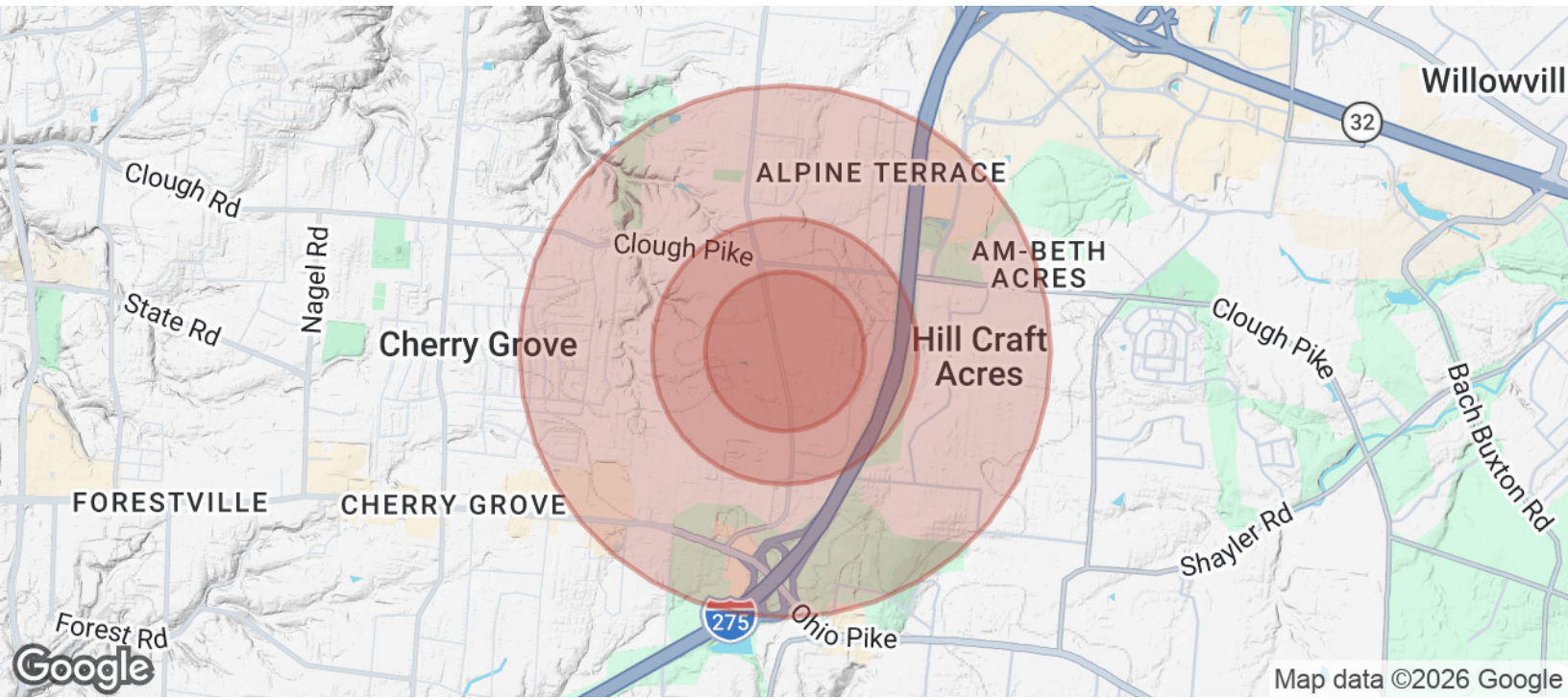


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# DEMOGRAPHICS MAP & REPORT



<b>POPULATION</b>	<b>0.3 MILES</b>	<b>0.5 MILES</b>	<b>1 MILE</b>
Total Population	655	2,755	9,554
Average Age	41	41	41
Average Age (Male)	40	40	40
Average Age (Female)	43	43	42
<b>HOUSEHOLDS &amp; INCOME</b>	<b>0.3 MILES</b>	<b>0.5 MILES</b>	<b>1 MILE</b>
Total Households	297	1,238	4,187
# of Persons per HH	2.2	2.2	2.3
Average HH Income	\$72,268	\$76,277	\$89,809
Average House Value	\$214,307	\$227,627	\$254,064

2020 American Community Survey (ACS)