

# RETAIL & OFFICE, SHOWROOM FOR LEASE

15168 EASTWOOD,  
101-117 32 Parkway  
Mt Orab Ohio 45154

Available Units:  
107 - 1,500+/- sq ft  
113 - 1,500+/- sq ft  
115 - 3,000+/- sq ft

Heavily travelled commercial throughfare.

At Eastwood Rd and State Route 32 in Mount  
Orab, OH (Brown County).

1,500-4,500 square foot units

Ample on-site parking .

Ownership owns adjoining rear lot  
and is willing to consider drive through users.



Russ Kitzberger

(513) 622-9728

[Russ@CREBBGroup.com](mailto:Russ@CREBBGroup.com)





# Photos

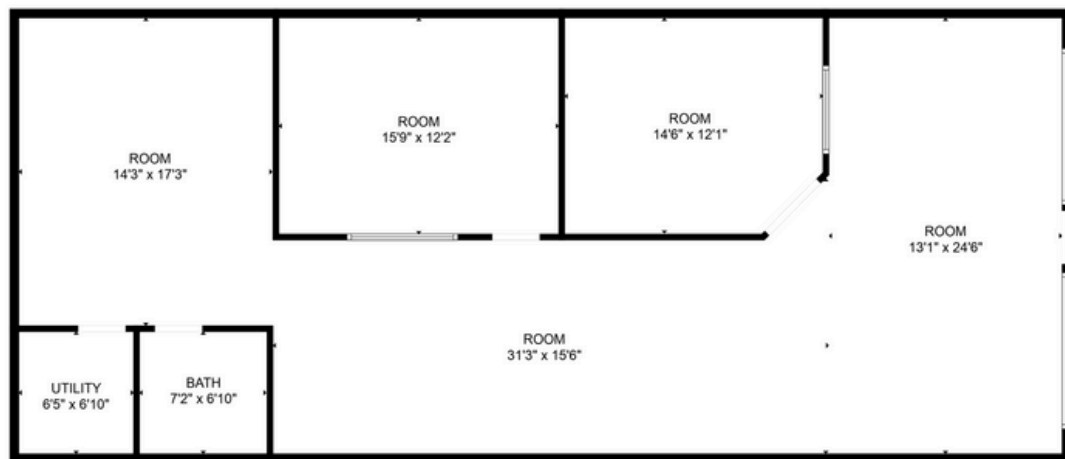


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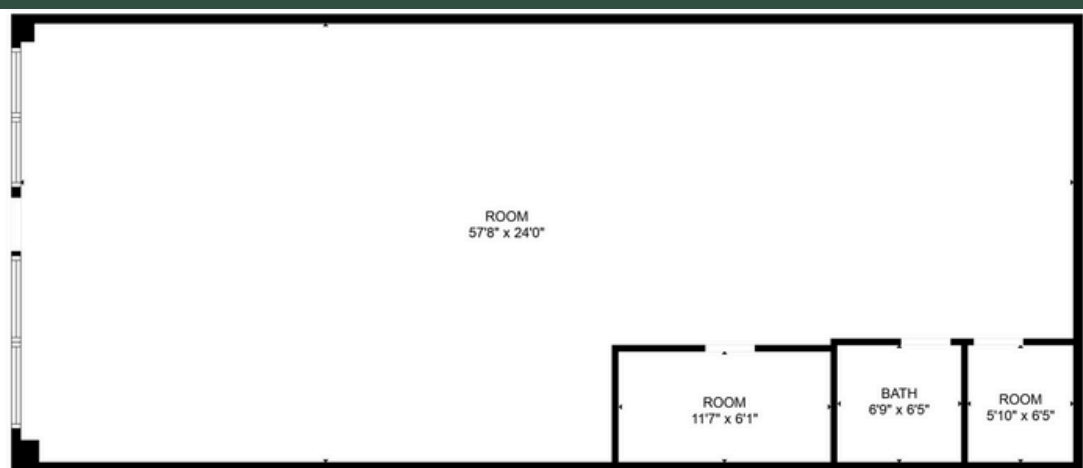
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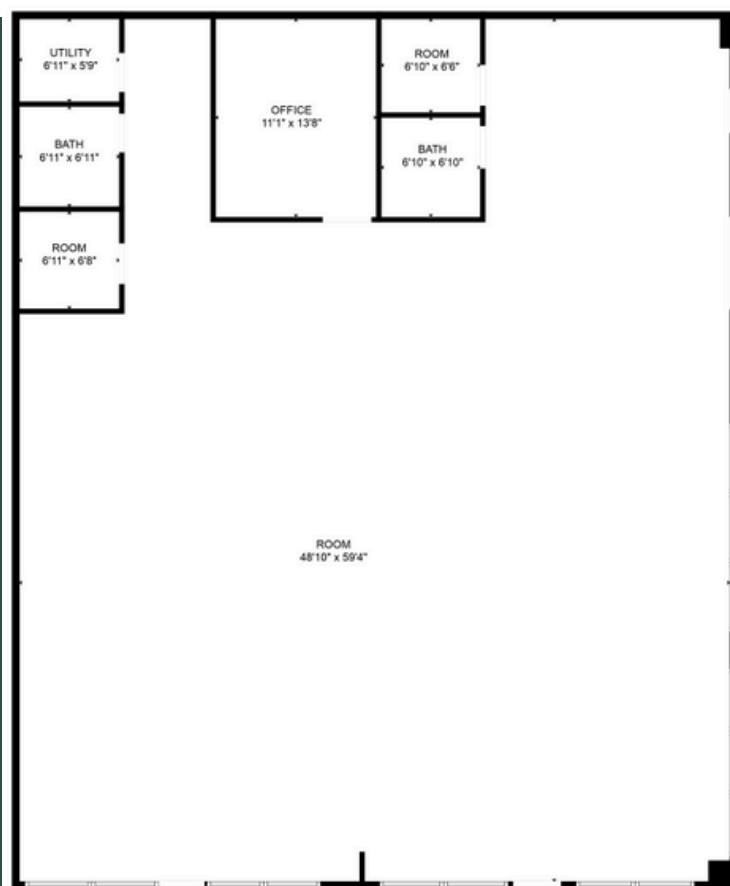
# Floor Plans



**Unit 107**



**Unit 113**



**Unit 115-117**



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# Location Map



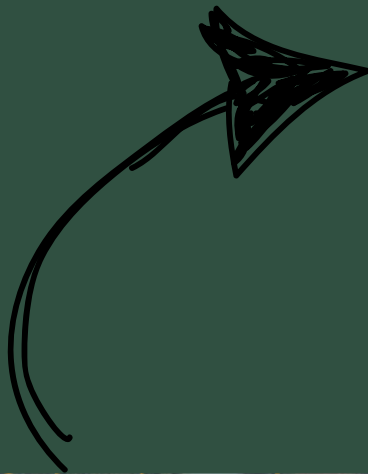
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# Parcel Map



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# **Zoning** (Subject to zoning verification)

<https://www.mtoraboh.us/index.php/departments/zoning>

## C-1 Neighborhood Business District

### A. Permitted Uses.

- 1) A use permitted in the "R-3" Multi-Family Residence District
- 2) Shops offering personal services such as barbers, beauty parlors, and branch laundries (where no laundering or cleaning is done on the premises)
- 3) Drug stores.
- 4) Hardware stores.
- 5) Shops offering retail food and food products such as fruit markets, meat markets, grocery stores, and bakeries,
- 6) Shops offering repair services, such as small appliance and shoe repair,
- 7) Offices and office buildings.
- 8) Self-Service Laundry and Dry Cleaning establishments,
- 9) Signs not longer than sixty (60) square foot and not more than one (1) per establishment, advertising a business or activity conducted on the premises.
- 10) Any necessary use or building customarily incidental to the above permitted uses.
- 11) Any use which in the opinion of the Board of Zoning Appeals to be the same general character as the above permitted uses

### B. Uses Permitted as Special Exceptions

- 1) Trade or Business Schools.
- 2) Music Schools or Schools of Dance
- 3) Commercial Swimming Pools and Skating Rinks or similar open-air recreational uses and facilities if located at least two hundred (200) feet away from any residential district.
- 4) Animal Hospital or Veterinary Clinic, not including any exercise runway, provided any structure or premises used for such purpose shall be at least two (200) feet away for any Residential District, and one hundred (100) feet for any other permitted use in the "C-1" Neighborhood Business District.



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# **Zoning** (Subject to zoning verification)

## R-3 Multi-Family Residence District

### Permitted uses

1. A use permitted in the "R-2" Single Family and Two-Family Residence District.
2. Multi-Family (3 units and above) dwellings.

## R-2 Single Family and Two-Family Residence District

### Permitted uses

1. A use permitted in the "R-1" Single Family Residence District
2. Two-Family (Duplex) dwellings

## R-1 Single Family Residence District

### Permitted uses

1. Single-family dwelling
2. Public or private schools offering general education courses
3. Home occupations
4. Funeral homes
5. Accessory uses or structures incidental to any of the above permitted uses, including but not limited to non-commercial greenhouses, private garages, swimming pools, and sign advertising the sale, rent, or lease of the building, furnishings, or land on which it is located.

### Zoning Disclosure

The subject property is zoned C-1 Neighborhood Business District, as designated by the Village of Mt. Orab. Prospective buyers and/or tenants are responsible for independently verifying current zoning and all permitted uses, as well as any applicable overlay districts, restrictions, or future land use plans with the appropriate municipal or county planning authority. The broker and seller make no representation as to the suitability of the property for any specific use.



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