

EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$475,000
Lot Size:	0.948 Acres
Price / Acre:	\$501,055
Zoning:	B-1
Market:	Cincinnati
Submarket:	Eastern Outlying
Traffic Count:	45,000

PROPERTY OVERVIEW

FOR SALE: .95 acre corner lot for sale perfectly suited for commercial development. Commercially zoned B-1 with compelling traffic counts (ADT ~45,000) and demographics. Located on the north side of St Rt 125 just 1.5 miles east of I-275 with over 400' of road frontage; 200' of which is on State Route 125. All utilities are available at the street. Retention is currently installed.

PROPERTY HIGHLIGHTS

- **.95 acre corner lot.**
- **Zoned B-1.**
- **Compelling traffic counts (ADT ~45,000).**
- **400' of road frontage on the north side of St Rt 125.**
- **All utilities are available at the street.**

ADDITIONAL PHOTOS

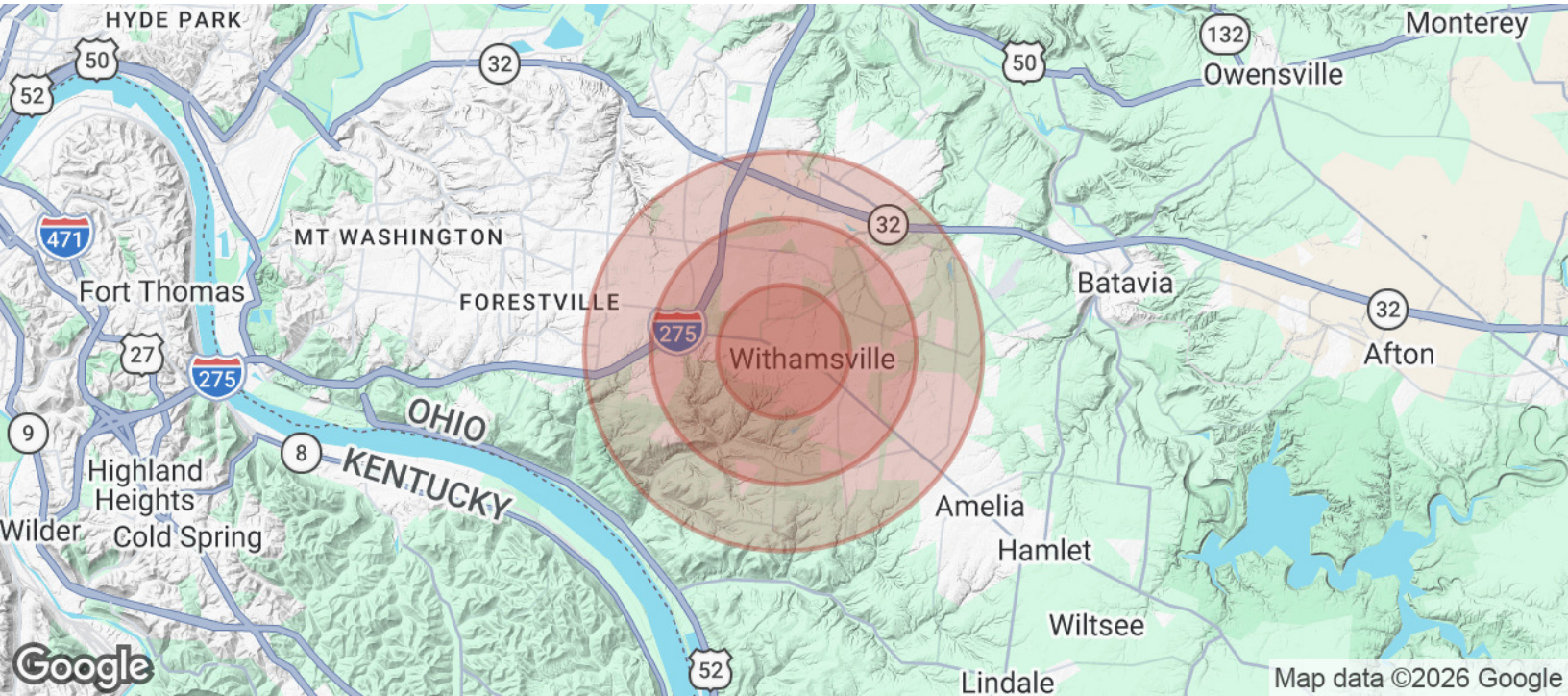




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LAND FOR SALE

DEMOGRAPHICS MAP &
REPORT



POPULATION	1 MILE	2 MILES	3 MILES
Total Population	5,910	21,361	48,672
Average Age	42.6	42.4	41.5
Average Age (Male)	43.3	41.8	41.1
Average Age (Female)	42.8	44.4	42.7

HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total Households	2,603	9,511	21,113
# of Persons per HH	2.3	2.2	2.3
Average HH Income	\$92,995	\$100,436	\$103,503
Average House Value	\$229,229	\$256,824	\$270,381

2023 American Community Survey (ACS)