

EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$880,000
Lease Rate:	\$8.00 SF/yr (MG)
Building Size:	8,808 SF
Available SF:	5,500 - 8,800 SF
Lot Size:	11,006 SF
Number of Units:	1
Year Built:	1946
Renovated:	2022
Zoning:	B-1
Submarket:	East Cincinnati

PROPERTY OVERVIEW

FOR SALE OR LEASE - 8800sqft flex building on 1 acre in the heart of Batavia. The building contains approximately 3,200sqft of office/showroom space and 5,600sqft of warehouse space. The office features panoramic views of Main St. and the City of Batavia, kitchenette, showroom, storage and bathroom. The warehouse is clear span with 13' ceilings, jib crane, one 10'x12' overhead door, two 10' x 10' overhead doors, full HVAC, small office and bathroom. Exterior docks (2). Parking for roughly 50 vehicles. The property boundary spans the entire block running along Main St. Building was remodeled in 2023.

PROPERTY HIGHLIGHTS

- 8800sqft flex building on 1 acre.
- 3,200sqft of office/showroom space and 5,600sqft of warehouse space.
- Newly remodeled office / showroom space with kitchenette.
- Clear span warehouse with 13' ceilings.
- 3 drive-in doors and outside truck dock.
- Parking for 50 vehicles.

ADDITIONAL PHOTOS



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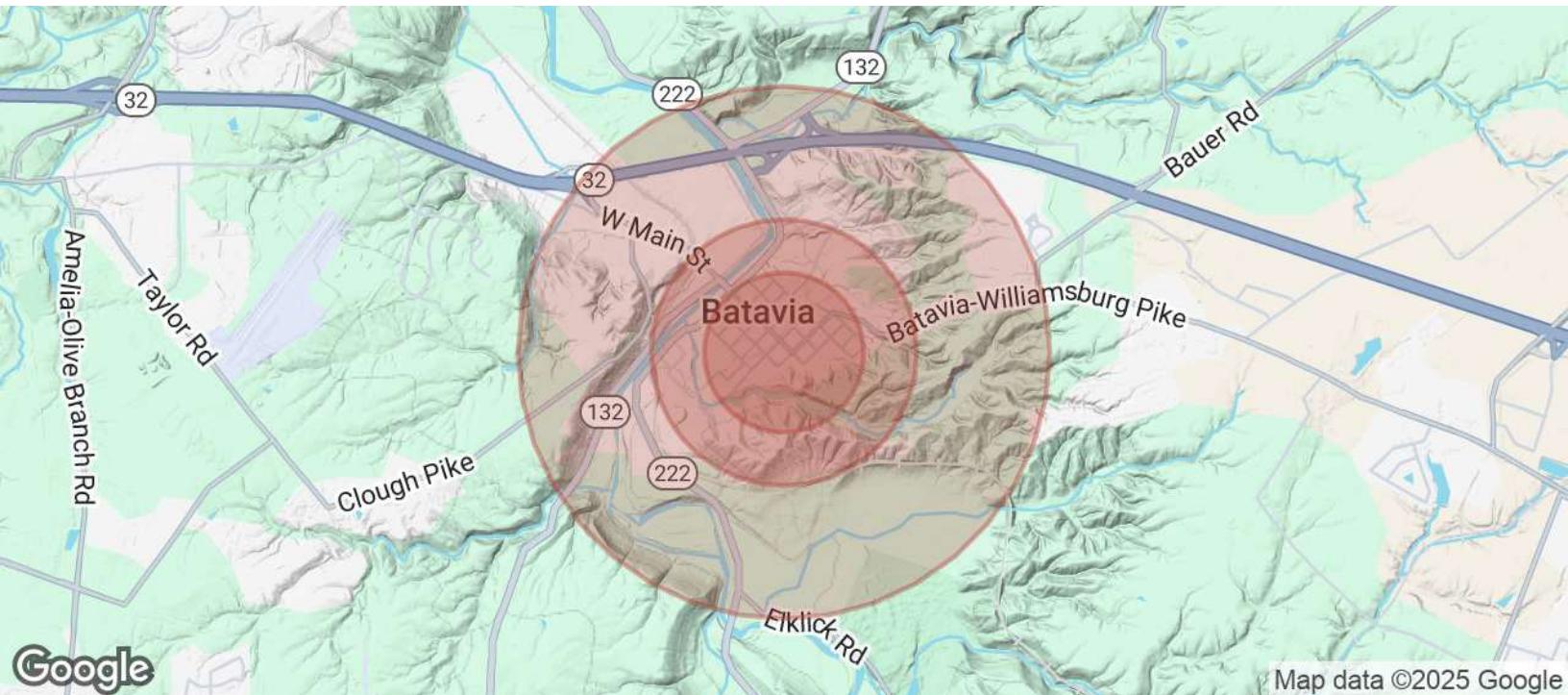
INDUSTRIAL PROPERTY FOR LEASE

ADDITIONAL PHOTOS





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POPULATION

	0.3 MILES	0.5 MILES	1 MILE
Total Population	622	1,341	2,768
Average Age	40	39	39
Average Age (Male)	36	37	37
Average Age (Female)	43	42	41

HOUSEHOLDS & INCOME

	0.3 MILES	0.5 MILES	1 MILE
Total Households	239	510	1,047
# of Persons per HH	2.6	2.6	2.6
Average HH Income	\$75,093	\$84,528	\$93,626
Average House Value	\$238,301	\$254,067	\$274,589

Demographics data derived from AlphaMap