

TURNKEY AUTO-BODY AND MECHANIC SHOP | FOR LEASE

5,290 SF AVAILABLE

915 WEST GALBRAITH ROAD | CINCINNATI, OH 45231



PROPERTY OVERVIEW

3CRE is pleased to present a turnkey leasing opportunity for retailers, prominently situated at the corner of W Galbraith and Winton Rd. This site features a high-traffic location with a daily count of 43,000 vehicles, ensuring maximum visibility and customer accessibility. The existing building offers a generous 5,290 SF comprising of 2,804 SF of garage space and 2,486 SF of office space. The space boasts two(2) auto lifts and two(2) overhead doors. The property is Zoned B-2, which allows for the following uses: retail, hospitality, self-storage, restaurants/QSR, auto, and storage yard. Phase II was done less than one year ago, and the site is clean.

With its substantial visibility and strategic positioning in a bustling community, this property represents a turnkey opportunity for an auto retailer in a prime location.

PROPERTY FEATURES

- 5,290 Total 2 story Building SF
- 2,804 SF Garage Space
- 2,486 SF Dedicated Office Space (1,000SF on second floor)
- .70 Acres
- Two(2) Auto Lifts
- Two(2) Overhead Doors
- Shared Parking with Pizza Hut
- Pizza Hut Delivery/Pickup Only

KEY STATISTICS

- Corner of W Galbraith and Winton Rd: 43,000 Cars/Day
- Ronald Reagan Highway: 25,292 Cars/Day
- Shell Nextdoor: 206,000 Visits/Year
- Population in 5 Mile Radius: 241,561

Ronald Reagan Highway

Walgreens

Exxon

Wendy's

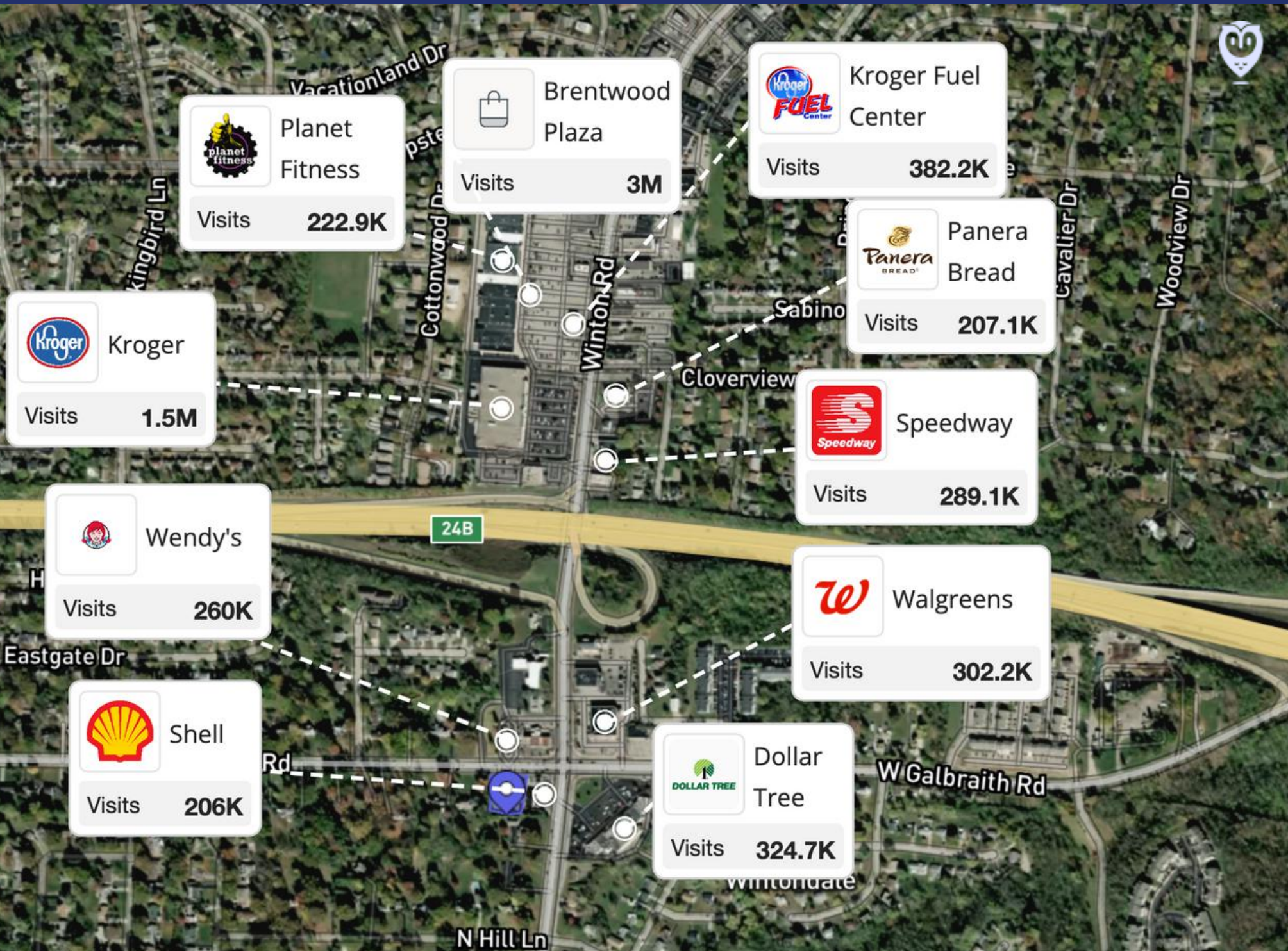
West Galbraith Road

Shell

A collection of logos for various businesses: Dollar Tree (green tree icon), Wing-Stop (green wings), Subway (green and yellow text), LaRosa's (red and white text), Graeter's (red and white text), J-Gumbo's (red text), and Snow Nails (red text).

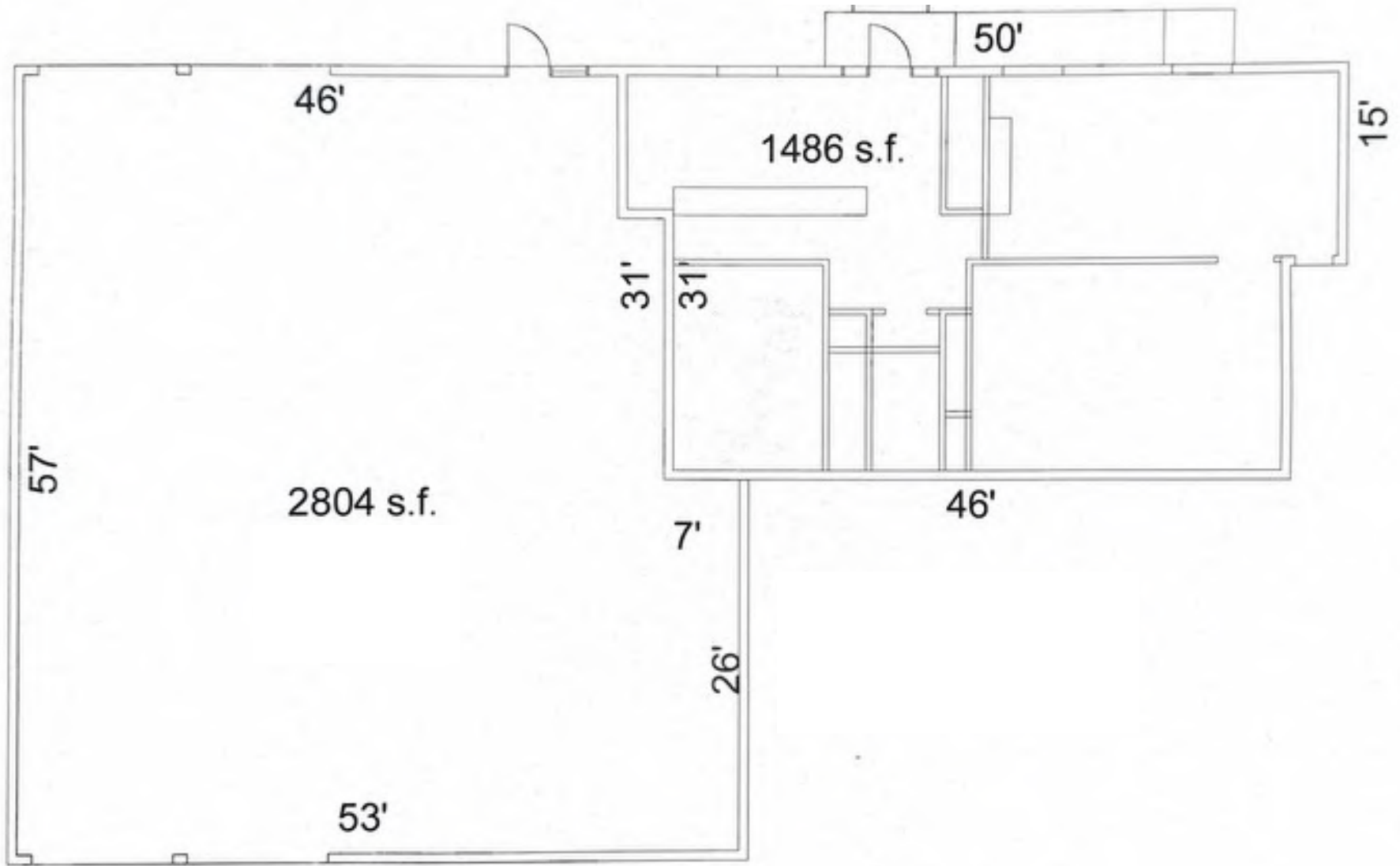


RETAIL MAP & VISITS



AVAILABLE





First Floor Plan

SCALE: 1/8" = 1'-0"

EXTERIORS



DEMOGRAPHICS

	3 MILE	5 MILE	10 MILE
POPULATION	81,584	242,152	803,895
AVERAGE HOUSEHOLD INCOME	\$78,237	\$75,267	\$92,210
NUMBER OF HOUSEHOLDS	34,375	102,066	343,238
MEDIAN AGE	37.14	36.98	36.21
TOTAL BUSINESSES	2,033	7,398	44,545
TOTAL EMPLOYEES	19,270	71,255	28,409



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