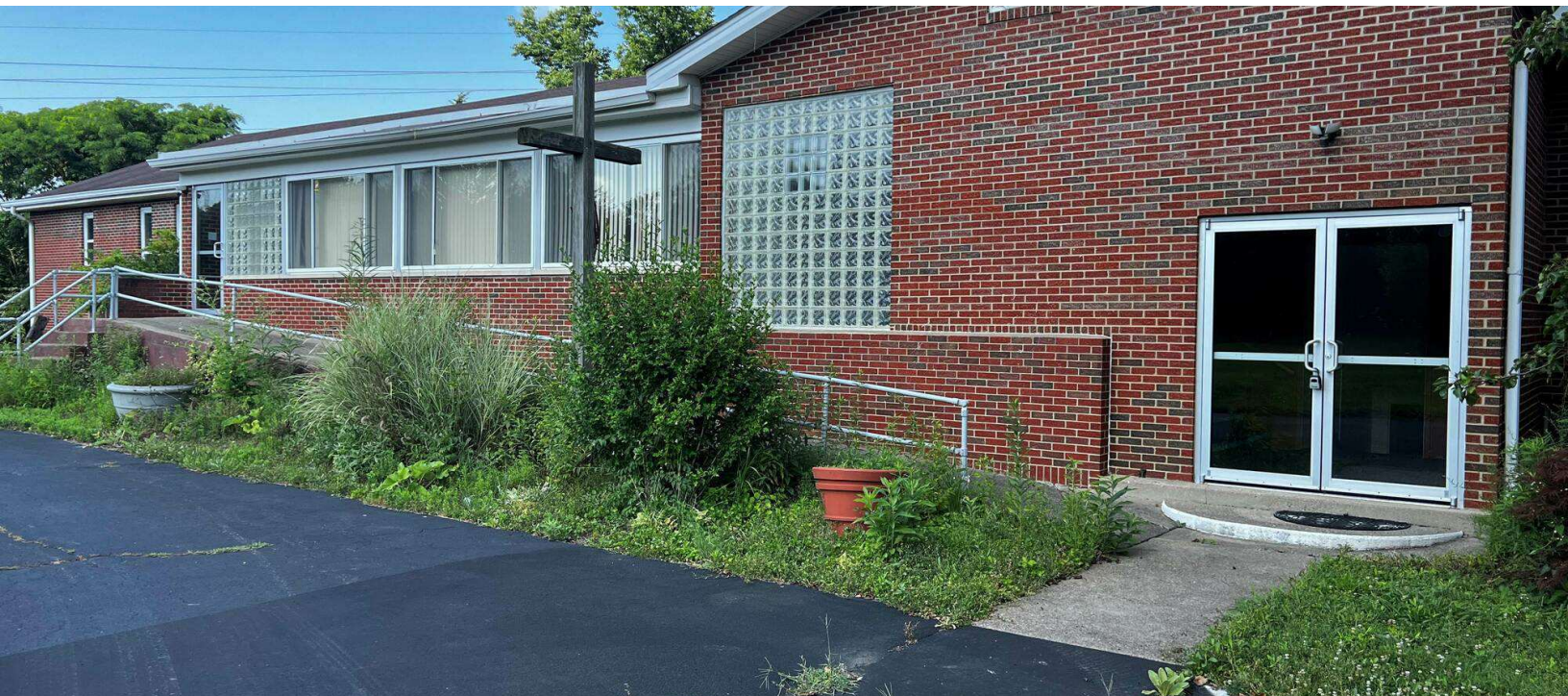


EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$559,000
Building Size:	8,000 SF
Available SF:	8,000SF
Lot Size:	4 Acres
Price / SF:	\$69.88
Zoning:	Special (Religious)

PROPERTY OVERVIEW

Introducing a prime investment opportunity in the Cincinnati area: a distinguished 8,000 SF building, strategically zoned Special (Religious), perfect for an office or office building investor. This well-appointed property offers ample space and flexibility to accommodate diverse office configurations. With a desirable location in a thriving commercial area, it presents an ideal setting for businesses seeking to establish a prominent presence in the Cincinnati market. Don't miss the chance to capitalize on this exceptional building, situated in a sought-after location with excellent potential for various office uses. Whether for an office expansion, corporate headquarters, or professional services, this property offers an attractive canvas for realizing your commercial real estate vision.

PROPERTY HIGHLIGHTS

- - 8,000 SF building
- - Zoned Special (Religious)
- - Prime location in Cincinnati area
- - Versatile layout for office configurations
- - All Utilities available

RETAILER MAP



LOCATION MAP



ADDITIONAL PHOTOS



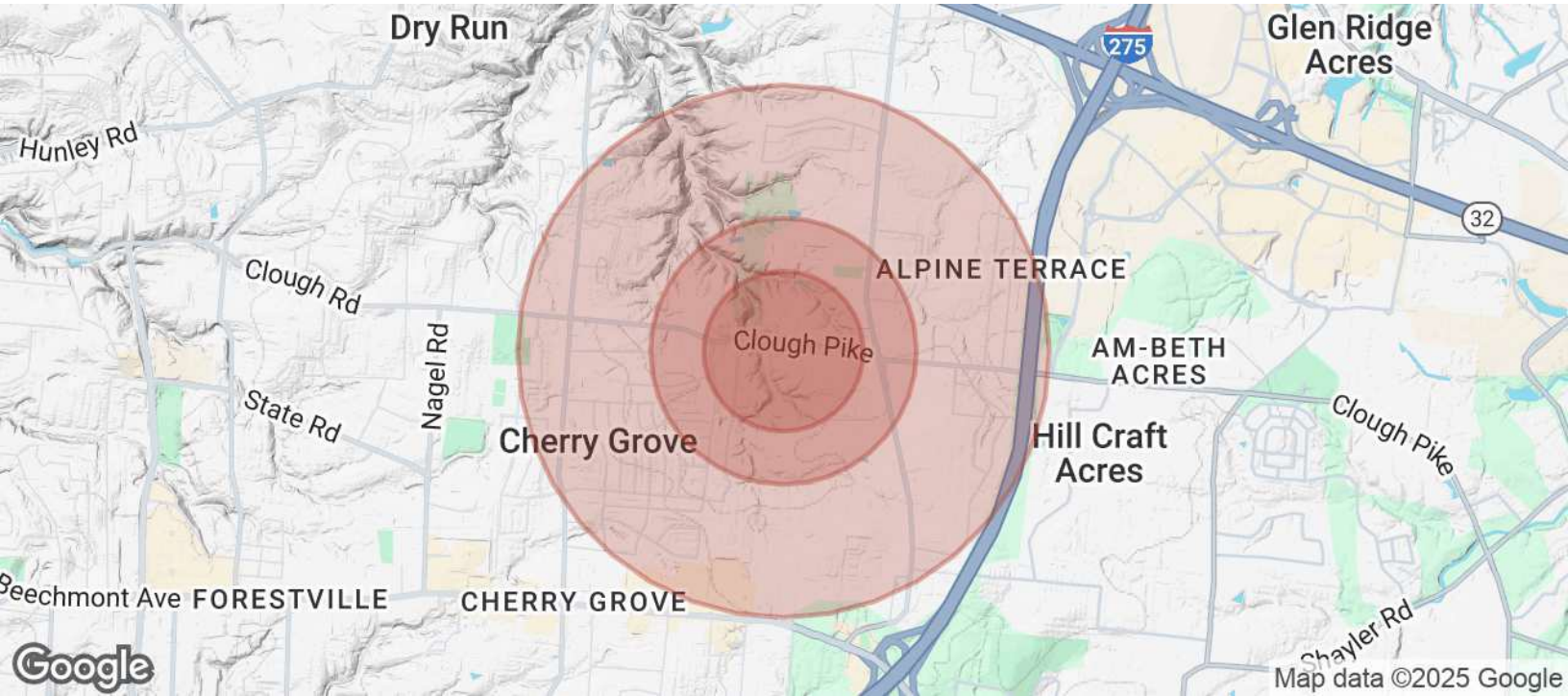
TIM TRAUTMANN
513.315.7351 x11
tim@jatrealtors.com

OFFICE BUILDING FOR SALE

ADDITIONAL PHOTOS



DEMOGRAPHICS MAP & REPORT



POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	499	2,437	10,029
Average Age	41	41	40
Average Age (Male)	40	40	39
Average Age (Female)	42	42	41

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	225	1,025	4,063
# of Persons per HH	2.2	2.4	2.5
Average HH Income	\$99,695	\$103,165	\$101,969
Average House Value	\$279,375	\$284,701	\$282,505

Demographics data derived from AlphaMap