

EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$895,000
Lot Size:	1.21 Acres
Price / Acre:	\$739,669
Zoning:	Residential - in commercial overlay
Market:	Cincinnati
Submarket:	Springfield Twp.

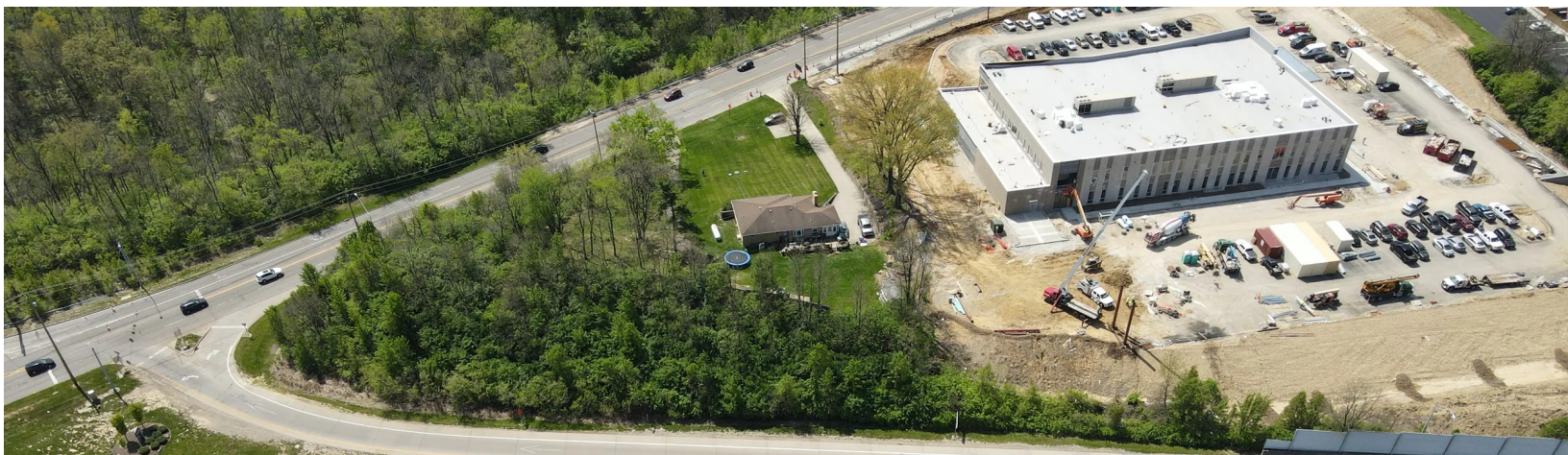
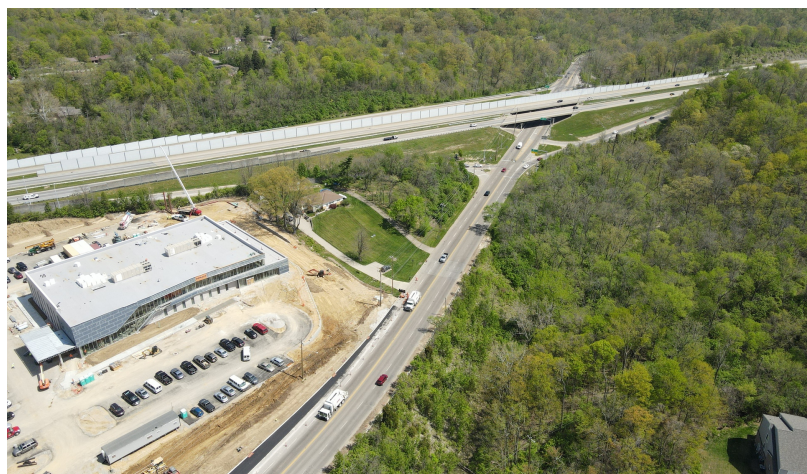
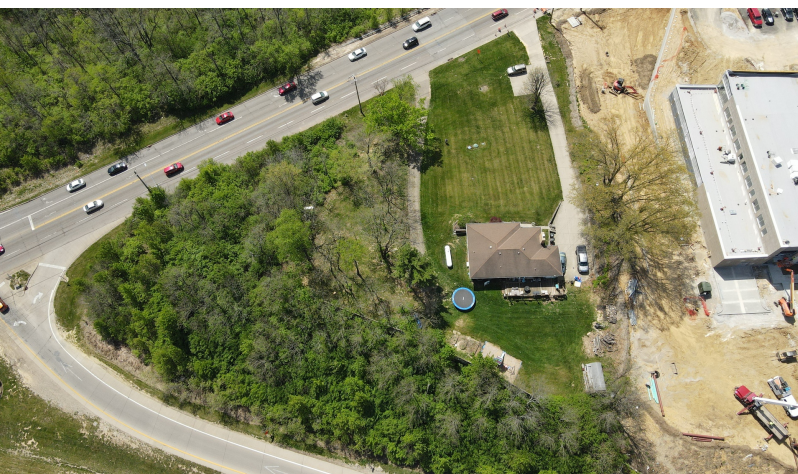
PROPERTY OVERVIEW

FOR SALE: 1.21 acre development opportunity at the intersection of Ronald Regan Highway (44k ADT) and Galbraith Rd.(20K ADT). Excellent visibility and traffic counts from both major thoroughfares. Easily accessible. New (2022) TriHealth medical offices built on adjacent parcel. Access to all utilities.

PROPERTY HIGHLIGHTS

- Best use - Com/Business, Hotel/Motel, Office, Restaurant, Retail
- Zoned for future commercial use
- Available: Cable , Electricity , Natural Gas, Sewer, Telephone, Water
- Excellent visibility and traffic counts

ADDITIONAL PHOTOS

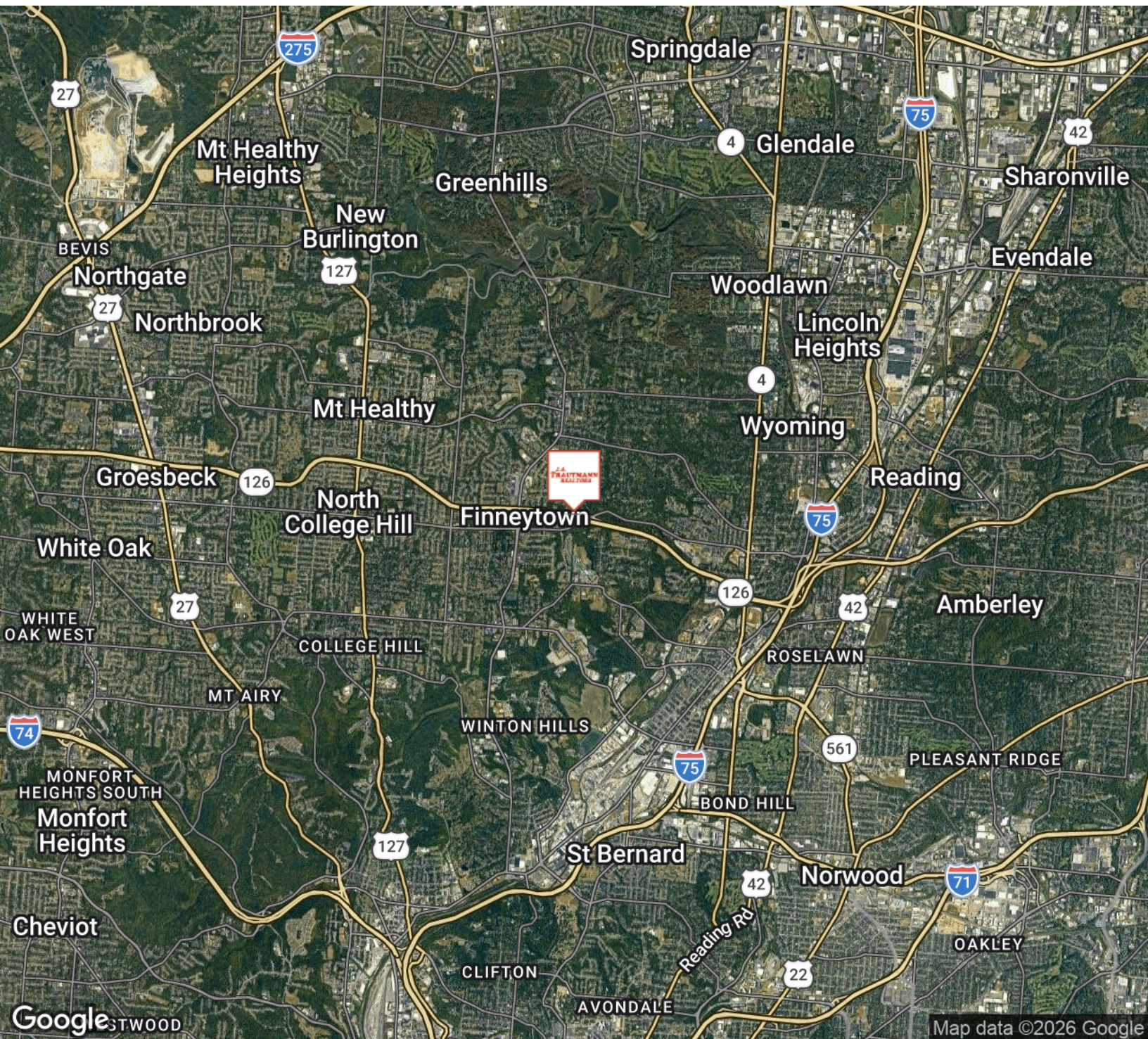


RETAILER MAP

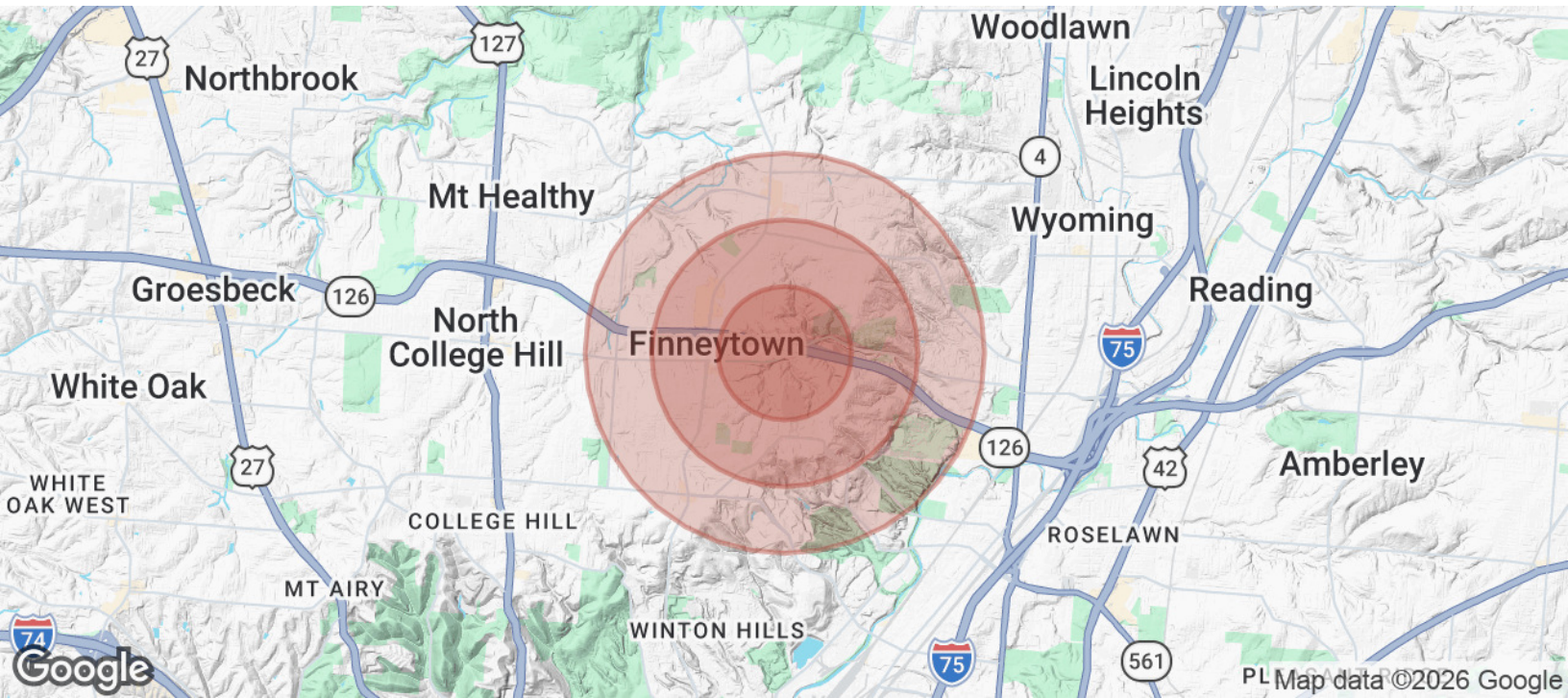


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Maxar Technologies

LOCATION MAP



DEMOGRAPHICS MAP & REPORT



POPULATION	0.5 MILES	1 MILE	1.5 MILES
Total Population	1,564	7,849	20,689
Average Age	52.0	47.4	43.2
Average Age (Male)	52.1	44.6	39.7
Average Age (Female)	51.8	48.8	44.4

HOUSEHOLDS & INCOME	0.5 MILES	1 MILE	1.5 MILES
Total Households	648	3,400	8,926
# of Persons per HH	2.4	2.3	2.3
Average HH Income	\$128,789	\$99,317	\$87,338
Average House Value	\$142,935	\$144,496	\$134,628

2020 American Community Survey (ACS)