

EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$449,000
Building Size:	7,200 SF
Available SF:	
Lot Size:	0.38 Acres
Price / SF:	\$62.36
Year Built:	1958
Market:	Cincinnati
Submarket:	West Clermont

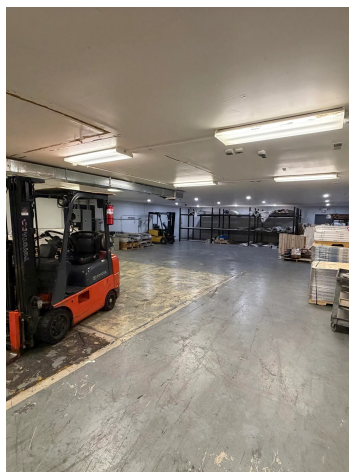
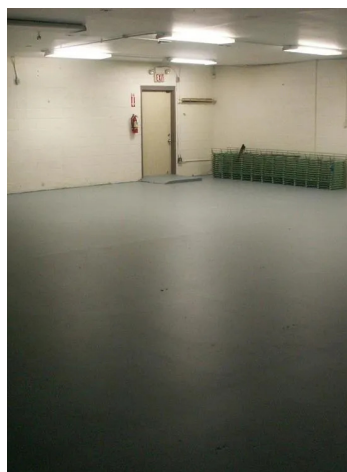
PROPERTY OVERVIEW

Recently remodeled and well maintained flex building (Office: 2,500sqft and Warehouse: 4,700sqft) for sale. Located 200' from 4 way intersection, off St Rt 125 (ADT 45,000) with signage visible from the road. Approximately 1 mile from I-275 and several amenities. On site parking (15).

PROPERTY HIGHLIGHTS

- Recently remodeled and well maintained
- 2,500 sq. ft. Office with 4,700 sq. ft. Warehouse on lower level
- One mile from I-275
- 200 ft. from 4-way intersection with SR 125/Ohio Pike (45,000 ADT)
- Signage visible from the road
- On-site parking -15 spaces
- Overhead door

ADDITIONAL PHOTOS

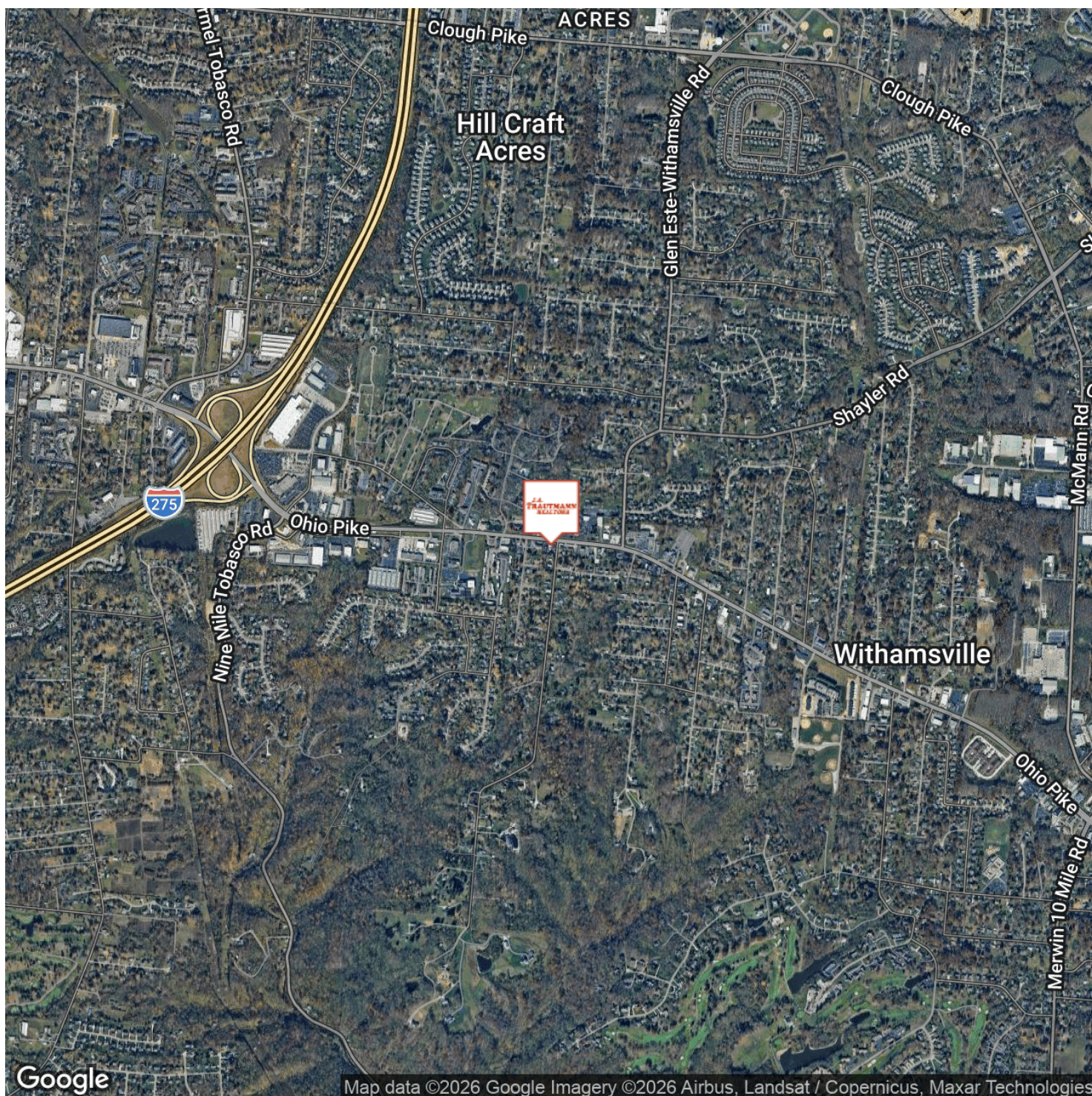


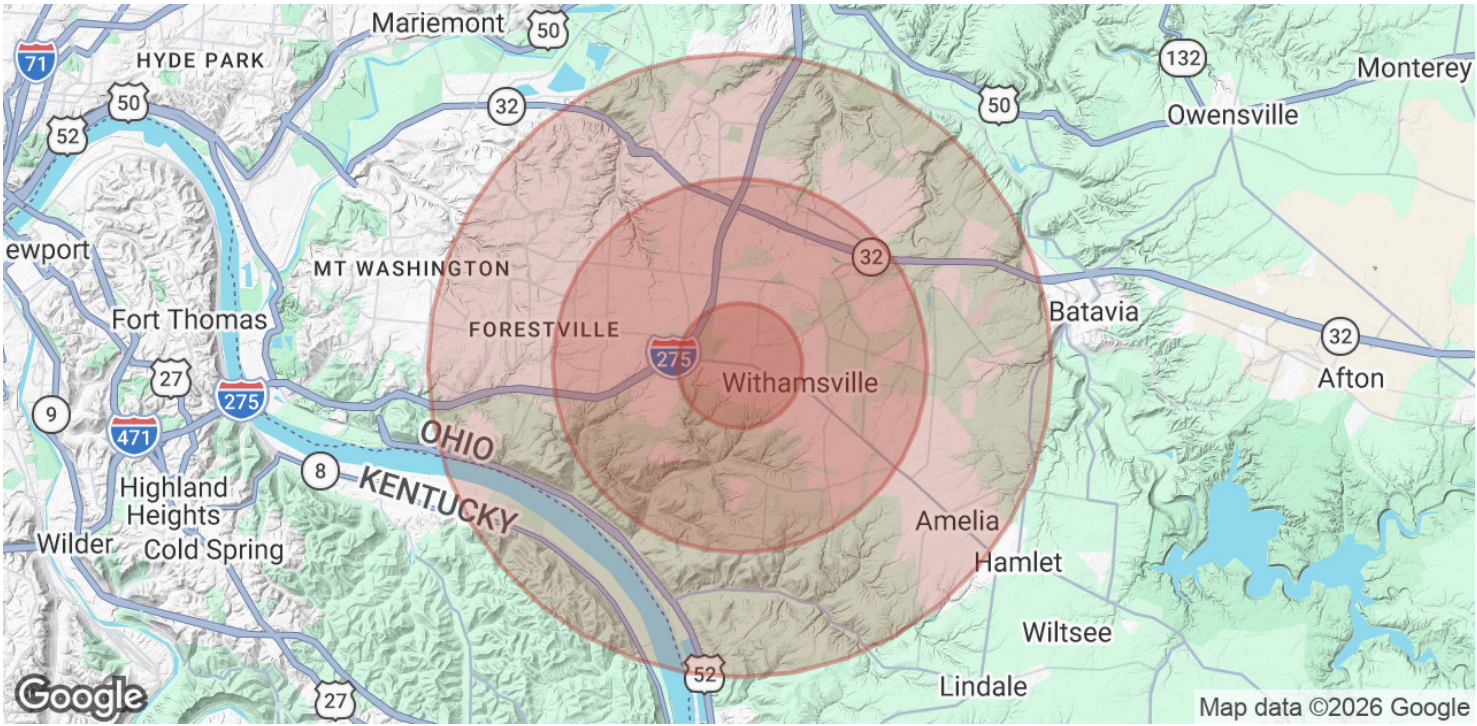
ADDITIONAL PHOTOS





LOCATION MAP





POPULATION	1 MILE	3 MILES	5 MILES
Total Population	5,384	42,608	102,127
Average Age	35.6	37.7	37.5
Average Age (Male)	35.0	36.2	36.3
Average Age (Female)	36.0	38.9	38.8

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,173	17,363	39,387
# of Persons per HH	2.5	2.5	2.6
Average HH Income	\$74,468	\$72,473	\$79,232
Average House Value	\$178,039	\$176,468	\$184,482

2020 American Community Survey (ACS)