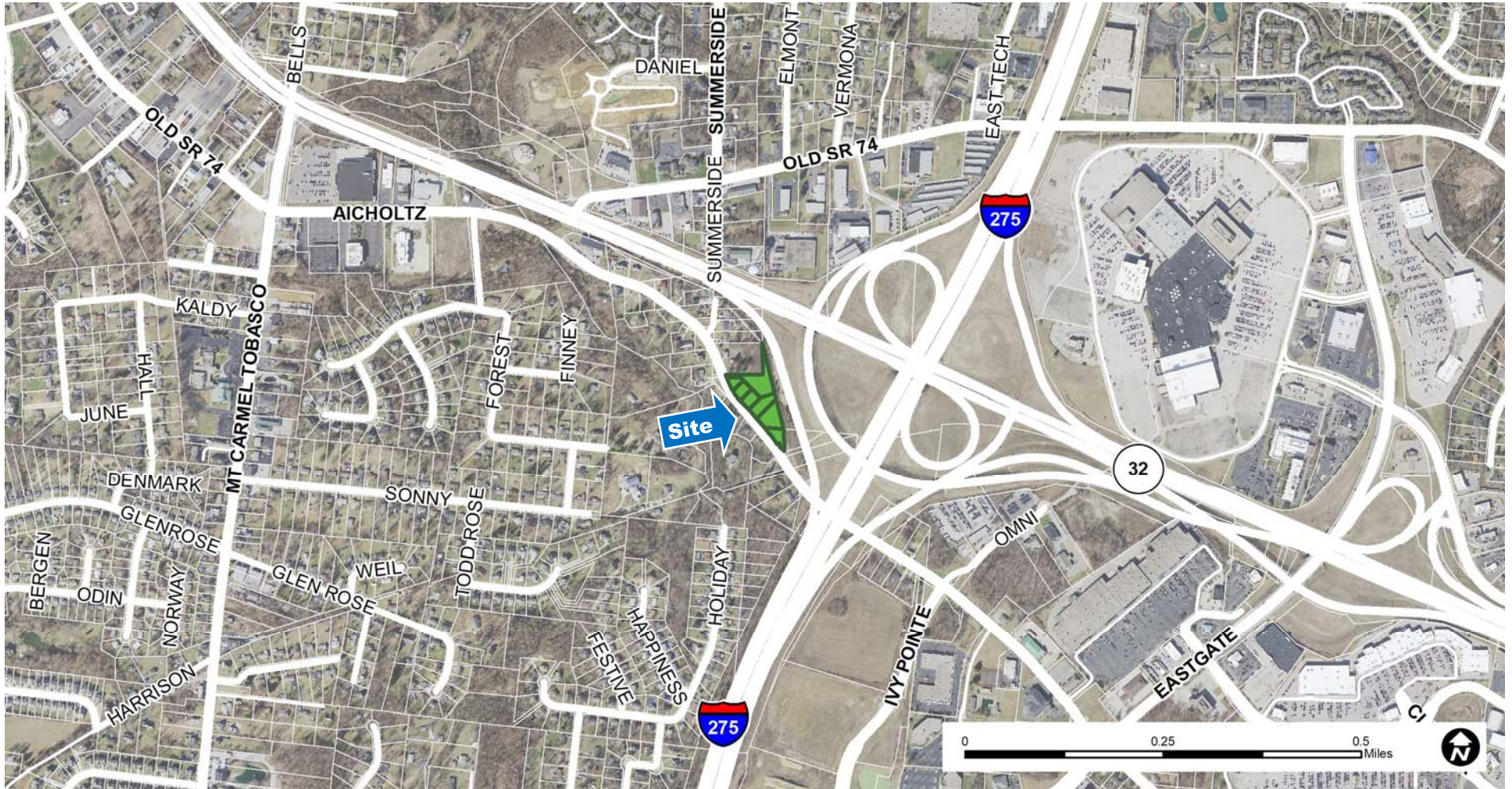


# Property for Sale | New Development

4486-4476 Aicholtz Rd. Cincinnati, OH 45245



## Site Vicinity Map



**Mark McCormack**

Development Director

[MMcCormack@utclermont.gov](mailto:MMcCormack@utclermont.gov)

513.947.7323

**Cory Wright**

Township Administrator

[CWright@utclermont.gov](mailto:CWright@utclermont.gov)

513.752.1471

**Information** 2.18 Acres

Potential Uses (if rezoned to B-1 / PD): Medical, Commercial, Institutional, Hospitality

**Population**

Union Township: 50,480

Clermont County: 211,972

**Access**

High visibility to I-275 and SR-32

Distance to I-275— 1.8 Miles

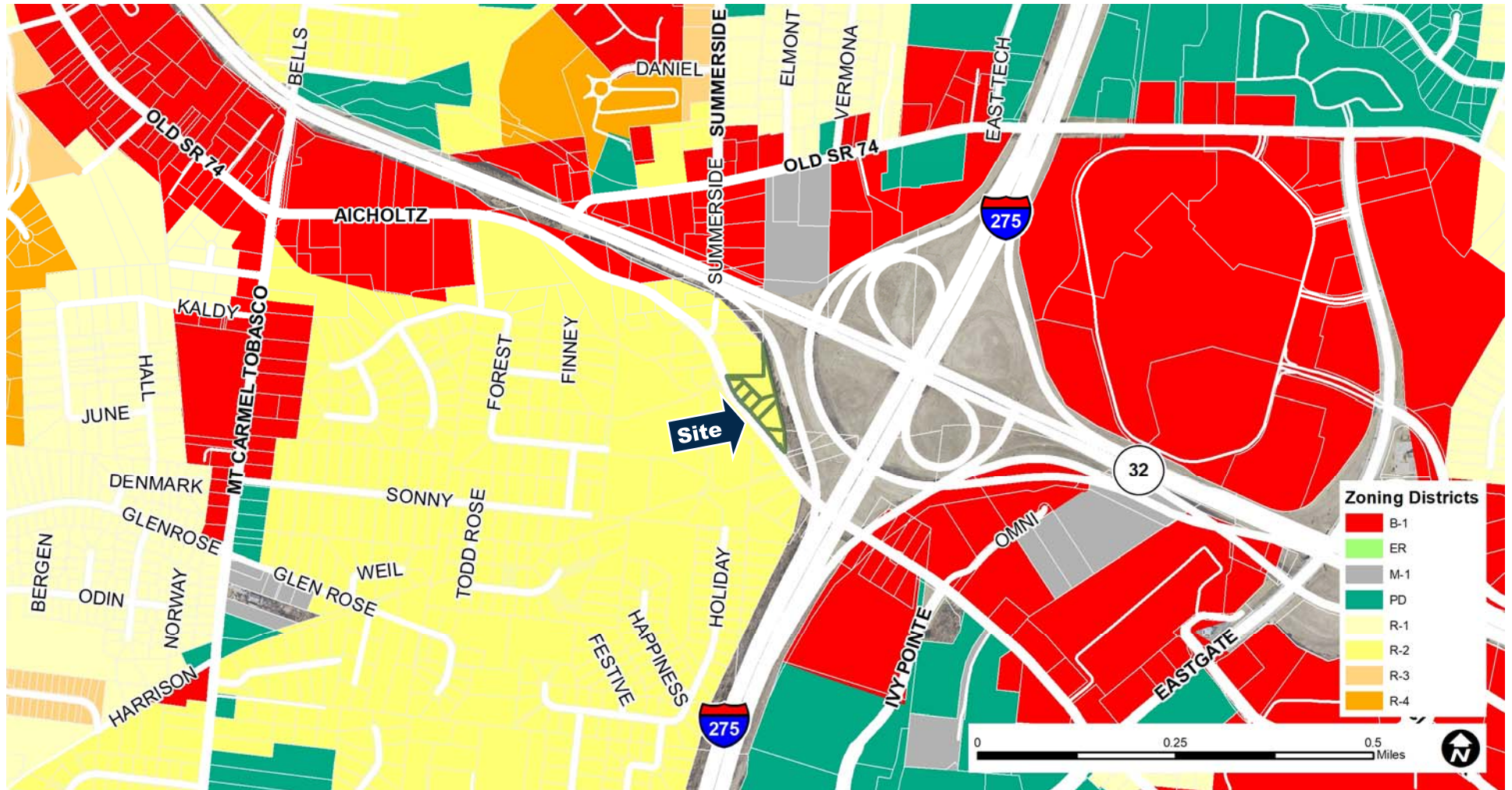
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## Zoning Map



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## Eastgate Area Business Map



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Distance to I-275— 1.8 Miles

Distance to SR-32 - 0.8 Miles

**Average Daily Traffic Counts**

I-275 — 78,200

SR-32 — 18,350

Aicholtz Rd — 5,550

Eastgate Blvd — 15,700

Mt Carmel Tobasco Rd — 13,550

Old SR 74 — 7,500

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## Pictures of the Site



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