



FOR SALE OR LEASE

1776 E. Seymour Ave
Cincinnati, OH 45237

For More Information

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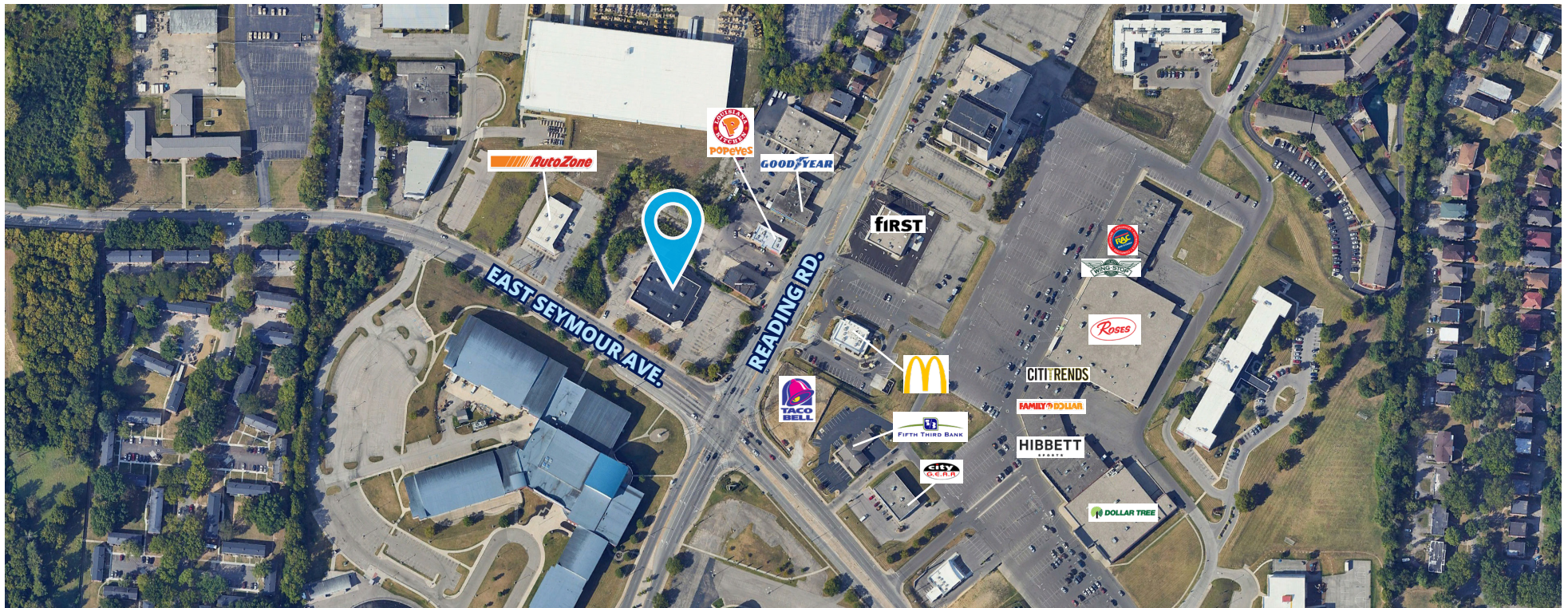
13,834 SF on 1.85 Acres

Property Details

- Hard corner with multiple points of ingress & egress
- Access to a traffic light
- Potential redevelopment opportunity
- Pylon Signage along Reading Road
- Traffic Counts:
Seymour Ave - 17,168 VPD
Reading Road - 13,161 VPD

Demographics

	1 Miles	3 Miles	5 Miles
 Population	11,533	101,317	277,809
 Households	5,247	43,766	123,675
 Avg. Household Income	\$56,441	\$83,306	\$97,674

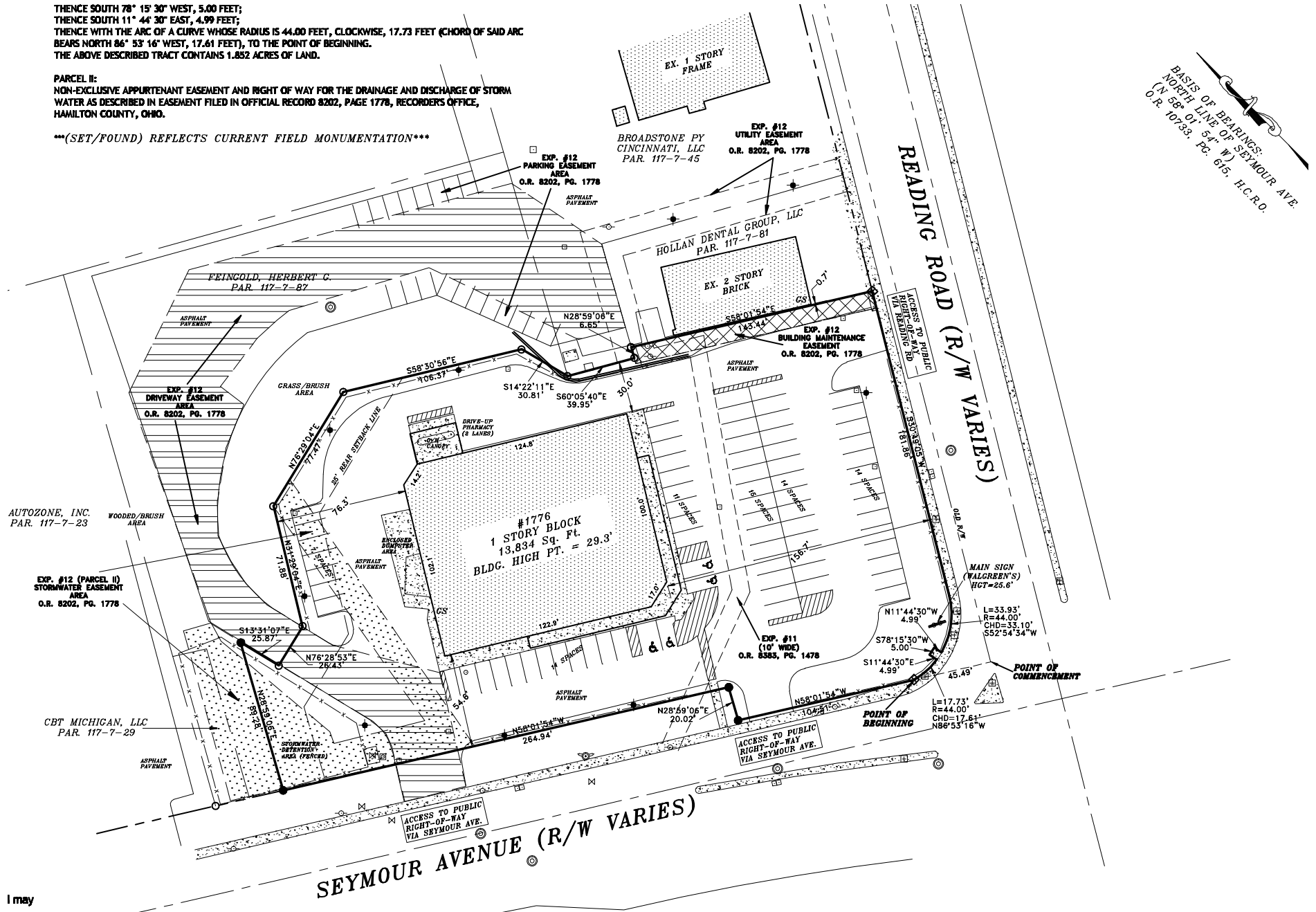


Survey

THENCE SOUTH 78° 15' 30" WEST, 5.00 FEET;
 THENCE SOUTH 11° 44' 30" EAST, 4.99 FEET;
 THENCE WITH THE ARC OF A CURVE WHOSE RADIUS IS 44.00 FEET, CLOCKWISE, 17.73 FEET (CHORD OF SAID ARC BEARS NORTH 86° 53' 16" WEST, 17.61 FEET), TO THE POINT OF BEGINNING.
 THE ABOVE DESCRIBED TRACT CONTAINS 1.852 ACRES OF LAND.

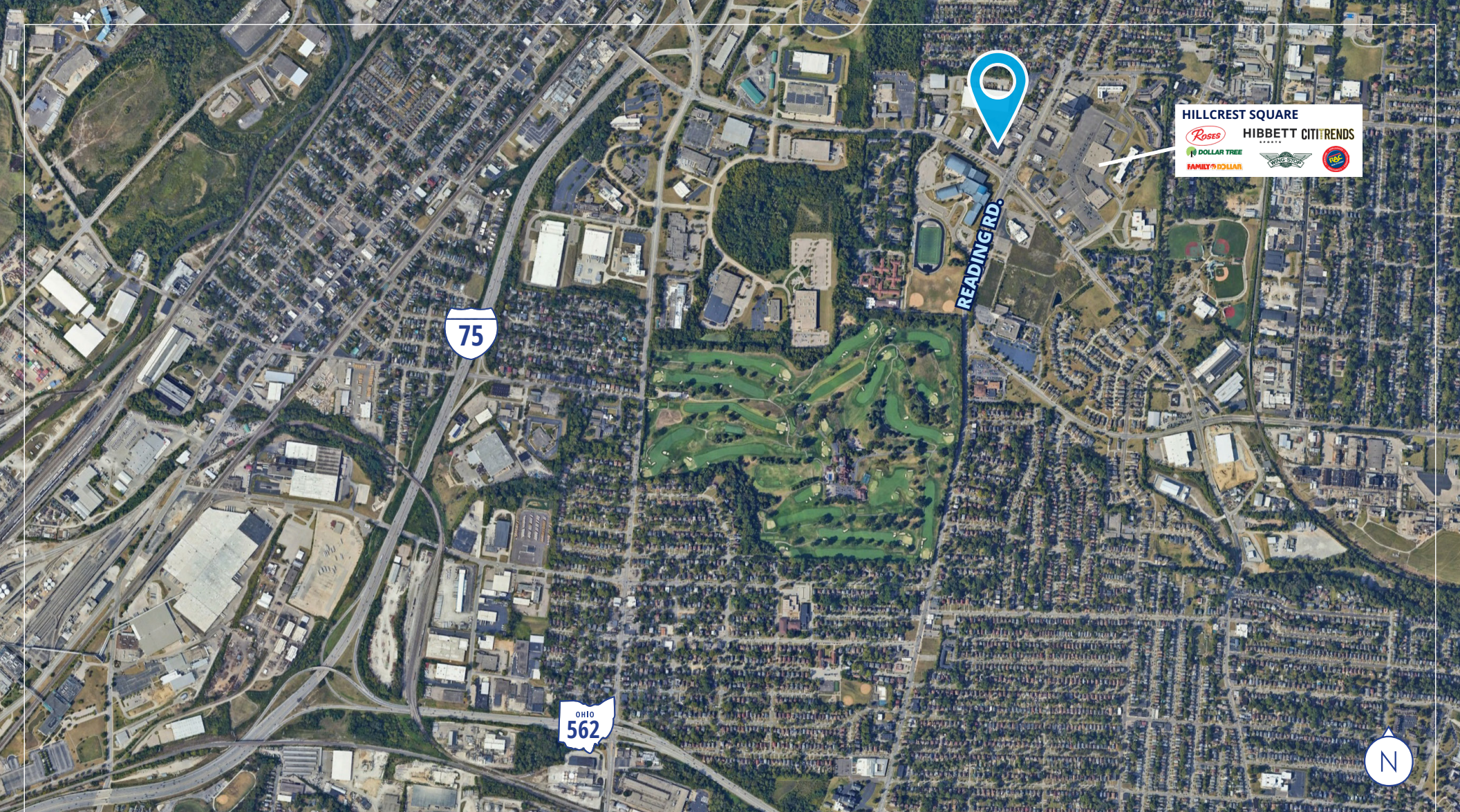
PARCEL II:
 NON-EXCLUSIVE APPURTENANT EASEMENT AND RIGHT OF WAY FOR THE DRAINAGE AND DISCHARGE OF STORM WATER AS DESCRIBED IN EASEMENT FILED IN OFFICIAL RECORD 8202, PAGE 1778, RECORDERS OFFICE, HAMILTON COUNTY, OHIO.

*** (SET/FOUND) REFLECTS CURRENT FIELD MONUMENTATION ***



Drone Photos





HILLCREST SQUARE
 Roses HIBBETT CITITRENDS
 DOLLAR TREE
 FAMILY DOLLAR F&W

75

OHIO
562

READING RD.



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