

# FOR SALE OR LEASE

4170 Ohio 128 Cleves, OH 45002

**NAI**Bergman



## Retail | 3,560 SF

- FOR SALE OR FOR LEASE
- Free Standing Retail Building - 3560 SF
- Across from Cleves Kroger
- 2-Overhead Doors
- Can Be Divided - 1100 and 2460 sf
- 3 Phase / 400 AMP Service
- \$3,300 / mo Gross
- Call for Purchase Price

### DEMOGRAPHICS

STATS	POPULATION	AVG. HH INCOME
1 MILE	1,737	\$117,190
3 MILES	13,066	\$124,525
5 MILES	43,739	\$125,752



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# FOR LEASE

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Hamilton Cleves Highway  
13,080 CPD

River Road  
20,367 CPD



Lin's Garden



Google

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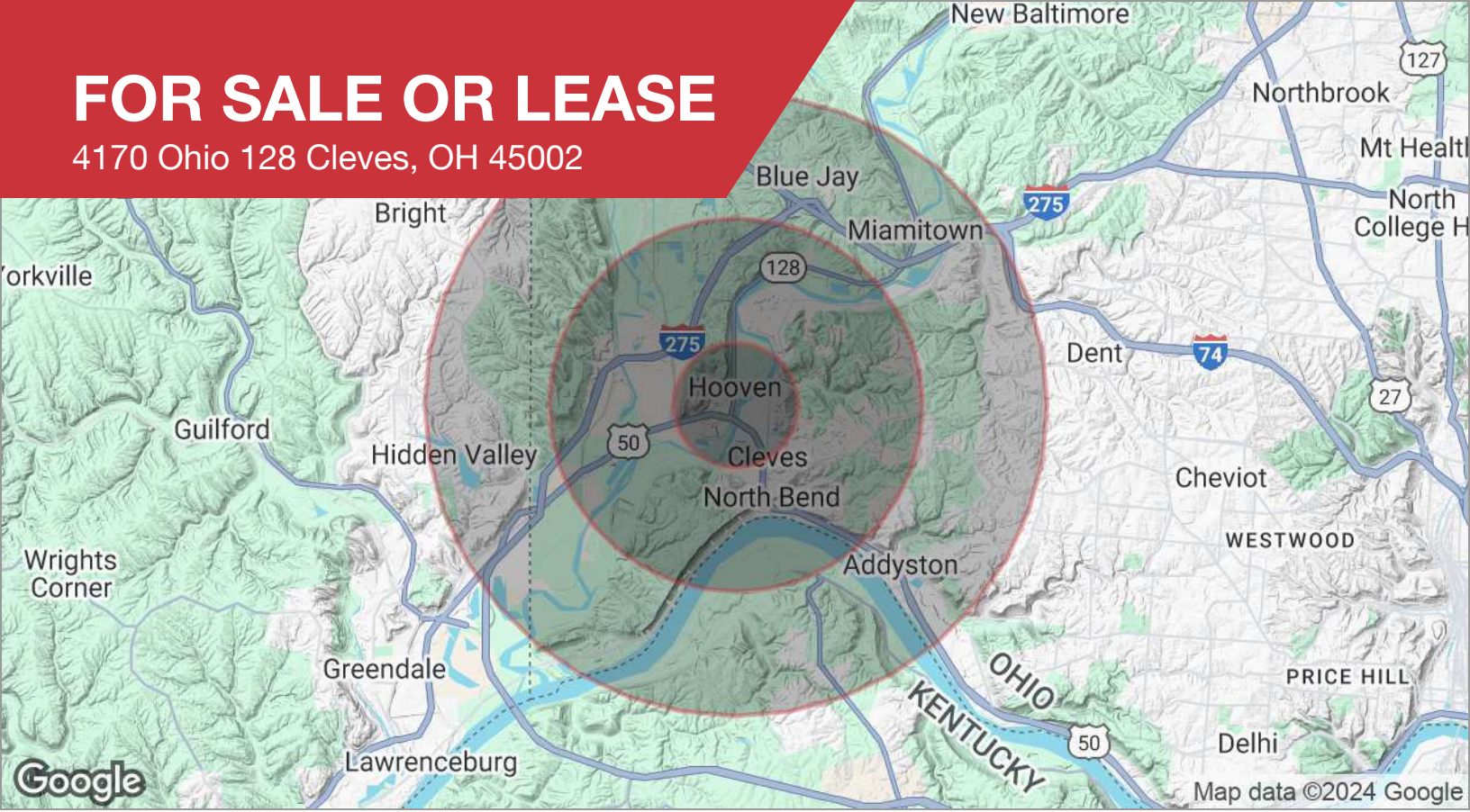


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## POPULATION

	1 MILE	3 MILES	5 MILES
Total population	1,737	13,066	43,739
Median age	36	41	41
Median age (male)	36	40	41
Median age (Female)	36	42	42

## HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	566	4,769	16,242
# of persons per HH	3.1	2.7	2.7
Average HH income	\$117,190	\$124,525	\$125,752
Average house value	\$273,712	\$316,848	\$309,598

\* Demographic data derived from 2020 ACS - US Census