



TRANSWESTERN

REAL ESTATE
SERVICES



OFFERING MEMORANDUM

URGENT CARE BUILDING ON OVERSIZED LOT

OWNER-USER | DEVELOPMENT OPPORTUNITY

872 OHIO PIKE, CINCINNATI, OH 45245

[WATCH DRONE VIDEO](#)



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Owner User | Development Opportunity 872 Ohio Pike, Cincinnati, OH 45245



Executive Summary

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The Offering

- + Transwestern has been exclusively retained by the owner to offer qualified investors an opportunity to purchase Eastside Urgent Care (the "Property"), which will be closing after two decades. The property includes a 5,954 square foot building that sits on an oversized, 2.88 acre lot. It is currently underutilized with approximately half of the lot undeveloped, creating a rare opportunity for a new owner to expand the building or completely redevelop the property.
- + The property has ample, visible street frontage, with high traffic counts over 42,204 vehicles per day.
- + Favorable zoning regulations (B1 Business Zoning) allows for multiple uses whether you bring in a new urgent care operator, expand the building or completely redevelop the property.
- + Originally built by the Bethesda North Hospital and can easily support a second story.



Property Highlights



PRICING

2.88

Acre Lot

- + Pricing: \$1,100,000
- + Per SF: \$184
- + Per AC: \$381,944



PROPERTY SPECIFICATIONS

5,954

Square Feet

- + Stories: One
- + Surface Parking: 48 spots
- + Land: 2.88 AC
- + Zoning: B1 Business Zoning (Union Township)

1994

Year Built





Investment Highlights

- + Ideal redevelopment site. Building sits on 2.88 acres.
- + Loose business zoning district
- + Ample street frontage on a high traffic street (42,204 VPD)
- + Grandfathered street signage
- + Population of 109,000+ with an average household income over \$97,000 within a five-mile radius.

Property Features

872 Ohio Pike
Cincinnati, OH 45245

HVAC FOUR ROOF TOP		Roof REDONE 6-7 YEARS AGO WITH 50-YEAR WARRANTY
Rubber ROOF	New ELECTRICAL BOXES	Parking 48 STALLS

Building Layout

- + 1 procedure room
- + 1 X-ray room
- + 1 PT room (leaded and easily convertable to second x-ray room)
- + 7 exam rooms with space for 3-4 more
- + 2 separate waiting rooms with reception desks
- + 4 admin offices
- + 1 employee breakroom

Exterior Photos



Interior Photos



Zoning

"B-1" BUSINESS ZONE

The purpose of the "B-1" Business Zone is to centralize the commercial activity within the Township and to prevent commercial activities from intruding into other areas of the Township as incompatible uses, on parcels less than five (5) acres.

PRINCIPAL PERMITTED USES

Office Uses. The following uses shall be located a minimum of fifty (50') feet from any residential zone unless otherwise indicated.

- + Financial institutions.
- + Professional offices.
- + Medical or dental clinics.
- + Post offices.
- + Real estate offices.
- + General offices of federal, state or local governments, individuals or corporations devoted to office use and not used for manufacturing, storage, or warehousing.

Personal Service Uses. The following uses shall be located a minimum of fifty (50') feet from any residential zone unless otherwise indicated.

- + Photocopying establishments.
- + Barber shops, beauty parlors, nail salons, tattoo artists, and tanning salons.
- + Photographic or artist studios.
- + Dressmaking, tailoring, and shoe repair.
- + Repair of household appliances.
- + Funeral home or mortuary.

Quasipublic Uses. The following uses shall be located a minimum of fifty (50') feet from any residential zone unless otherwise indicated.

- + Churches and other places of religious assembly and teaching.
- + Hospitals, sanitariums, homes for the aged, nursing homes, and rest homes.
- + Libraries, museums, and art galleries.
- + Child care centers and educational facilities.

Trade Services. The following uses shall be located a minimum of one hundred (100') feet from any residential use or zone unless otherwise indicated.

- + Automobile service stations, minor repair of vehicles, automobile washing facilities and automobile storage garages.
- + Laundromats, dry cleaning and pressing establishments.
- + Trade or business schools, provided machinery used for instructional purposes is not objectionable due to noise, fumes, smoke, odor or vibration.
- + Carpenter, paper hanging, electrical, plumbing, heating and air conditioning, printing, publishing, or lithographic shops.
- + Furniture upholstery.
- + Animal hospital, veterinary clinic or kennel, not including any exercise runway.
- + Automobile, motorcycle, truck, trailer, and farm implement establishments, for display, hire, sale and major repair, including sales lots, provided all operations, other than display and sales, shall be conducted within a completely enclosed building.
- + Automobile parking lots subject to the provisions of Article 8.
- + Self service storage facilities.

Entertainment Uses. The following uses shall be located a minimum of one hundred (100') feet from any residential use or zone unless otherwise indicated.

- + Hotels, motels, and motor hotels.
- + Video or game parlors and amusement centers providing coin or token operated mechanically or electronically operated games for tabulated scores; not for cash or other prizes, or remuneration of any type.
- + Bar, restaurant, cocktail lounge, night club, banquet hall, billiard parlor, pool hall, bowling alley, dance hall, roller skating rink, and theater, provided that such use is conducted within a completely enclosed building and is at least one hundred fifty (150') feet from any residential use or zone.
- + Drive-in eating and drinking establishments, summer gardens and restaurants, including entertainment and dancing, provided the principal building is distant at least one hundred and fifty (150') feet from any residential use or zone.
- + Commercial baseball and soccer fields, swimming pools, skating rinks, golf driving ranges, miniature golf courses, tennis, basketball, and volleyball courts, and go-kart tracks if located at least two hundred (200') feet from any residential use or zone.
- + Indoor recreation and community centers.
- + Membership sports, health, and recreation clubs.
- + Clubs, lodges, fraternal organizations.

Exempt Public Service Facilities meeting the definition provided within Appendix A of this Resolution.

Zoning (continued)

CONDITIONAL USES

Pursuant to the regulations set forth in Article 4, the following conditional uses may be requested:

Temporary buildings to house a permitted use during construction or reconstruction of the permanent building provided they meet the following conditions:

- + The temporary building shall be removed from the property within fifteen (15) days of the date of the occupancy permit.
- + The temporary building shall comply with the regulations of the Clermont County Building Department.
- + Adequate landscaping and screening as required by Section 520 shall be provided.

Telecommunication towers falling within one hundred (100') feet of a residential dwelling upon compliance with Ohio Revised Code Section 519.211 and Section 612.3 of the Zoning Resolution.

State-licensed Marijuana Medical Dispensaries, any Recreational Marijuana Dispensaries, any Marijuana Testing Laboratories, and other similar uses provided they meet the following conditions:

- + These uses shall be located a minimum of five hundred (500') feet from:
 - The boundaries of a property containing the same or a similar use.
 - The boundaries of a property containing a school, daycare, church, public library, public playground or public park.
 - The boundaries of a property containing a Drug Rehabilitation Clinic.
- + These uses shall be located a minimum of one hundred (100') feet from the boundaries of a property containing any residential use or located in any residential zone.
- + Adequate landscaping and screening as required by Section 520 shall be provided.
- + The hours of operation for these uses shall not extend beyond 9:00 p.m.
- + All exterior lighting must be downward-directed, fully shielded, darksky compliant, and be less than, or equal to 1.0-foot candle at the edge of any adjacent roadway and / or property lines adjoining a commercial or industrial use. All exterior lighting adjoining residential uses must also be downward-directed, and be less than, or equal to 0.5- foot candle(s).
- + The Owner of the use shall agree to participate in a Joint Economic Development District (JEDD) and shall further consent and cooperate in the establishment and participation thereto.

- + The Owner of the use as set forth herein shall be required to make a one-time payment to the Township representing an Impact Fee, to compensate the Township for public safety, infrastructure improvements, and future development costs related to the use. The Impact Fee shall be established at \$50,000.00, which shall be distributed to the Township's General Fund to address capital expenditures. The Impact Fee payment shall be due to the Township prior to the issuance of a Zoning Permit for the use.
- + An existing Medical or Recreational Marijuana Dispensary, Cultivator, Processor, or Testing Facility use operating prior to the enactment of these regulations, or any such subsequent use receiving approval pursuant to this Section, that is discontinued or abandoned for more than three-hundred sixty-five (365) consecutive days shall be determined to be voluntarily discontinued, and shall not be reestablished except in conformance with these regulations.
- + All State-licensed Medical and/or Recreational Marijuana Dispensaries, Marijuana Testing Laboratories, Marijuana Cultivators, or Processors, or other similar uses that exist within any zoning district within Union Township at the time of the effective date of these regulations shall not be further expanded, altered, or otherwise modified in any way whatsoever, except in conformance with the requirements of this Section.
- + The maximum number of Medical Marijuana and/or Recreational Marijuana Dispensaries, Marijuana Testing Facilities, or other similar uses shall be limited to a cumulative total of two (2) locations within the unincorporated limits of Union Township, Clermont County, Ohio.
- + The uses regulated by this Section shall be prohibited within any residential district or within the PD Planned Development District.

Accessory Uses.

- + Accessory uses and structures not otherwise prohibited, that are customarily accessory and incidental to any permitted principal use.
- + Exterior signs which pertain to a permitted use on the premises subject to the provisions of Article 9.
- + Off-premises advertising signs and structures subject to the provisions of Article 9.
- + Dwelling or dwellings only when in conjunction with a principal permitted use.

Prohibited Uses.

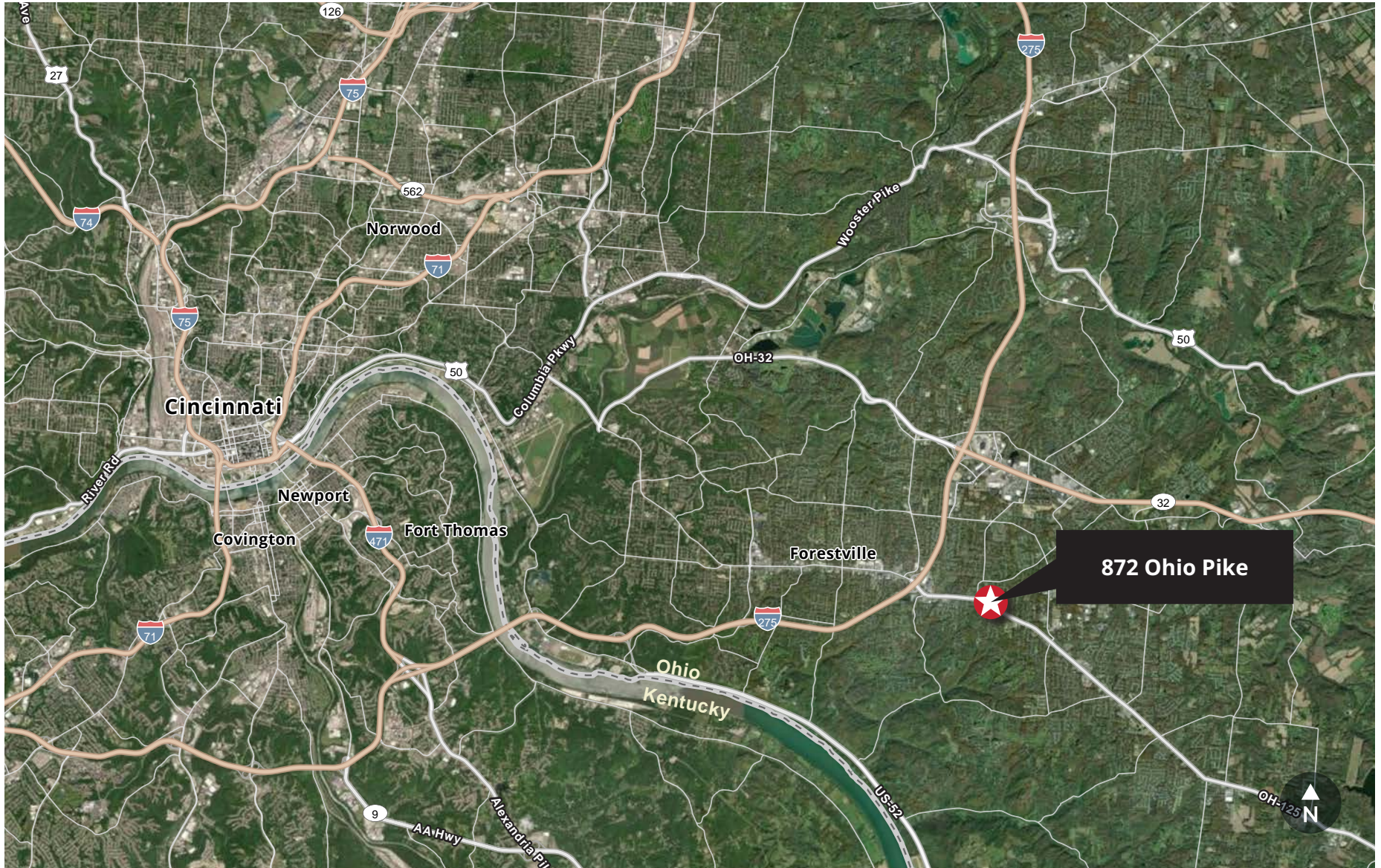
- + Any use which is not specifically permitted is prohibited.

Property Overview

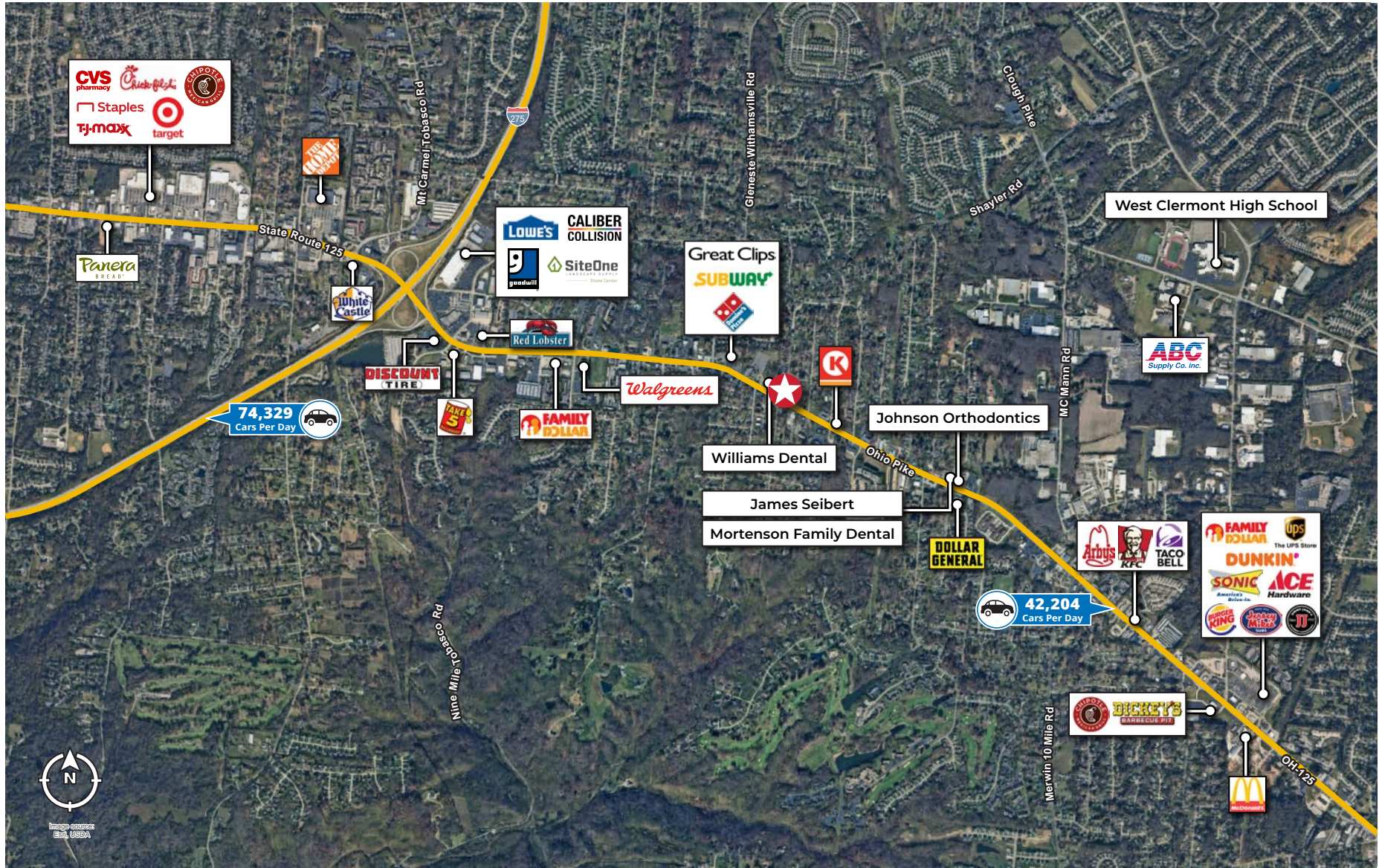


Owner User | Development Opportunity 872 Ohio Pike, Cincinnati, OH 45245

Aerial Map



Nearby Amenities



Overhead View



Market Overview



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CINCINNATI, OHIO

Cincinnati, Ohio, is a dynamic city located on the banks of the Ohio River in the southwestern part of the state. As one of the oldest cities in the Midwest, it is known for its rich history and vibrant cultural scene. Cincinnati boasts a blend of historic architecture, including its famous Italianate buildings in the Over-the-Rhine district, and modern amenities.

Cincinnati is a major financial center with several large banking institutions headquartered in the city, including PNC Financial Services and Fifth Third Bank. The city's economy is diverse, with major companies like Procter & Gamble and Kroger headquartered there, alongside a growing tech sector. With major institutions like the University of Cincinnati and Xavier University, education and research also contribute to the city's economy through employment, research funding, and student spending.

Cincinnati is celebrated for its cultural institutions, such as the Cincinnati Art Museum and the Cincinnati Symphony Orchestra, as well as its passionate sports culture, home to MLB, NFL and MLS teams. With a variety of parks, unique culinary traditions like Cincinnati chili, and a robust public transportation network, Cincinnati offers a unique blend of historic charm and contemporary living.



DEMOGRAPHICS

SITE OVERVIEW	1 MILE	3 MILE	5 MILE
2010 Population	7,295	51,931	107,768
2023 Population	7,323	53,389	109,432
2028 Population Projection	7,490	54,669	111,360
Annual Growth 2023–2028	0.50%	0.50%	0.40%
Median Age	40	41	40

INCOME

Average Household Income	\$78,626	\$89,747	\$97,844
Median Household Income	\$57,249	\$68,179	\$71,997

CONFIDENTIAL MEMORANDUM & DISCLAIMER

Transwestern (“Agent”) has been engaged as the exclusive agent for the sale of 872 Ohio Pike located in Cincinnati, Ohio (“Property”), by the owner of the Property (“Seller”). The Property is being offered for sale in an “as-is, where-is” condition and Seller and Agent make no representations or warranties as to the accuracy of the information contained in this Offering Memorandum.

The enclosed materials include highly confidential information and are being furnished solely for the purpose of review by prospective purchasers of the interest described herein. Neither the enclosed materials nor any information contained herein is to be used for any other purpose or made available to any other person without the express written consent of the Seller. Each recipient, as a prerequisite to receiving the enclosed, should be registered with Transwestern as a “Registered Potential Investor” or as “Buyer’s Agent” for an identified “Registered Potential Investor.” The use of this Offering Memorandum and the information provided herein is subject to the terms, provisions and limitations of the confidentiality agreement furnished by Agent prior to delivery of this Offering Memorandum. The enclosed materials are being provided solely to facilitate the prospective investor’s own due diligence for which it shall be fully and solely responsible. The material contained herein is based on information and sources deemed to be reliable, but no representation or warranty, express or implied, is being made by Agent or Seller or any of their respective representatives, affiliates, officers, employees, shareholders, partners and directors, as to the accuracy or completeness of the information contained herein. Without limiting the foregoing, the materials, information and data contained herein may not account for or reflect the situation surrounding COVID-19 and its effect on local economic, demographic and real estate market conditions. Summaries contained herein of any legal or other documents are not intended to be comprehensive statements of the terms of such documents, but rather only outlines of some of the principal provisions contained therein. Neither the Agent or the Seller shall have any liability whatsoever for the accuracy or completeness of the information contained herein or any other written or oral communication or information transmitted or made available or any action taken or decision made by the recipient with respect to the Property. Interested parties are to make their own investigations, projections and conclusions without reliance upon the material contained herein.

Seller reserves the right, at its sole and absolute discretion, to withdraw the Property from being marketed for sale at any time and for any reason. Seller and Agent each expressly reserves the right, at their sole and absolute discretion, to reject any and all expressions of interest or offers regarding the Property and/or to terminate discussions with any entity at any time, with or without notice. This offering is made subject to omissions, correction of errors, change of price or other terms, prior sale or withdrawal from the market without notice. Agent is not authorized to make any representations or agreements on behalf of Seller.

Seller shall have no legal commitment or obligation to any interested party reviewing the enclosed materials, performing additional investigation and/or making an offer to purchase the Property unless and until a binding written agreement for the purchase of the Property has been fully executed, delivered, and approved by Seller and any conditions to Seller’s obligations thereunder have been satisfied or waived.

By taking possession of and reviewing the information contained herein, the recipient agrees that (a) the enclosed materials and their contents are of a highly confidential nature and will be held and treated in the strictest confidence and shall be returned to Agent or Seller promptly upon request; and (b) the recipient shall not contact employees or tenants of the Property directly or indirectly regarding any aspect of the enclosed materials or the Property without the prior written approval of the Seller or Agent; and (c) no portion of the enclosed materials may be copied or otherwise reproduced without the prior written authorization of Seller or Agent or as otherwise provided in the Confidentiality and/or Registration Agreement executed and delivered by the recipient(s) to Transwestern.

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