



OFFERING SUMMARY

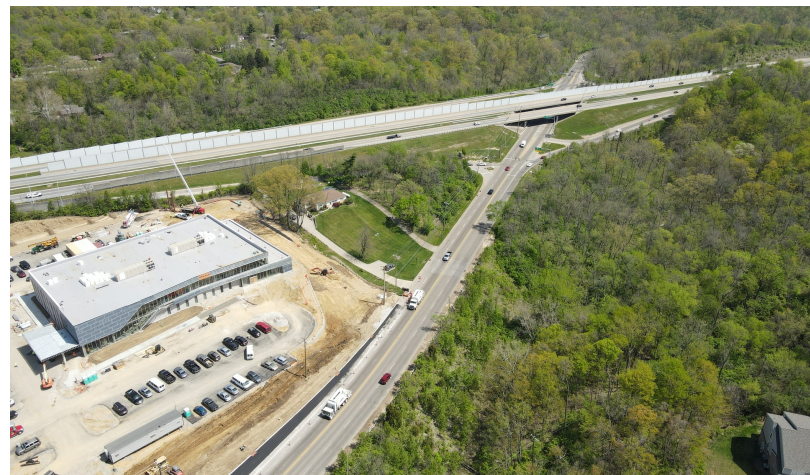
Sale Price:	\$975,000
Lot Size:	1.21 Acres
Price / Acre:	\$805,785
Zoning:	Residential - in commercial overlay
Market:	Cincinnati
Submarket:	Springfield Twp.

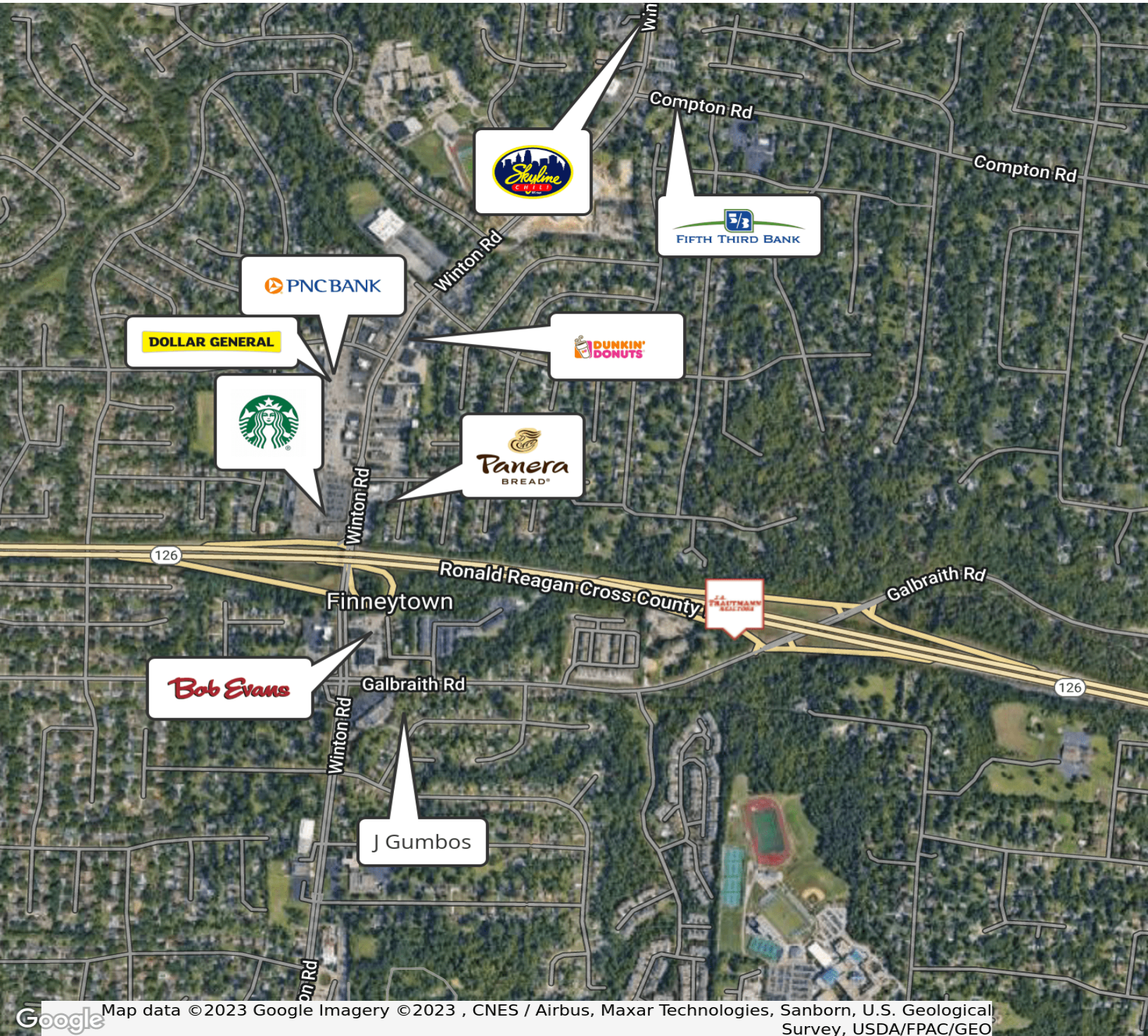
PROPERTY OVERVIEW

FOR SALE: 1.21 acre development opportunity at the intersection of Ronald Regan Highway (44k ADT) and Galbraith Rd.(20K ADT). Excellent visibility and traffic counts from both major thoroughfares. Easily accessible. New (2022) TriHealth medical offices built on adjacent parcel. Access to all utilities.

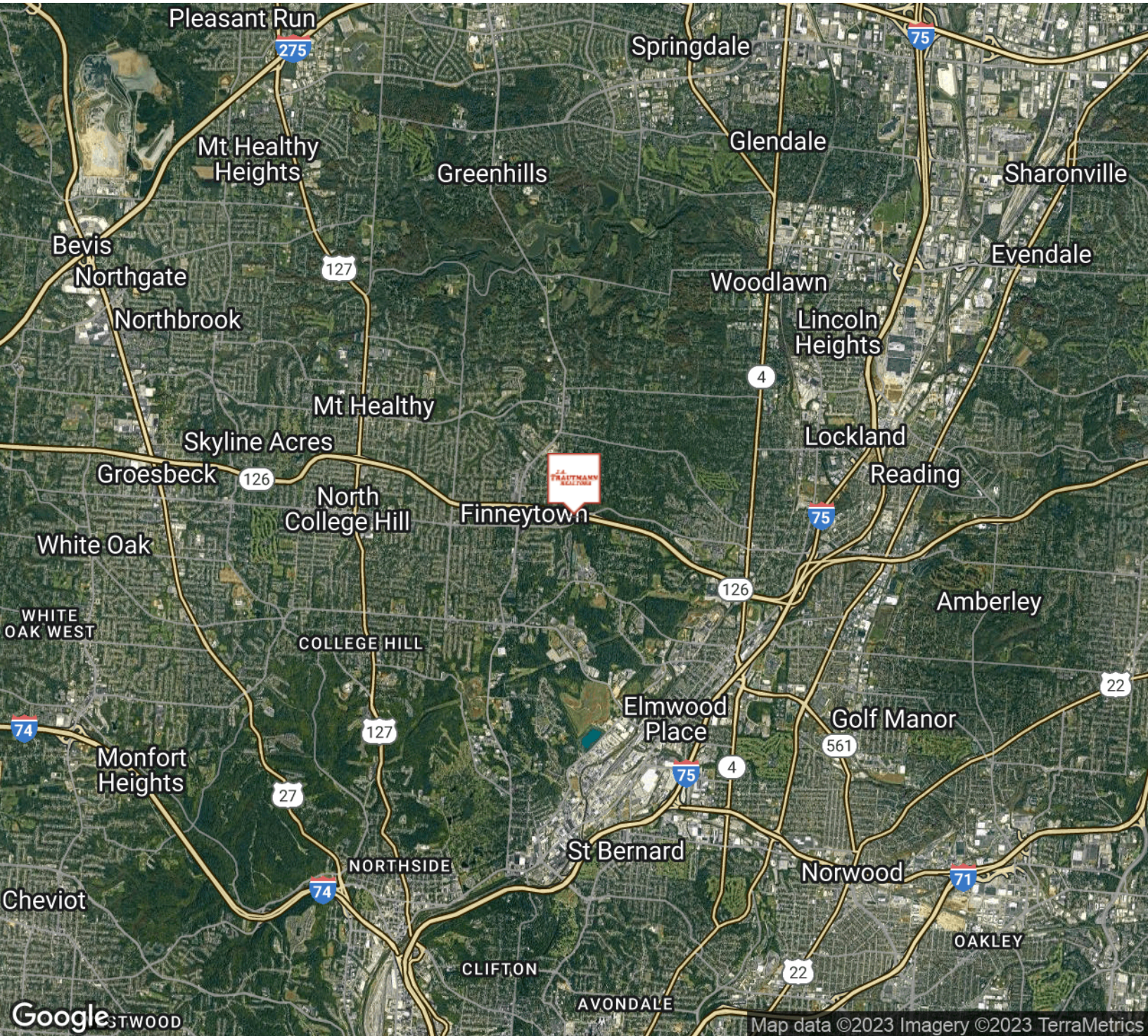
PROPERTY HIGHLIGHTS

- Best use - Com/Business, Hotel/Motel, Office, Restaurant, Retail
- Zoned for future commercial use
- Available: Cable , Electricity , Natural Gas, Sewer, Telephone, Water
- Excellent visibility and traffic counts





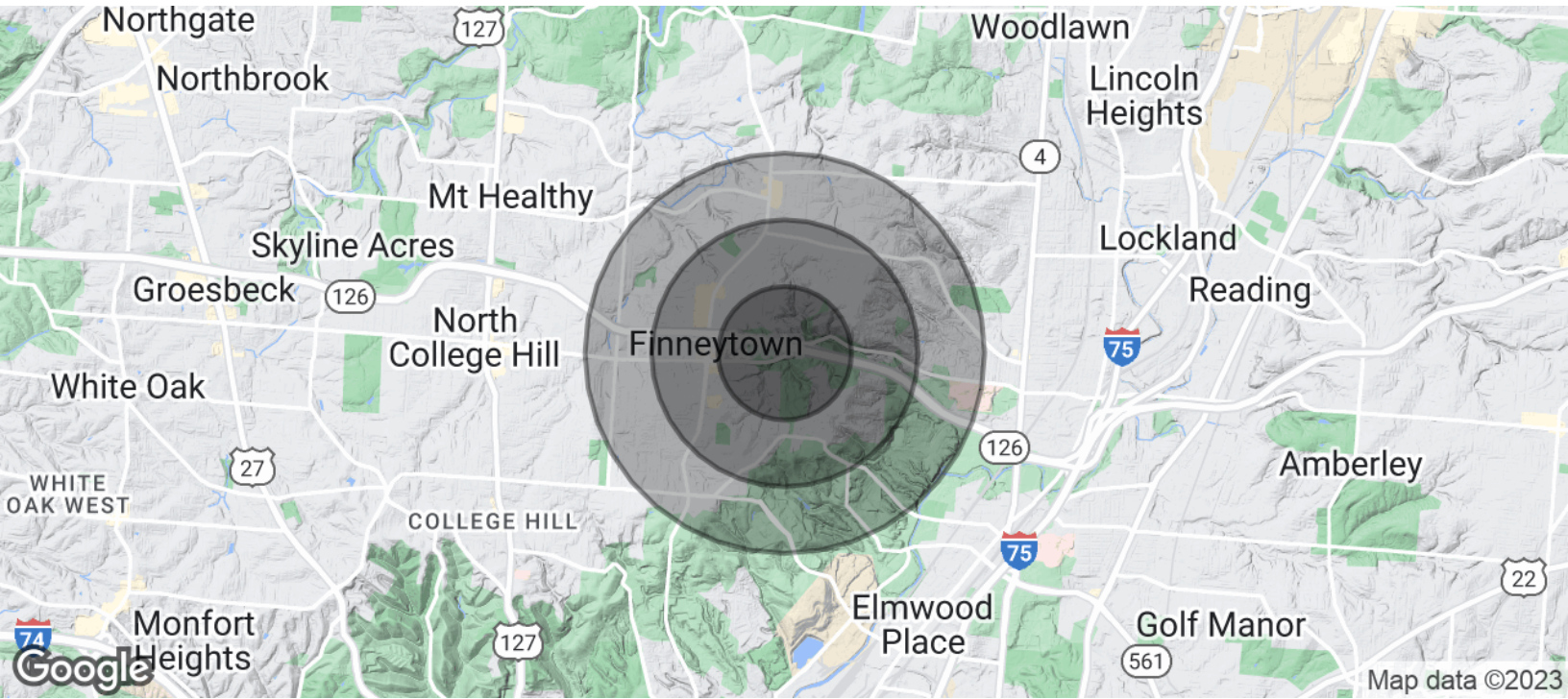
LOCATION MAP



BEN TRAUTMANN
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LAND FOR SALE

DEMOGRAPHICS MAP &
REPORT



POPULATION	0.5 MILES	1 MILE	1.5 MILES
Total Population	1,564	7,849	20,689
Average Age	52.0	47.4	43.2
Average Age (Male)	52.1	44.6	39.7
Average Age (Female)	51.8	48.8	44.4

HOUSEHOLDS & INCOME	0.5 MILES	1 MILE	1.5 MILES
Total Households	648	3,400	8,926
# of Persons per HH	2.4	2.3	2.3
Average HH Income	\$128,789	\$99,317	\$87,338
Average House Value	\$142,935	\$144,496	\$134,628

* Demographic data derived from 2020 ACS - US Census