

EXECUTIVE SUMMARY



OFFERING SUMMARY

Lease Rate:	\$8.00SF/yr + (\$2.56 NNN)
Building Size:	14,250 SF
Available SF:	7,000 SF
Lot Size:	2.126 Acres
Year Built:	1984
Zoning:	Commercial

PROPERTY OVERVIEW

12,000sqft flex space (7,250sqft retail and 4,750sqft warehouse). Excellent signage/frontage on St Rt 125. Retail area is clear span with 10'-13' ceiling and large storefront windows facing the road, perfect for a showroom. Private office with ADA restroom. The warehouse portion contains a private office, reception area, ADA restroom, one-10'x12'drive-in door, one-10'x12' dock door (box truck height) and one-10'x14'drive-in, clear span

PROPERTY HIGHLIGHTS

- Signage and 200' frontage on St Rt 125
- ~45,000 daily traffic count
- Flex retail and warehouse space
- Private offices and reception space
- ADA restrooms
- 60 parking spaces
- Fenced lot for outside storage
- Landlord will consider subdividing space

BEN TRAUTMANN
513.752.5000 x10
ben@jatrealtors.com

TIM TRAUTMANN
513.315.7351 x11
tim@jatrealtors.com

RETAIL PROPERTY FOR LEASE

ADDITIONAL PHOTOS



BEN TRAUTMANN
513.752.5000 x10
ben@jatrealtors.com

TIM TRAUTMANN
513.315.7351 x11
tim@jatrealtors.com

RETAIL PROPERTY FOR LEASE

ADDITIONAL PHOTOS



BEN TRAUTMANN
513.752.5000 x10
ben@jatrealtors.com

TIM TRAUTMANN
513.315.7351 x11
tim@jatrealtors.com

RETAIL PROPERTY FOR LEASE

ADDITIONAL PHOTOS

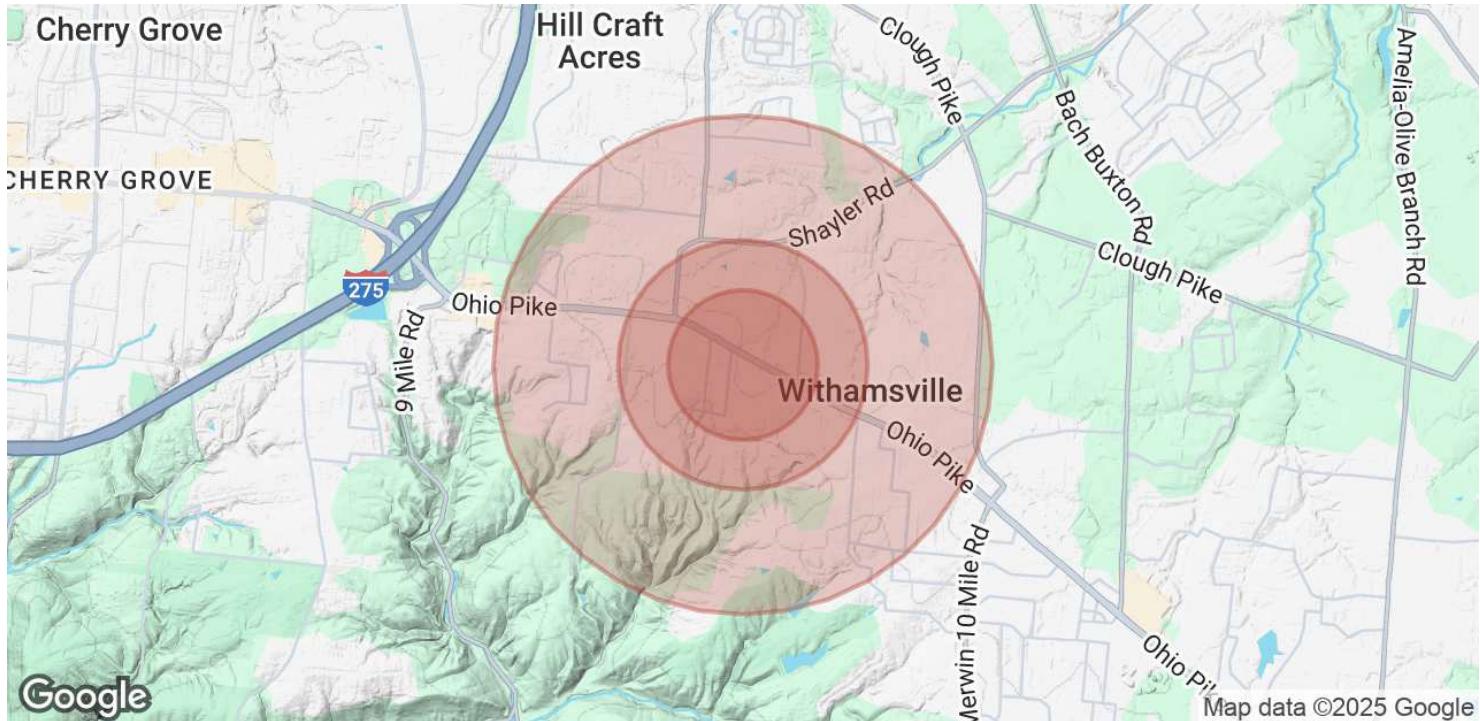


BEN TRAUTMANN
513.752.5000 x10
ben@jatrealtors.com

TIM TRAUTMANN
513.315.7351 x11
tim@jatrealtors.com

RETAIL PROPERTY FOR LEASE





POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	810	2,039	6,702
Average Age	43	43	42
Average Age (Male)	42	41	41
Average Age (Female)	45	44	43

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	342	863	2,835
# of Persons per HH	2.4	2.4	2.4
Average HH Income	\$77,155	\$76,749	\$85,089
Average House Value	\$213,499	\$217,169	\$251,255

Demographics data derived from AlphaMap