

BUILDING FOR SALE

**4129 E. 49th Street
Newburgh Heights, Ohio**

Approximately 3,800 sq ft on .165 acres



Description: The two story mixed-use building is located just South of the lit intersection of E. 49th Street and Harvard about a 1/5 of a mile from I-77. The retail floor is occupied by 49th Street Tavern, who is currently in a 5 year lease. The 1,900 sq ft apartment above is rented with a month to month tenant. Parking agreements are in place to allow for up to 20 spaces to the South.

Nearby Tenants: Save A Lot, Roses, Family Dollar, Subway, Mr. Hero, Browns Tavern, Good Vibes Bar and Grill, BP and Shell Gas stations, etc

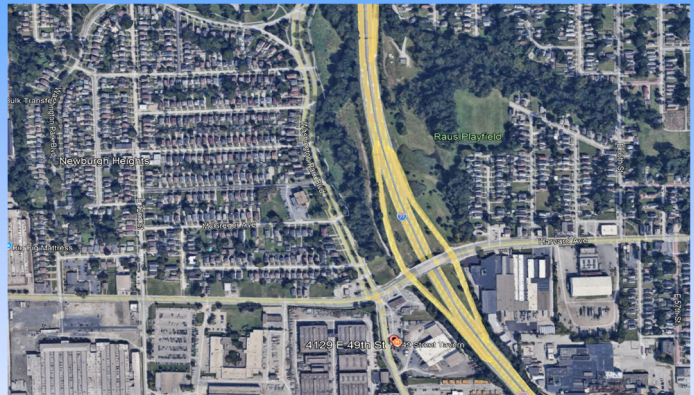
Demographics:

Population:

1 mile: 3,490
3 miles: 35,214
5 miles: 136,469

Average Household Income:

1 mile: \$54,089
3 miles: \$60,807
5 miles: \$67,558



For more information contact:
Craig Cohen
Craig@CohenCommercialGroup.com



Cohen Commercial Group
6151 Wilson Mills Road, Suite 100
Highland Heights, Ohio 44143
(216) 223-5060

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