

# FOR SALE / LEASE

9,975 SF AUTOMOTIVE RETAIL | SHOWROOM & REPAIR

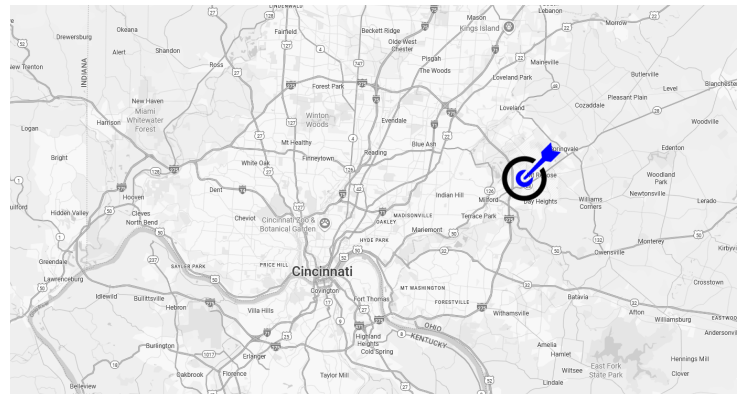
**944 OH-28**

MILFORD, OH 45150



## SITE DESCRIPTION

|                          |   |
|--------------------------|---|
| <b>Property Address:</b> | 944 OH-28, Milford, OH 45150  |
| <b>Municipality:</b>     | Miami Township   Clermont County  |
| <b>Zoning:</b>           | "B-2" General Business District   |
| <b>Parcel ID:</b>        | 182516E324.   |
| <b>Acreage:</b>          | 0.93 acres  |
| <b>Year Built:</b>       | 1977   Renovated 2022   |
| <b>Building SF:</b>      | <b>9,975 SF   Total</b><br>3,665 SF   Retail Showroom<br>4,210 SF   Warehouse & Storage<br>2,100 SF   Repair Shop (Back Building) |



## MIKE BASTIN

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2181 VICTORY PARKWAY | SUITE 102

CINCINNATI, OH 45206

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## OFFERING SUMMARY

|                      |   |
|----------------------|---|
| Asking Price:        | SALE \$995,000   \$99.75 per SF<br>LEASE \$10.00/SF NNN   |
| Property Highlights: | <ul style="list-style-type: none"><li>*Renovated in 2022 - New finishes for Ducati dealership</li><li>*Large retail showroom for auto-related uses</li><li>*Easily accessible, highly visible, and well-maintained</li><li>*Turnkey Condition - Open for business immediately</li><li>*Growing local economy &amp; vibrant businesses nearby</li><li>*Several new large-scale developments nearby</li></ul> |

## DEMOGRAPHIC SUMMARY

|                        | 1-MILE    | 3-MILE    | 5-MILE    |
|------------------------|-----------|-----------|-----------|
| 2025 Total Population  | 6,736     | 40,464    | 76,277    |
| 2025 Households        | 2,746     | 15,716    | 28,659    |
| 2025 Median HH Income  | \$68,979  | \$82,733  | \$90,790  |
| 2025 Average HH Income | \$92,898  | \$110,526 | \$123,064 |
| 2025 Median Home Value | \$230,893 | \$242,630 | \$265,850 |



## PROPERTY DESCRIPTION

Recently renovated automotive retail showroom and repair shop. Previously used as a motor sports retail use with several interior and exterior updates. Layout includes a large showroom, customer lobby, private office, two (2) ADA restrooms, warehouse for repairs and inventory storage, and a separate 2,100 SF repair shop. 14,153 VPD traffic county. Plenty of onsite parking available. This is a must see...move-in ready space for your employees and customers to enjoy.

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