

# EXECUTIVE SUMMARY



## OFFERING SUMMARY

Lease Rate:	\$8 Per Square Foot (NNN)
Building Size:	6,500 SF
Available SF:	Fully Leased
Lot Size:	2.45 Acres
Year Built:	1969
Zoning:	Commercial
Market:	Eastern Cincinnati
Submarket:	West Clermont

## PROPERTY OVERVIEW

Former Church and Food Pantry  
FOR LEASE: 6,500 SQFT building on 2.45 acres located near the intersection of Ohio Pike and Merwin Ten Mile Rd. Number of offices, number of parking spaces, make note of outside gazebo, kitchen area inside, large open areas

## PROPERTY HIGHLIGHTS

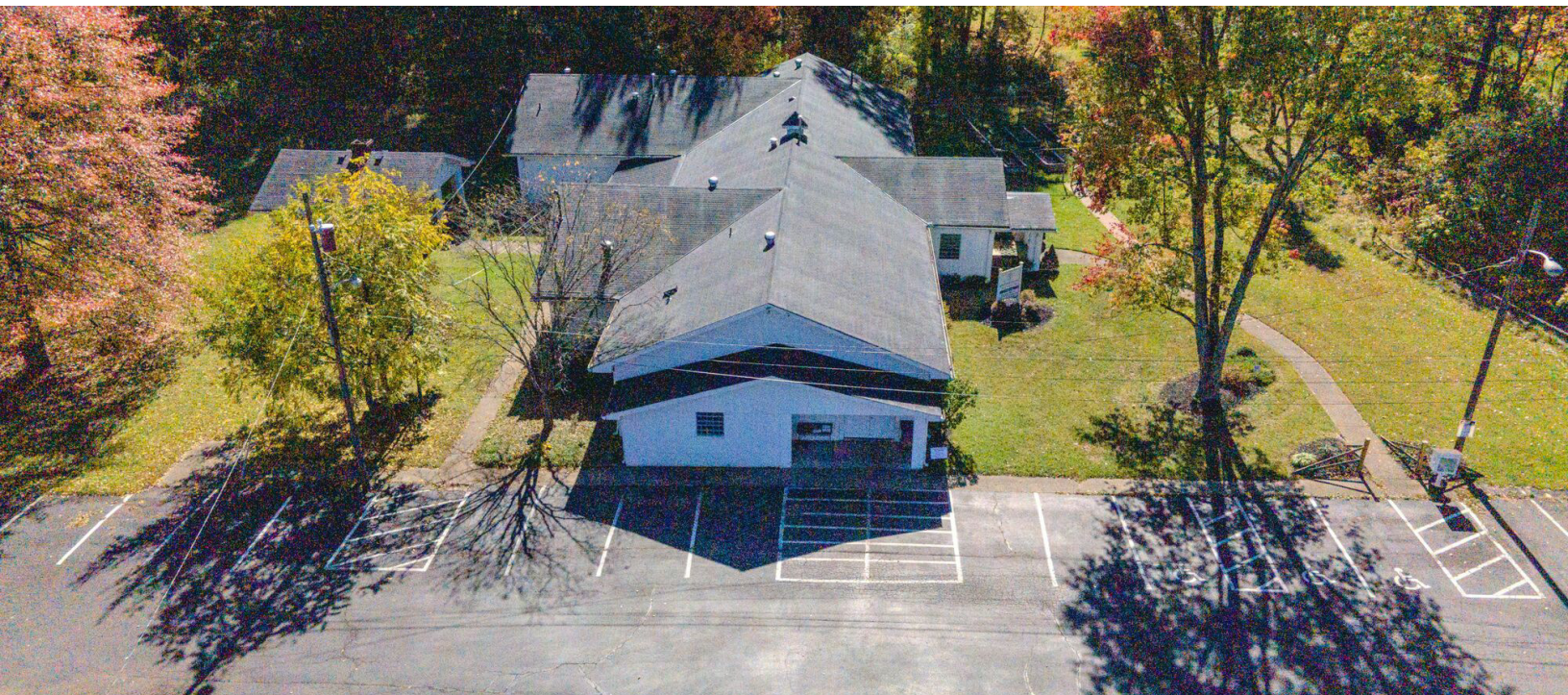
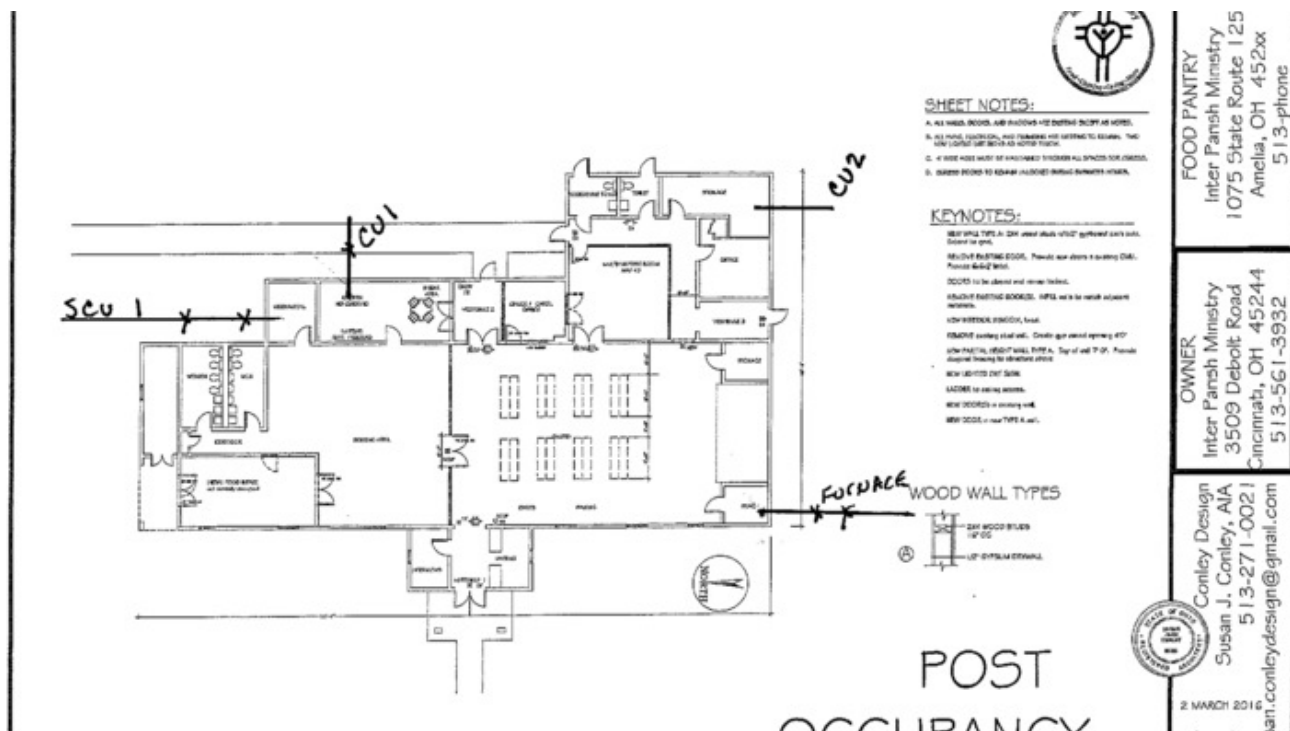
- Strong Demographics in the area
- High traffic count on Ohio Pike
- 2 miles from I-275
- Retail, restaurants and banking nearby

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RETAIL PROPERTY FOR LEASE





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## RETAIL PROPERTY FOR LEASE





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# RETAILER MAP



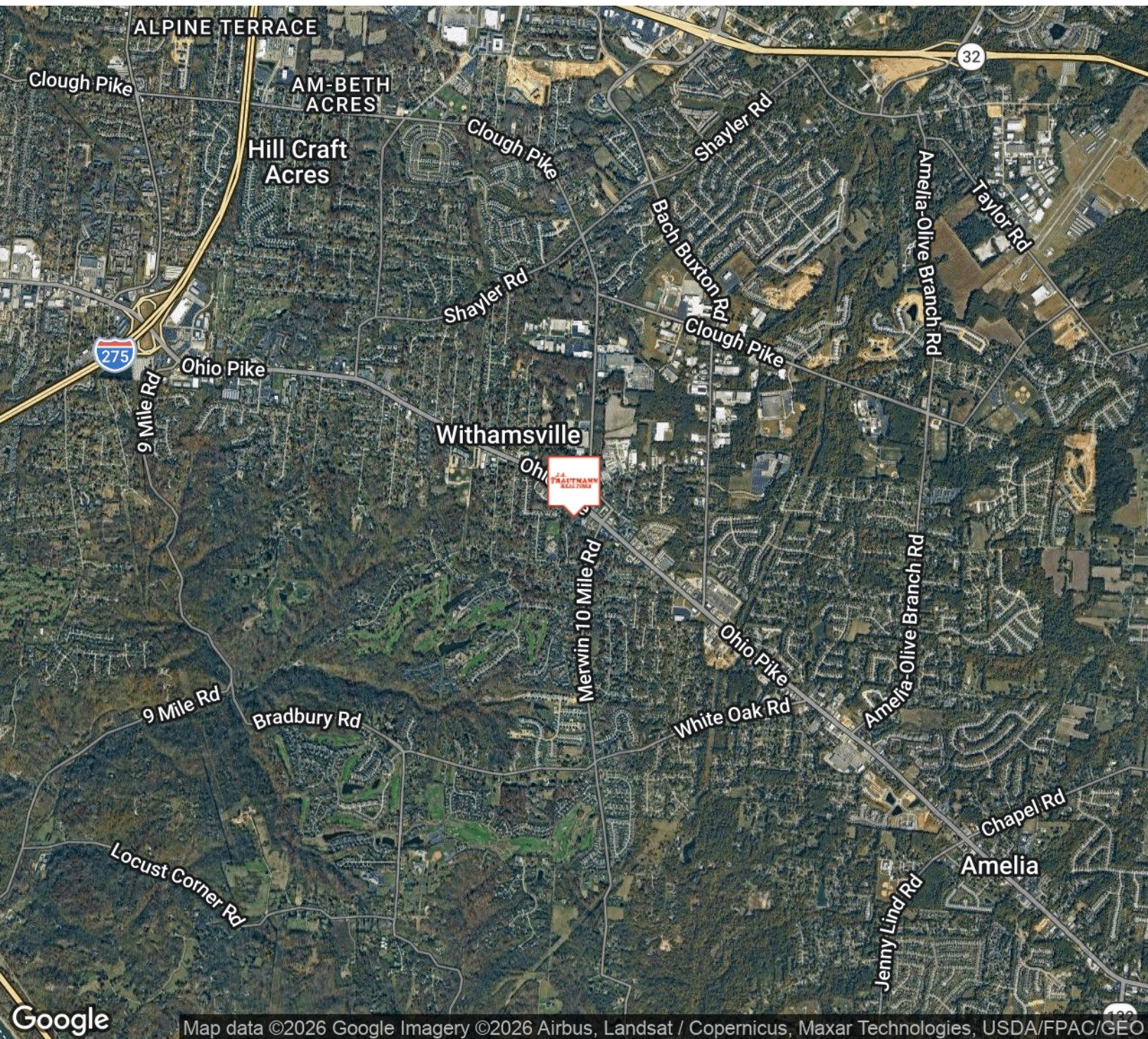
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# LOCATION MAP



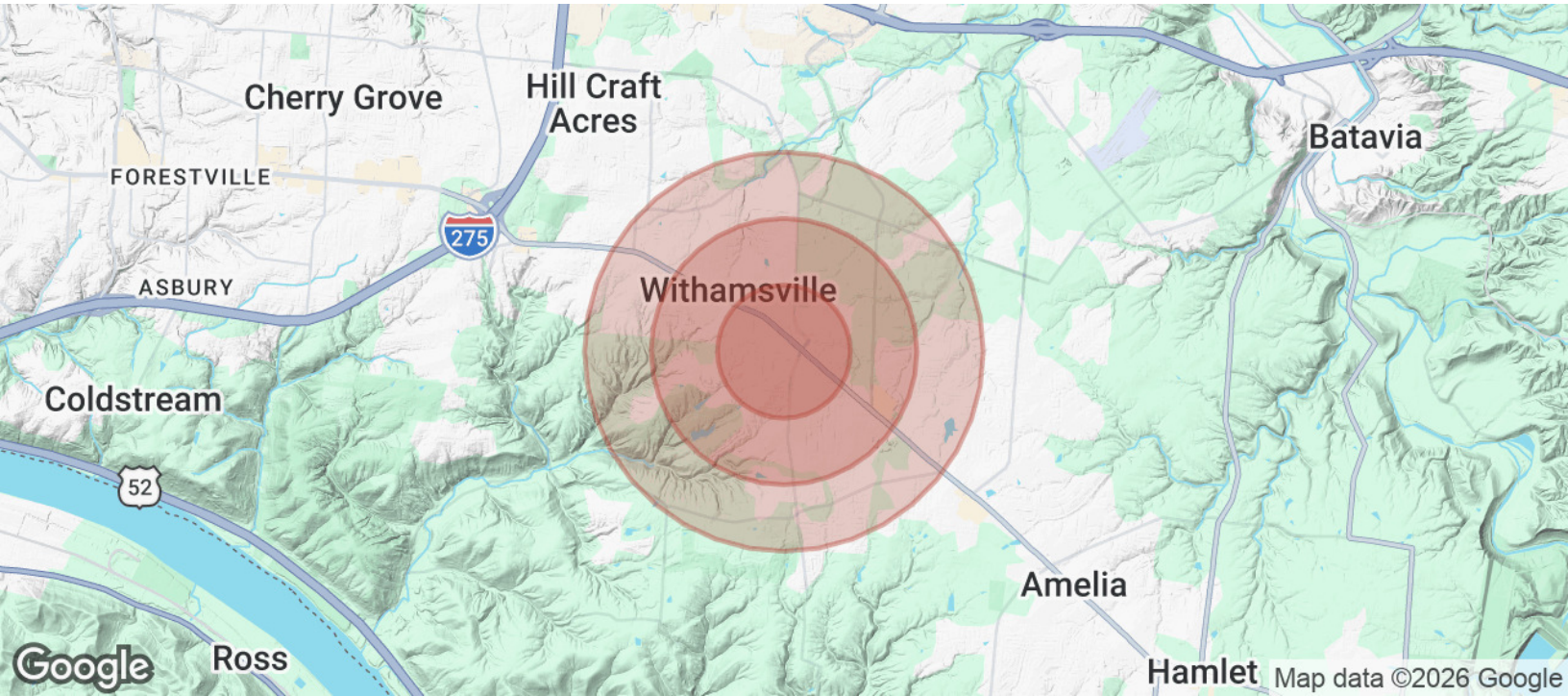
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DEMOGRAPHICS MAP & REPORT



POPULATION	0.5 MILES	1 MILE	1.5 MILES
Total Population	1,439	4,951	11,104
Average Age	42.4	43.2	43.1
Average Age (Male)	41.3	41.9	42.1
Average Age (Female)	44.7	45.6	45.1

HOUSEHOLDS & INCOME	0.5 MILES	1 MILE	1.5 MILES
Total Households	583	2,072	4,661
# of Persons per HH	2.5	2.4	2.4
Average HH Income	\$71,568	\$70,801	\$76,703
Average House Value	\$163,976	\$163,304	\$170,672

2020 American Community Survey (ACS)

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