



## OFFERING SUMMARY

Sale Price:	\$474,900
Building Size:	4,350 SF
Lot Size:	3.41 Acres
Price / SF:	\$109.17
Year Built:	1967
Zoning:	Commercial
Market:	Eastern Cincinnati
Traffic Count:	20,000

## PROPERTY OVERVIEW

Commercial property with 500' of frontage, and over 3.4 acres on State Route 125 (ADT ~20,000). Incredible visibility for any business. The brick single story building is 4,350 sqft, built out as a day care center containing several large rooms and large fenced outside area. The layout and lot lend itself to a variety of commercial uses. Ample parking and excellent signage. Adjacent to a corner lot and across the street from new multifamily development. Approximately one mile to East Fork State Park.

## PROPERTY HIGHLIGHTS

- 4,350SqFt commercial building with 3.4 acres on State Route 125 (ADT ~20,000).
- Incredible visibility for any business with over 500' of frontage.
- Constructed as a daycare but easily adaptable to many uses.
- Ample parking, large fenced outside area and excellent signage.



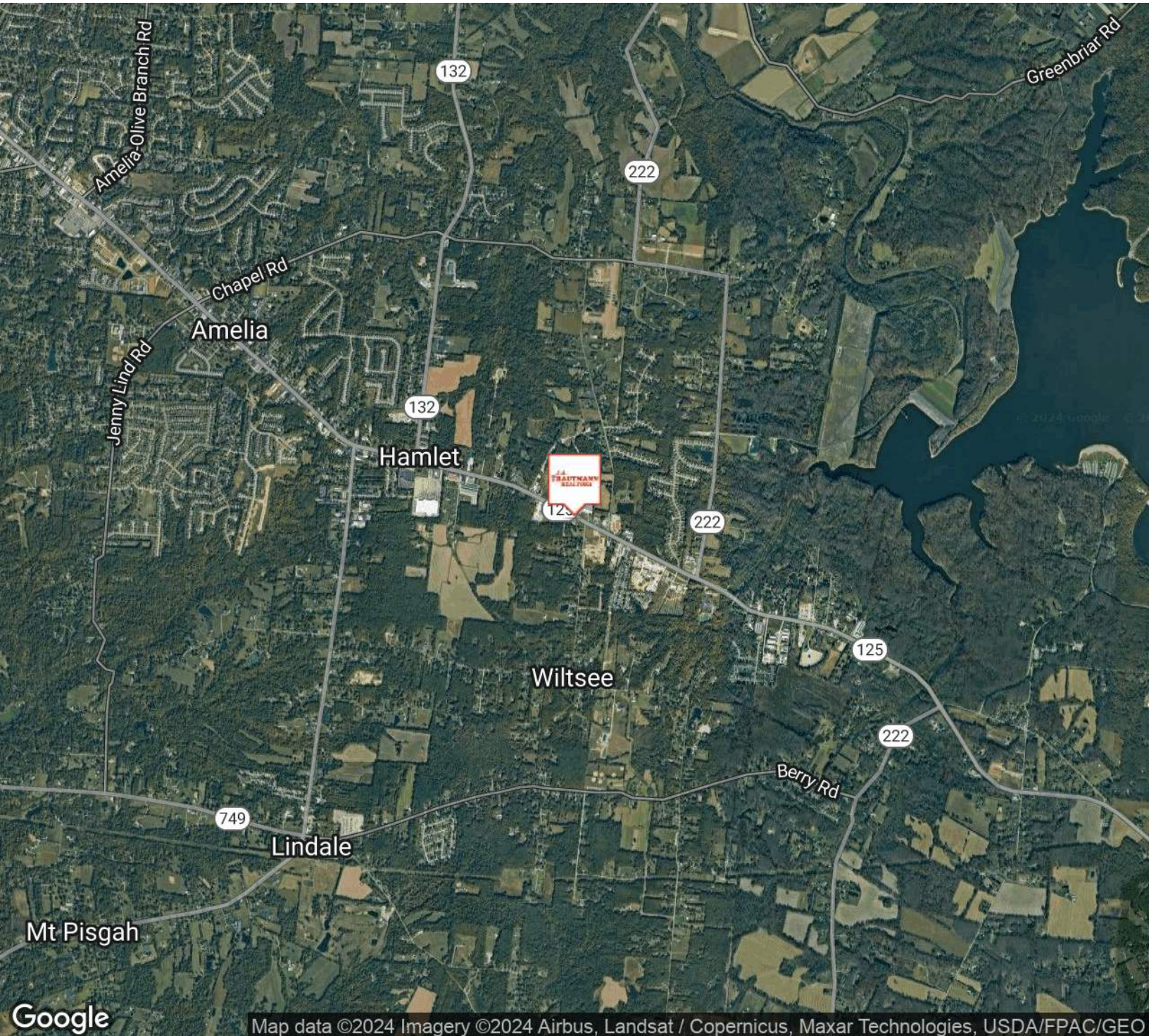
# ADDITIONAL PHOTOS



**BEN TRAUTMANN**  
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**OFFICE BUILDING FOR SALE**



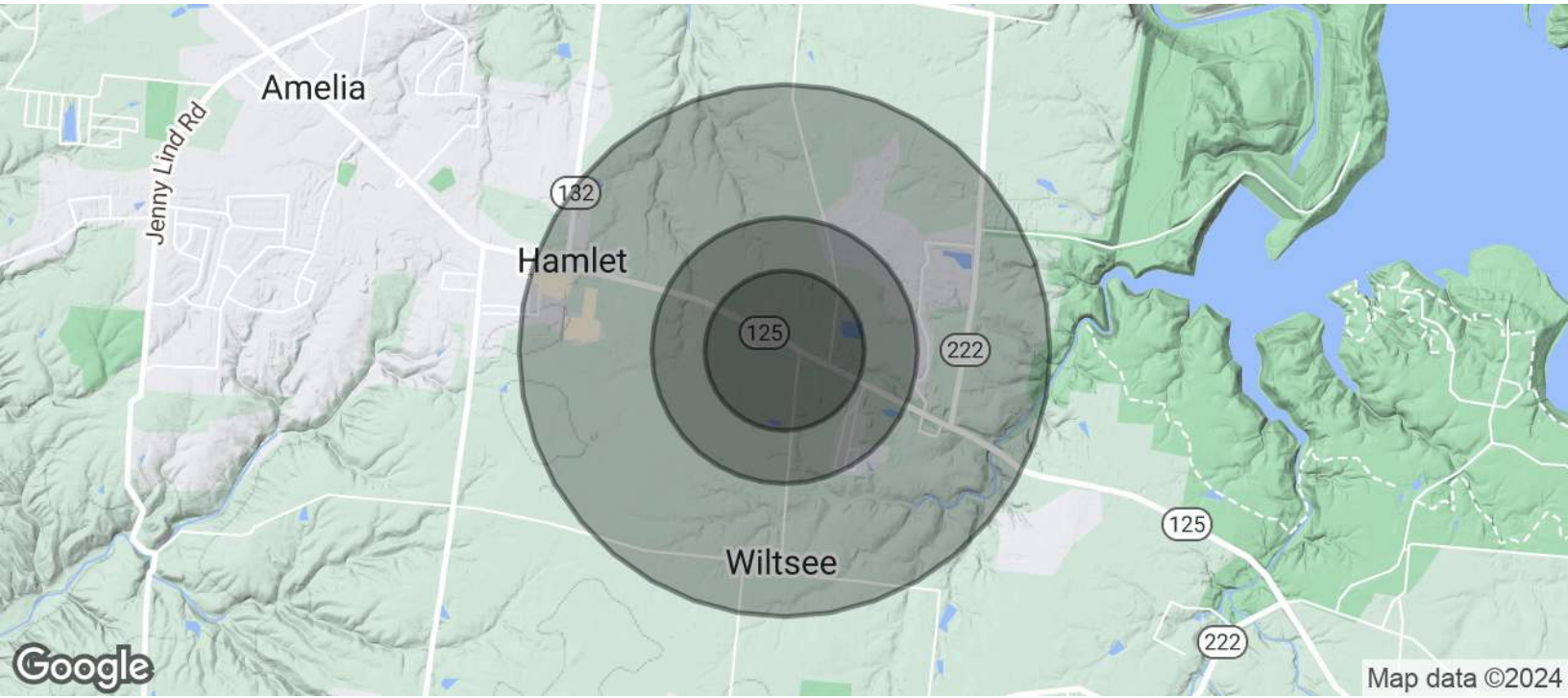


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OFFICE BUILDING FOR SALE





<b>POPULATION</b>	<b>0.3 MILES</b>	<b>0.5 MILES</b>	<b>1 MILE</b>
Total Population	68	435	1,820
Average Age	39	39	39
Average Age (Male)	39	39	39
Average Age (Female)	39	39	39

<b>HOUSEHOLDS &amp; INCOME</b>	<b>0.3 MILES</b>	<b>0.5 MILES</b>	<b>1 MILE</b>
Total Households	27	167	695
# of Persons per HH	2.5	2.6	2.6
Average HH Income	\$76,741	\$76,538	\$78,101
Average House Value	\$256,656	\$253,446	\$255,165

Demographics data derived from AlphaMap