

EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$385,000
Building Size:	3,248 SF
Available SF:	3,248 SF
Lot Size:	0.125 Acres
Price / SF:	\$118.53
Market:	Cincinnati, Clermont County
Submarket:	Batavia

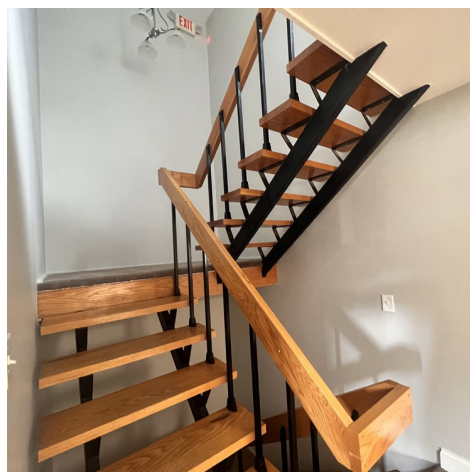
PROPERTY OVERVIEW

Discover a prime investment opportunity in the vibrant Cincinnati, Clermont County area with this impressive 3,248 SF office building at 322 East Main St. This fully furnished property features high-quality offices, a convenient break room with a modern kitchenette, and a spacious second-floor office. With its strategic location and contemporary amenities, this building is tailored to meet the needs of discerning office investors. Don't miss the chance to own a standout property in this sought-after market, perfectly positioned for success in the heart of Clermont County's thriving business landscape.

PROPERTY HIGHLIGHTS

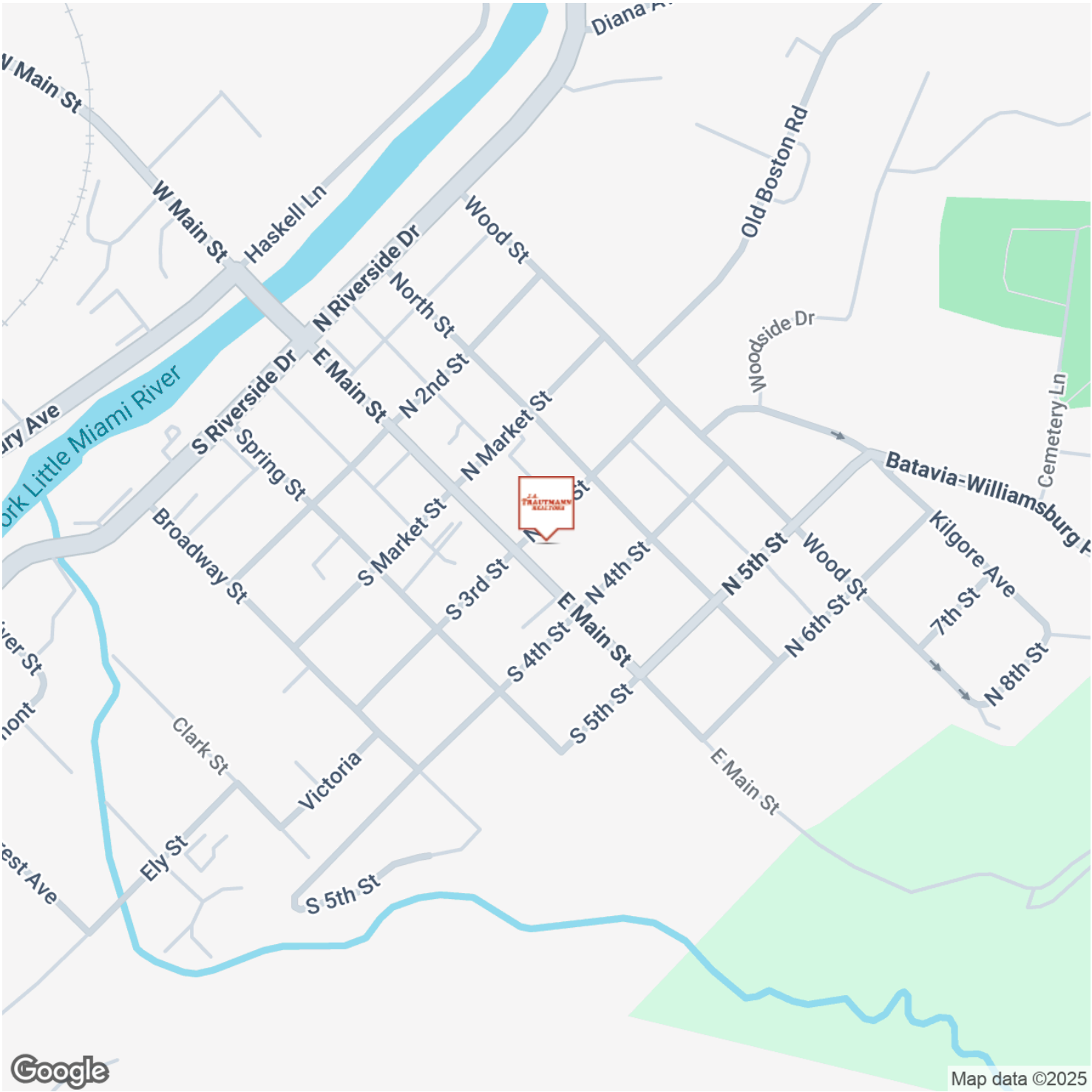
- - 3,248 SF modern office building
- - Fully furnished executive offices
- - Spacious break room with kitchenette
- - Second floor office space
- - Prime location in Clermont County
- - Contemporary and professional interior design
- - Private parking for employees and visitors

ADDITIONAL PHOTOS

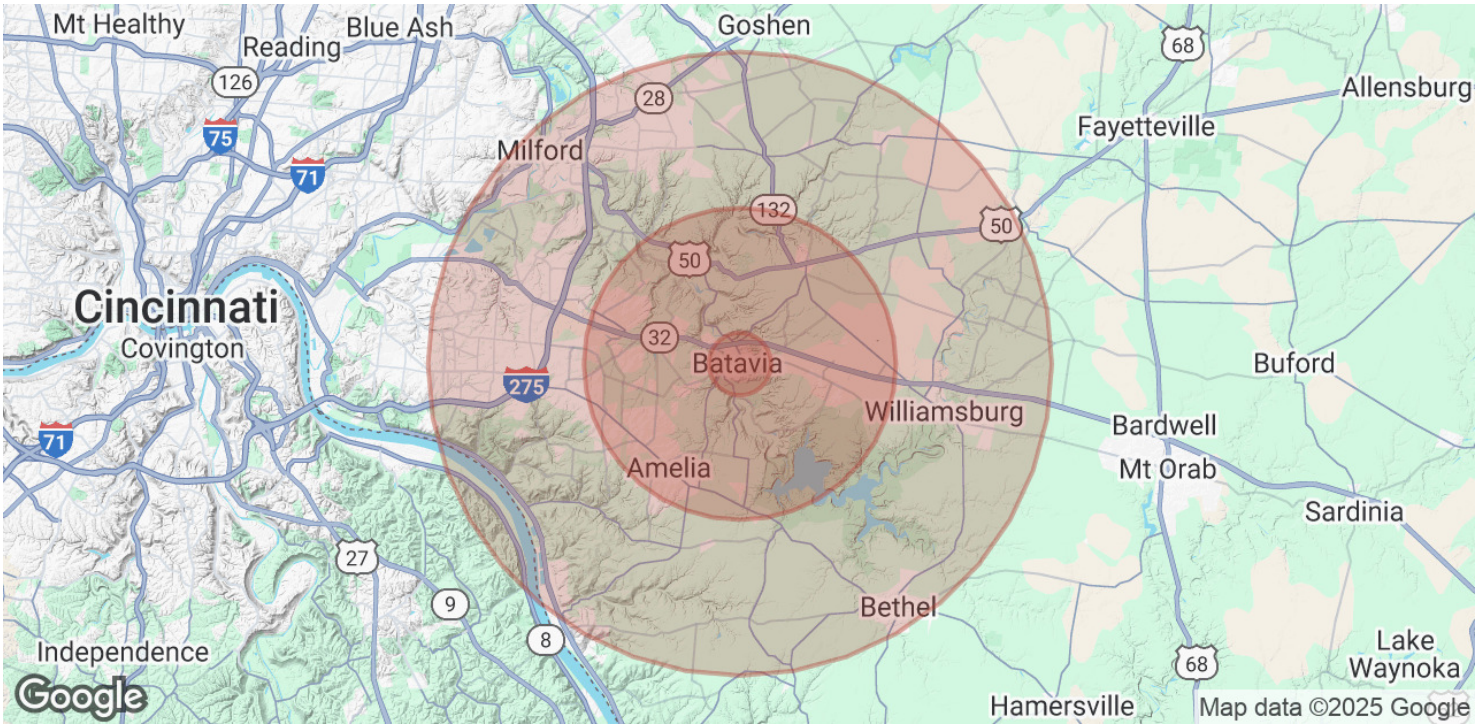




LOCATION MAP



DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	5 MILES	10 MILES
Total Population	2,148	45,192	182,256
Average Age	32.1	34.1	37.0
Average Age (Male)	31.2	33.0	35.8
Average Age (Female)	33.6	35.2	38.0

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	775	16,378	68,954
# of Persons per HH	2.8	2.8	2.6
Average HH Income	\$64,767	\$69,199	\$70,454
Average House Value	\$168,859	\$188,977	\$174,013

2020 American Community Survey (ACS)