



Nat Comisar Group
Nat Comisar
Executive Sales Vice President

OFFICE FOR SALE

1172 W GALBRAITH ROAD
FINNEYTOWN, OH 45231



NAT COMISAR

513-378-5801

ncomisar@sibcycline.com



Scan the QR
code to view
the full listing
& virtual tour!

THE NAT COMISAR GROUP AND SIBCY CLINE REALTORS® IS PROUD TO PRESENT
1172 W Galbraith Road • Finneytown, OH 45231

MLS# 1869485


Income Producing Office Property with huge potential for improvement in revenues.

Owned by the same family for over 50 years.

Rents are significantly under market and the price reflects the current cash flow.

The Building is well maintained.

Agent can provide As Is and Pro Forma Analysis.

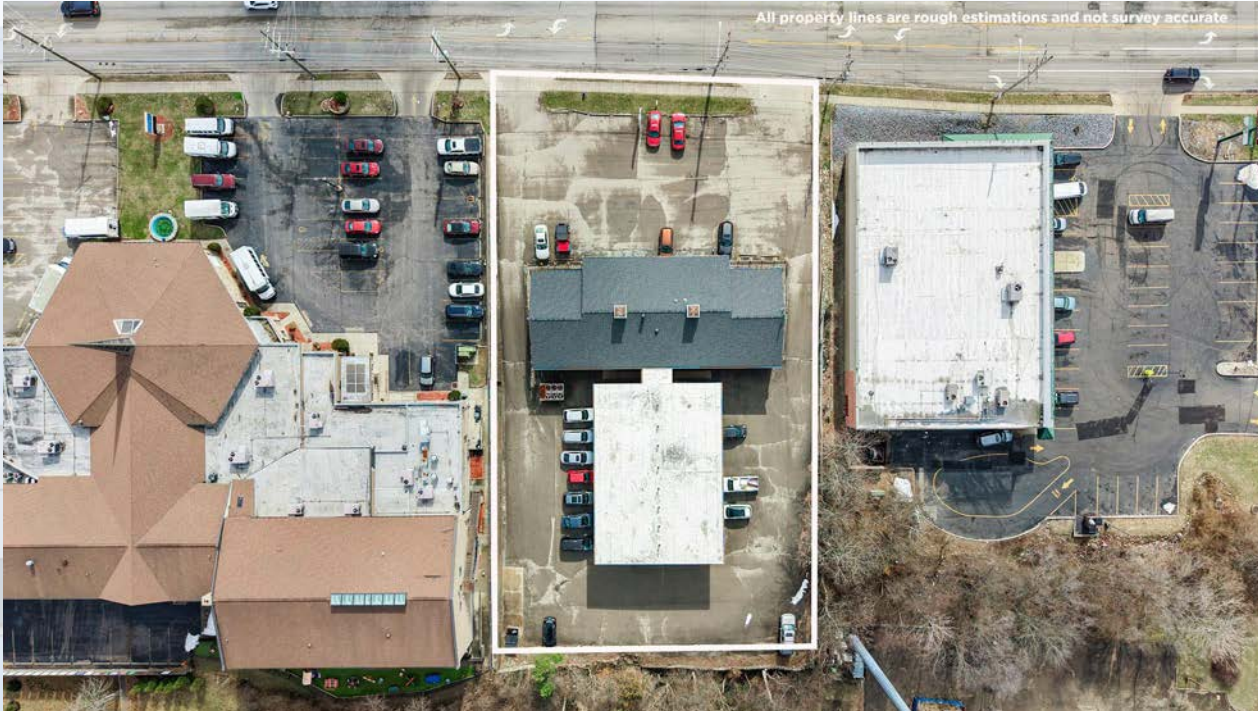
All information is believed to be accurate but not guaranteed. 



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FINNEYTOWN COMMUNITY INFORMATION

FINNEYTOWN

An excellent school system and recreational programs are key factors in attracting residents to this well-planned community of clean air and quiet, secluded streets.

Homes of almost every design can be found here from ranches to cape cods and two stories. Easy access to shopping and parks makes Finneytown an ideal neighborhood with access to Interstates 275 and 75.

HOSPITALS

Cincinnati's Good Samaritan and Deaconess Hospitals are 15 minutes away. Mercy Franciscan-Mt. Airy and Mercy South are 10 minutes away. There are numerous medical buildings in the village with many doctors, dentists, orthodontists, pediatricians, obstetricians, eye doctors, etc.

SHOPPING

The large Brentwood Shopping Center is about five minutes from anywhere in Finneytown. The Northgate Mall and Kenwood Towne Centre are 15 minutes away. Downtown shopping is 20 minutes away.

RECREATION

Nearby Winton Woods offers fishing, camping, boating, horseback riding, archery, picnic areas, an 18-hole golf course and ice skating in the winter. McEvoy Park has baseball, football and picnic areas. There are two private swim clubs, with tennis courts, a booster club and Teenage Canteen. Two private golf clubs are in adjoining suburbs. A YMCA has an indoor and outdoor pool, tennis courts, racquetball and paddle ball courts. There are also day care facilities. Movie theaters are a short distance away. Bowling and tennis facilities are also close. Four all-weather tennis courts are available. A Community Senior Citizen Center is also available.



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| Radius | 1 Mile | 3 Mile | 5 Mile |
|-------------------------------------|-----------------|-----------------|-----------------|
| Population | | | |
| 2029 Projection | 13,635 | 86,075 | 226,239 |
| 2024 Estimate | 13,872 | 86,919 | 228,689 |
| 2020 Census | 14,592 | 88,104 | 232,990 |
| Growth 2024 - 2029 | -1.71% | -0.97% | -1.07% |
| Growth 2020 - 2024 | -4.93% | -1.35% | -1.85% |
| Households | | | |
| 2029 Projection | 5,401 | 35,026 | 94,112 |
| 2024 Estimate | 5,504 | 35,417 | 95,248 |
| 2020 Census | 5,832 | 36,126 | 97,594 |
| Growth 2024 - 2029 | -1.87% | -1.10% | -1.19% |
| Growth 2020 - 2024 | -5.62% | -1.96% | -2.40% |
| Owner Occupied | 3,674 (66.75%) | 18,964 (53.54%) | 51,318 (53.88%) |
| Renter Occupied | 1,830 (33.25%) | 16,453 (46.46%) | 43,930 (46.12%) |
| 2024 Households by HH Income | | | |
| Income: <\$25,000 | 1,002 (18.20%) | 9,645 (27.23%) | 23,571 (24.75%) |
| Income: \$25,000 - \$50,000 | 1,264 (22.96%) | 7,571 (21.38%) | 20,834 (21.87%) |
| Income: \$50,000 - \$75,000 | 1,027 (18.66%) | 6,078 (17.16%) | 15,850 (16.64%) |
| Income: \$75,000 - \$100,000 | 897 (16.29%) | 4,443 (12.54%) | 11,173 (11.73%) |
| Income: \$100,000 - \$125,000 | 653 (11.86%) | 3,120 (8.81%) | 8,650 (9.08%) |
| Income: \$125,000 - \$150,000 | 298 (5.41%) | 1,947 (5.50%) | 5,496 (5.77%) |
| Income: \$150,000 - \$200,000 | 175 (3.18%) | 1,202 (3.39%) | 5,394 (5.66%) |
| Income: \$200,000+ | 189 (3.43%) | 1,411 (3.98%) | 4,280 (4.49%) |
| 2024 Avg Household Income | \$73,604 | \$68,672 | \$73,808 |
| 2024 Med Household Income | \$62,049 | \$51,904 | \$54,771 |

DEMOGRAPHICS



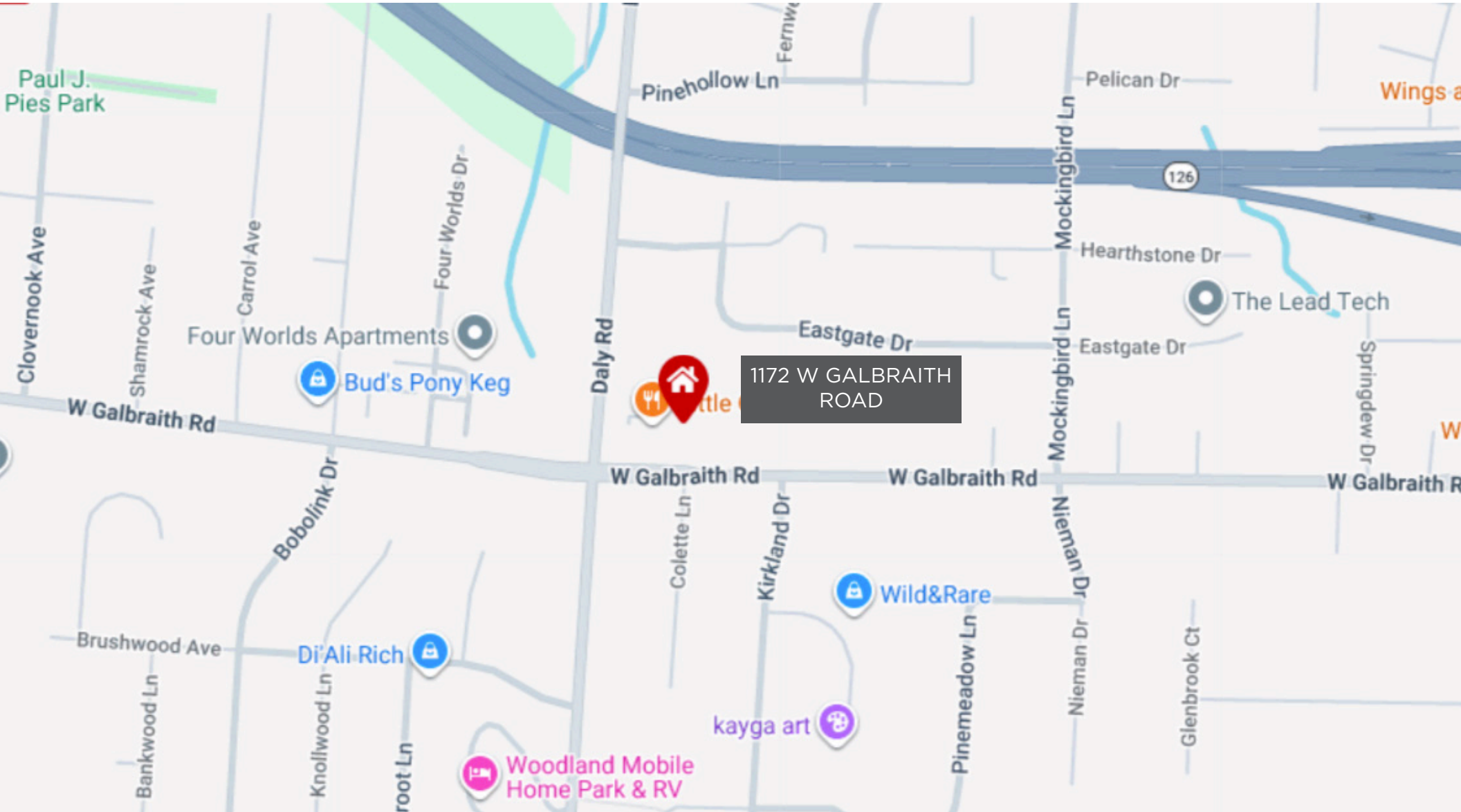
Map courtesy of Google



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