

FOR SALE

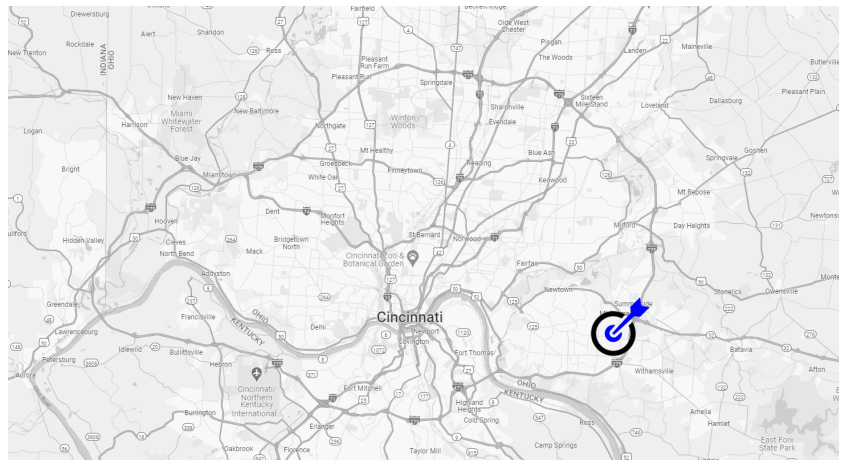
DEVELOPMENT SITE (0.99 ACRES) | CAR WASH

525 CLOUGH PIKE
CINCINNATI, OH 45244



OFFERING SUMMARY

Address	525 Clough Pike Cincinnati, OH 45244
Asking Price	\$350,000
Acreage	0.99 acres
Square Footage	2,990 SF Car Wash (6 bays)
County	Clermont County
Municipality	Union Township
Parcel ID	414136B045.
Zoning	B-1 Business
Traffic Count	11,296 VPD



MIKE BASTIN

DIRECT: 513.618.2823 | **CELL:** 513.520.4525 | **EMAIL:** MJBASTIN@CBCRELIANTREALTY.COM

2181 VICTORY PARKWAY | SUITE 102
CINCINNATI, OH 45206
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PROPERTY DESCRIPTION

Lots of potential for this high-traffic and well-located site in the Eastgate/Mount Carmel submarket. This 0.99 acre lot provides easy access to SR 32 and I-275 along with several eastside neighborhoods such as Milford, Batavia, Anderson, and Turpin Hills. Currently used as a car wash - there are several retail users nearby driving traffic to this site. Zoned B-1 Business (Union Township) which allows for several commercial uses - bring your ideas to the existing car wash business or plans for new development!



DEMOGRAPHIC INFO

POPULATION SUMMARY	1 MILE	3 MILE	5 MILE
TOTAL POPULATION	9,407	59,302	122,416
NUMBER OF HOUSEHOLDS	3,877	24,364	50,198
NUMBER OF HOUSING UNITS	4,109	25,661	52,921
OWNER OCCUPIED UNITS	66.3%	66.7%	67.9%
RENTER OCCUPIED UNITS	28.0%	28.3%	26.9%
VACANT UNITS	5.6%	5.1%	5.1%
MEDIAN AGE	40.0	41.0	40.6
HOUSEHOLD SUMMARY	1 MILE	3 MILE	5 MILE
MEDIAN HH INCOME	\$68,137	\$75,065	\$79,684
AVERAGE HH INCOME	\$97,025	\$111,390	\$116,780
MEDIAN HOME VALUE	\$211,470	\$248,142	\$258,899
AVERAGE HOME VALUE	\$244,635	\$280,883	\$304,736

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