

### OFFERING SUMMARY

Lease Rate:	\$6.25 SF/yr (MG)
Building Size:	21,000 SF
Available SF:	12,000 SF
Number of Units:	1
Market:	Cincinnati
Submarket:	West Clermont

### PROPERTY OVERVIEW

12,000 sq. ft. warehouse located on State Route 125 has 16'-6" -20" clear height and clear span and two drive-in doors (12'x14'and 8'-8'), 3 phase (120/208), LED lighting throughout. Staging lot in rear of building with parking available adjacent to building. Approximately 1.8 miles to I-275. Traffic counts roughly 45,000.

### PROPERTY HIGHLIGHTS

- High visibility and traffic count on SR-125/Ohio Pike
- 1.8 miles from I-275
- Two drive-in doors
- 3 phase
- LED lighting throughout
- Staging lot and parking adjacent to building

**BEN TRAUTMANN**  
513.752.5000 x10  
ben@jatrealtors.com

**TIM TRAUTMANN**  
513.315.7351  
tim@jatrealtors.com

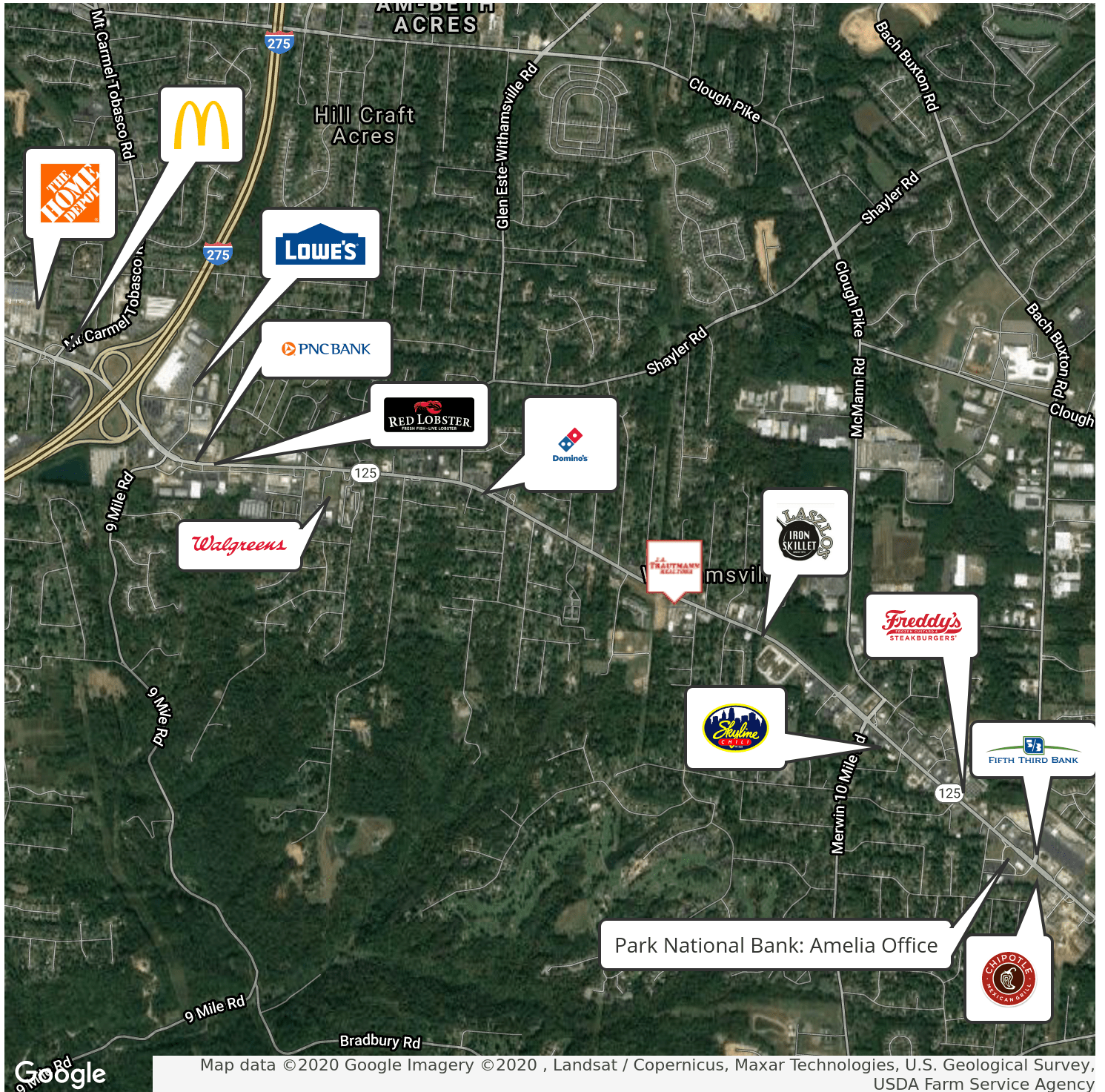
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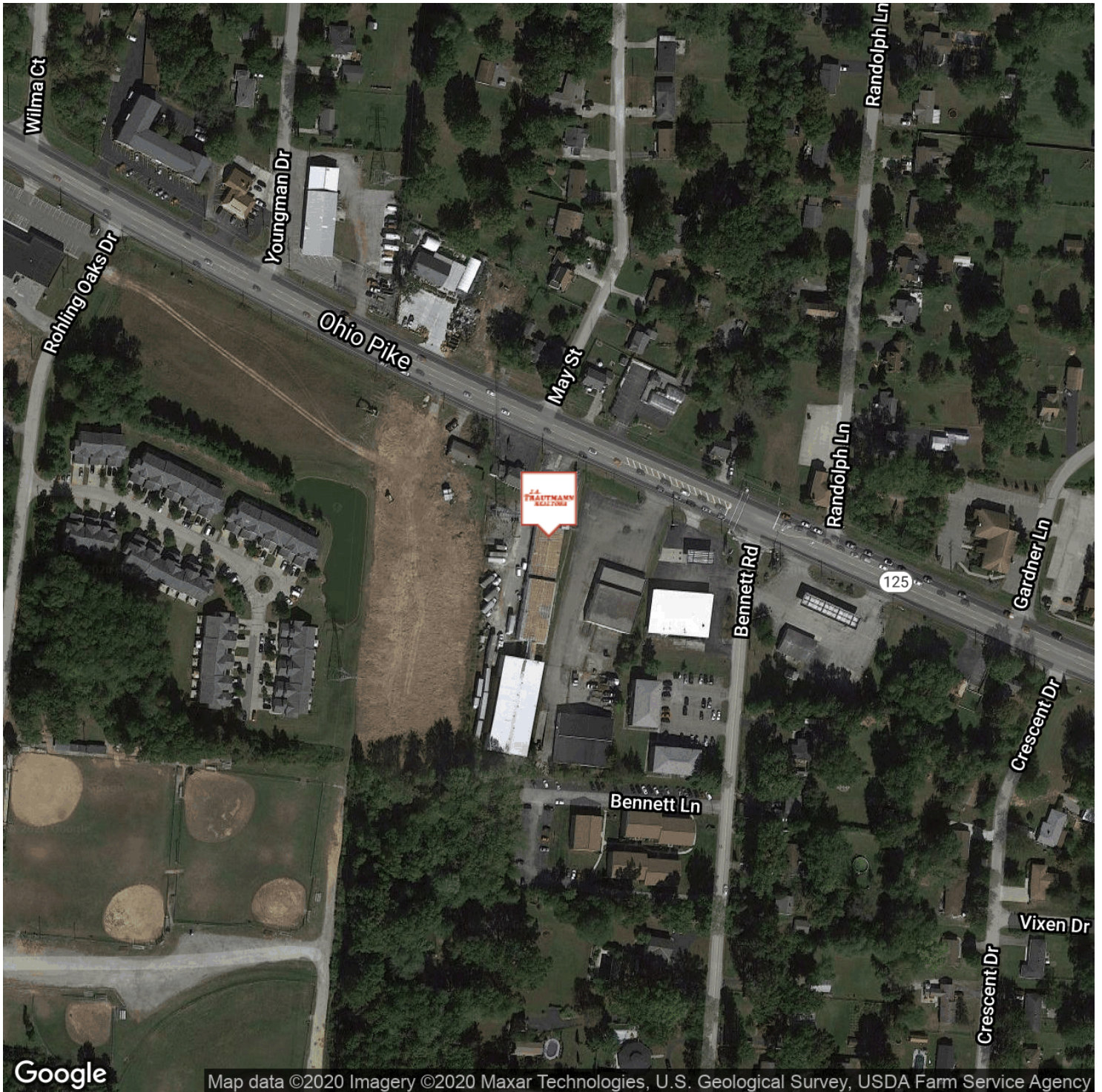
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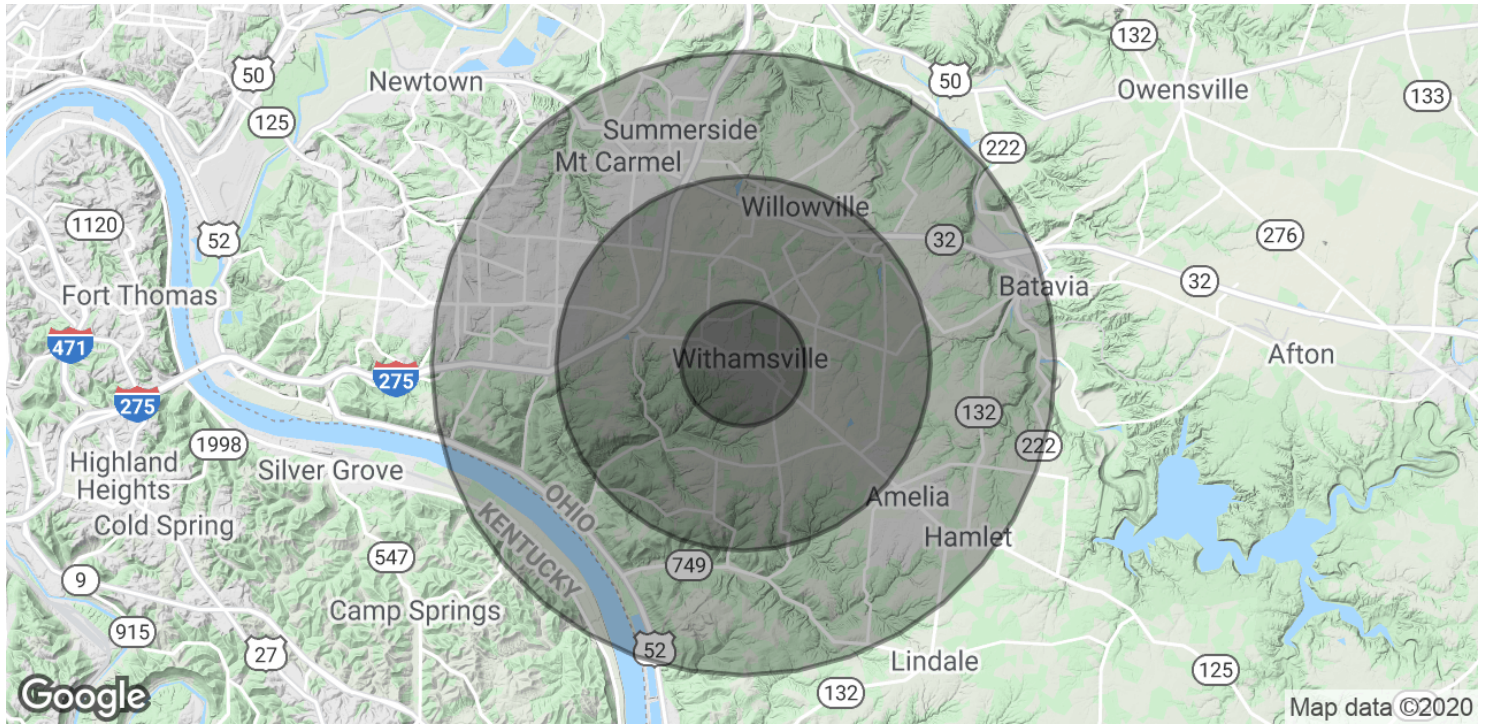
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**POPULATION**

	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total Population	4,747	38,521	97,467
Average age	34.2	36.1	36.5
Average age (Male)	32.3	34.7	35.3
Average age (Female)	36.3	37.1	37.6

**HOUSEHOLDS & INCOME**

	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total households	1,812	15,675	37,801
# of persons per HH	2.6	2.5	2.6
Average HH income	\$71,836	\$70,097	\$74,241
Average house value	\$178,437	\$176,926	\$175,652

\* Demographic data derived from 2010 US Census

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