

OFFERING SUMMARY

Sale Price:	\$399,000
Lot Size:	1.1 Acres
Price / Acre:	\$362,727
Market:	West Clermont
Submarket:	Union Township/ Eastgate

PROPERTY OVERVIEW

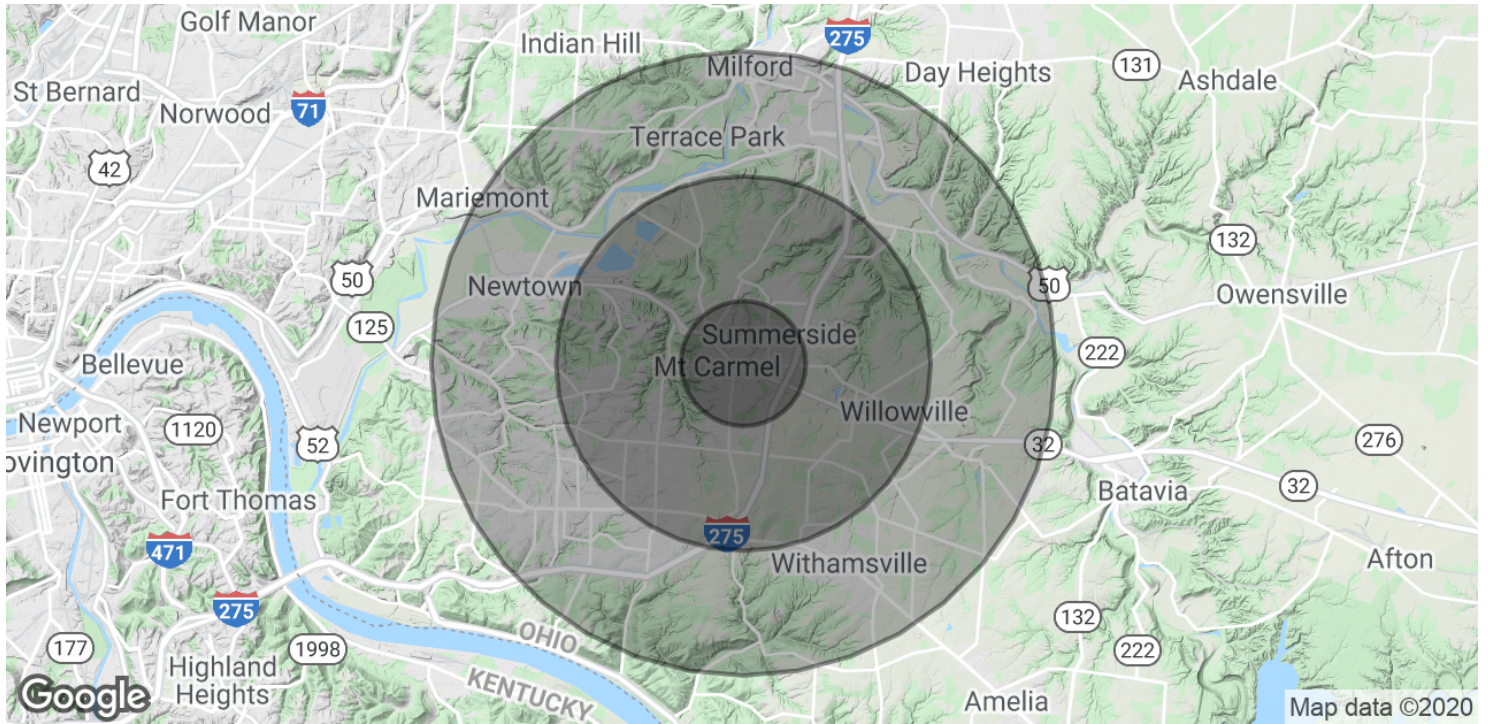
Commercial corner for sale on State Route 32 and Bells Lane. High visibility with utilities on site. Corner is located across the street from Kroger and has access to a traffic light. Zoned PD

PROPERTY HIGHLIGHTS

- Commercial Corner Lot
- Located at State Route 32 and Bells Lane intersection
- High visibility
- All utilities on site
- Located across the street from Kroger at traffic light







POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	7,385	46,580	109,516
Average age	36.6	38.1	38.9
Average age (Male)	35.3	37.2	37.7
Average age (Female)	37.7	38.9	40.2

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	2,857	18,239	42,462
# of persons per HH	2.6	2.6	2.6
Average HH income	\$63,774	\$80,071	\$86,623
Average house value	\$150,536	\$183,239	\$225,160

* Demographic data derived from 2010 US Census