

8133 OH-48

Maineville, OH 45039

FOR SALE

INVESTMENT OPPORTUNITY

Retail/Office

3,137 +/- SF



NABergman

+1 513 769 1700

bergmancommercial.com

4695 Lake Forest Drive, Suite 100, Cincinnati, OH 45242

8133 OH-48 Property Highlights

- **Prime Location:** Situated on S Route OH-48, this property benefits from high visibility and accessibility in a growing area ideal for long-term investment, with strong local demand for commercial spaces.
- **Fully Remodeled Property:** 8133 S Route OH-48 has undergone complete renovations, featuring high-quality finishes that enhance appeal and reduce immediate maintenance costs for investors.
- **Strong Rental Income Plus Room for Growth:** Offered at a 7.3% cap rate, the property already generates considerable monthly rents, with potential to significantly increase income through rental increases and optimized operations.
- **Investment Potential in a Thriving Area:** The Maineville location supports robust growth for both hospitality and professional services, positioning this property as a smart, diversified commercial investment primed for turnkey operations.

Contact the brokers for more information about this opportunity!





INVESTMENT SUMMARY

8133 STATE ROUTE 48



ASKING PRICE

\$650,000



CAP RATE & NET RENT

7.34% Cap Rate

\$47,748 Net Rent Projection



TENANTS

Village of Mainville

Scheffer Construction

Stylski Group

Riversbend CPA Tax Accountant



BUILDING SIZE

3,137 SF +/-



LAND SIZE

0.31 AC



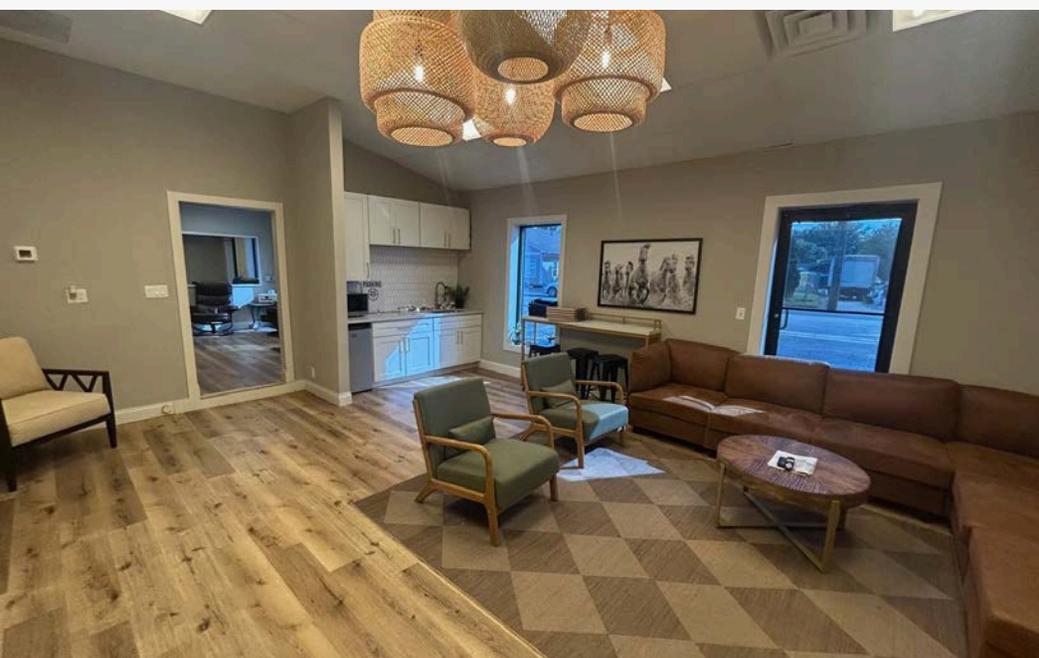
PARKING

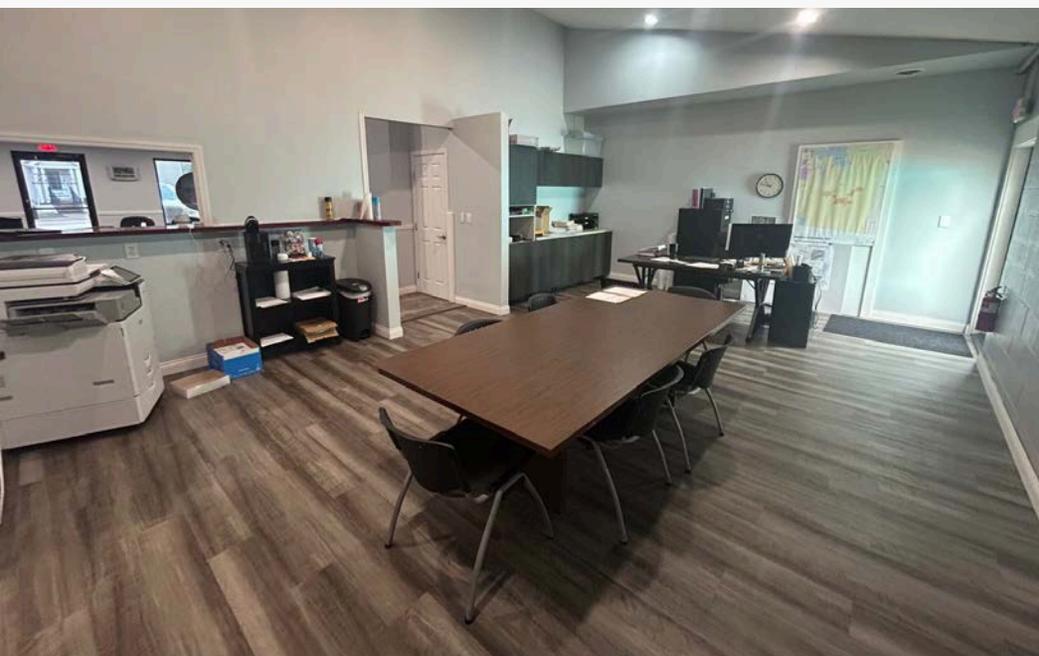
20 +/- On-Site



YEAR BUILT

1991

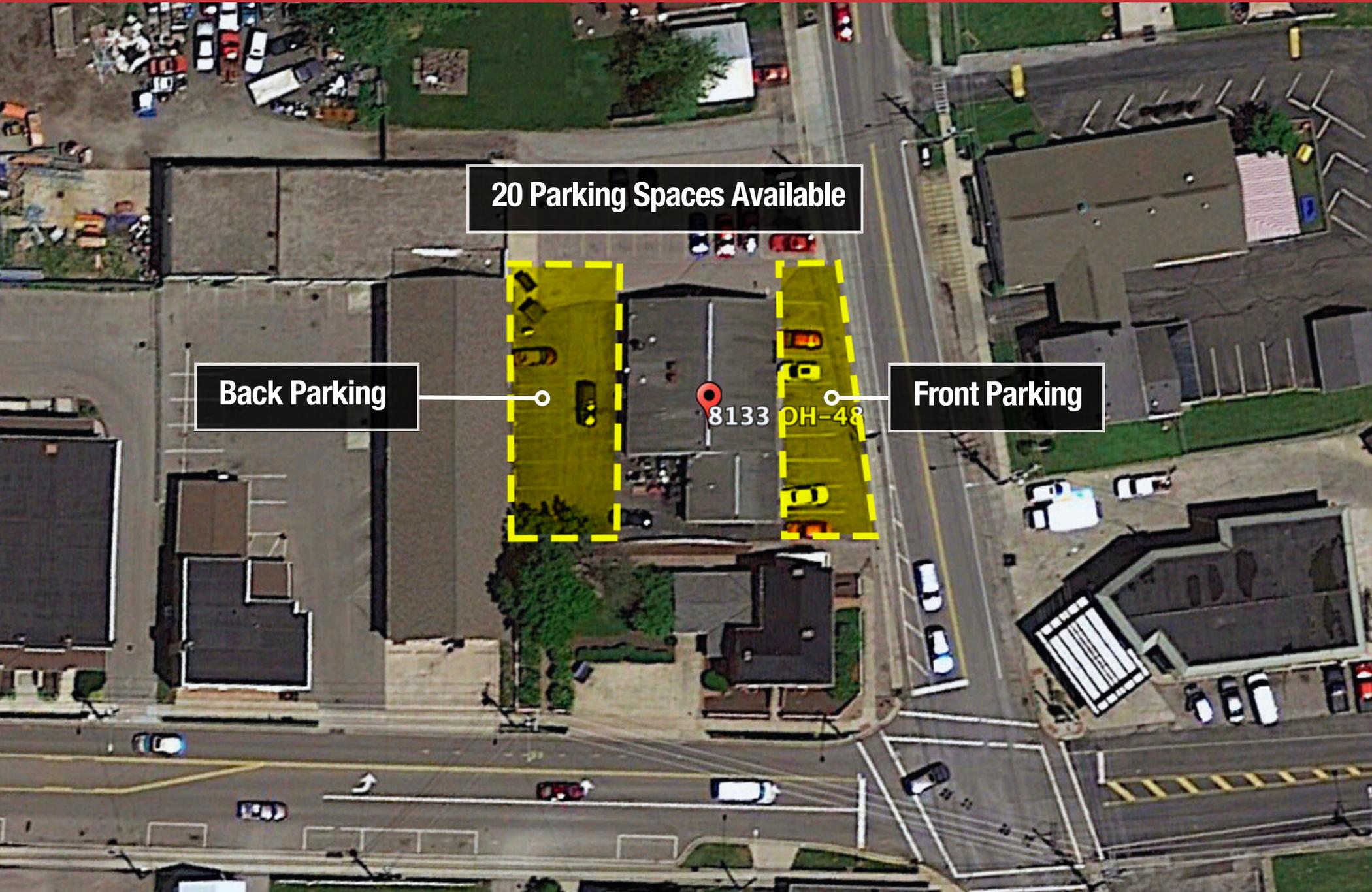






8133 S Route 48
Office Property
Parcel Number: 1604476025

8133 OH-48



20 Parking Spaces Available

Back Parking

Front Parking

8133 OH-48

Maineville Commercial Real Estate

The commercial real estate market in **Maineville, Ohio**, is thriving, driven by its strategic location near Cincinnati and suburban appeal. Small office spaces and retail properties are in demand, supported by a stable local economy and low vacancy rates.

Affordable operating costs, like low CAM expenses, make it an attractive spot for small businesses. Nestled in Warren County's booming economy, these trends signal appreciating asset values and reliable rental yields, making Maineville a prime gem for savvy investors seeking long-term growth.

Maineville Demographics

Maineville, Ohio, is experiencing vibrant demographic shifts that signal strong potential for real estate investors, with its population surging 8.55% from 2020 to 2025 and a youthful median age of 33.3 attracting families and professionals alike.

This influx of high-earning residents—boasting a median household income of \$90,122, up 2.53% year-over-year—fuels robust consumer spending on housing, retail, and services, creating steady demand for commercial and residential properties.

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Warren County, Ohio

Warren County, Ohio, blends small-town charm with vibrant growth, offering a welcoming community where residents enjoy rich history, scenic parks, and family-friendly attractions like Kings Island. This is a place where business opportunity and quality of life thrive.

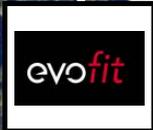
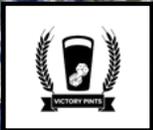
Major Nearby Employers

Strategically located near thriving offices, plants, and research centers, this property offers unmatched access to Fortune 500-driven economic growth, this prime real estate investment opportunity is just miles away from major Ohio employers like **Procter & Gamble, Elevance Health, Luxottica Group, and Cintas.**





8133 OH-48



Testerman Park

THANK YOU

Tom Zipperstein

tzipperstein@bergman-group.com
513.549.2679

Ryan Van Dulman

rvandulman@bergman-group.com
513.377.0440

Hayden Batchelor

hbatchelor@bergman-group.com
513.823.0068



STAY CONNECTED

