



# FORMER FAMILY DOLLAR

5743 Telephone Road, Cincinnati, NY 13040



## PROPERTY DESCRIPTION

Presenting an exceptional opportunity in the heart of the dynamic Cincinnati area, this 8,000 SF industrial/manufacturing property offers a strategic foundation for ambitious ventures. Boasting a spacious and well-appointed building, this site provides a versatile canvas for operational expansion and innovation. With its prime location, the property is positioned to support the seamless flow of industrial activities and logistical operations. Embrace the potential of this impressive facility, tailor-made to elevate industrial and manufacturing enterprises to new heights of productivity and growth. It's time to seize this unparalleled chance to make your mark in the thriving industrial landscape of Cincinnati.

## PROPERTY HIGHLIGHTS

- 8,000 SF industrial/manufacturing building
- Spacious and well-appointed facility
- Versatile canvas for operational expansion
- Prime location supporting industrial activities
- Tailor-made for productivity and growth
- Strategic foundation for ambitious ventures

## OFFERING SUMMARY

Sale Price:	\$450,000
Building Size:	8,000 SF

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	3	13	52
Total Population	7	31	127
Average HH Income	\$84,013	\$77,550	\$77,550

## EDDY PEZZINO

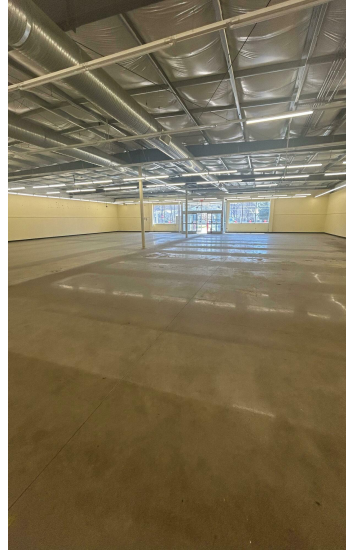
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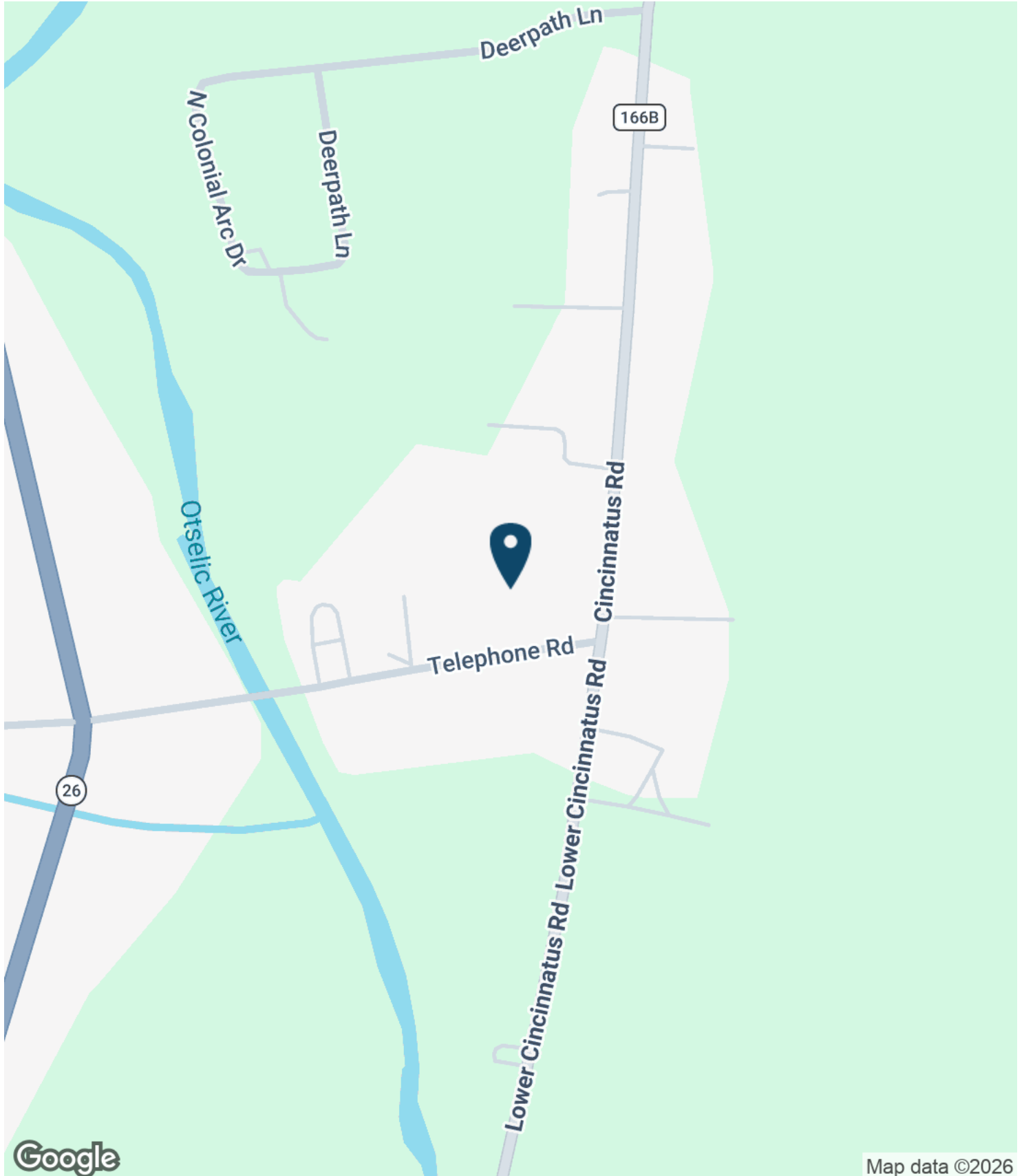
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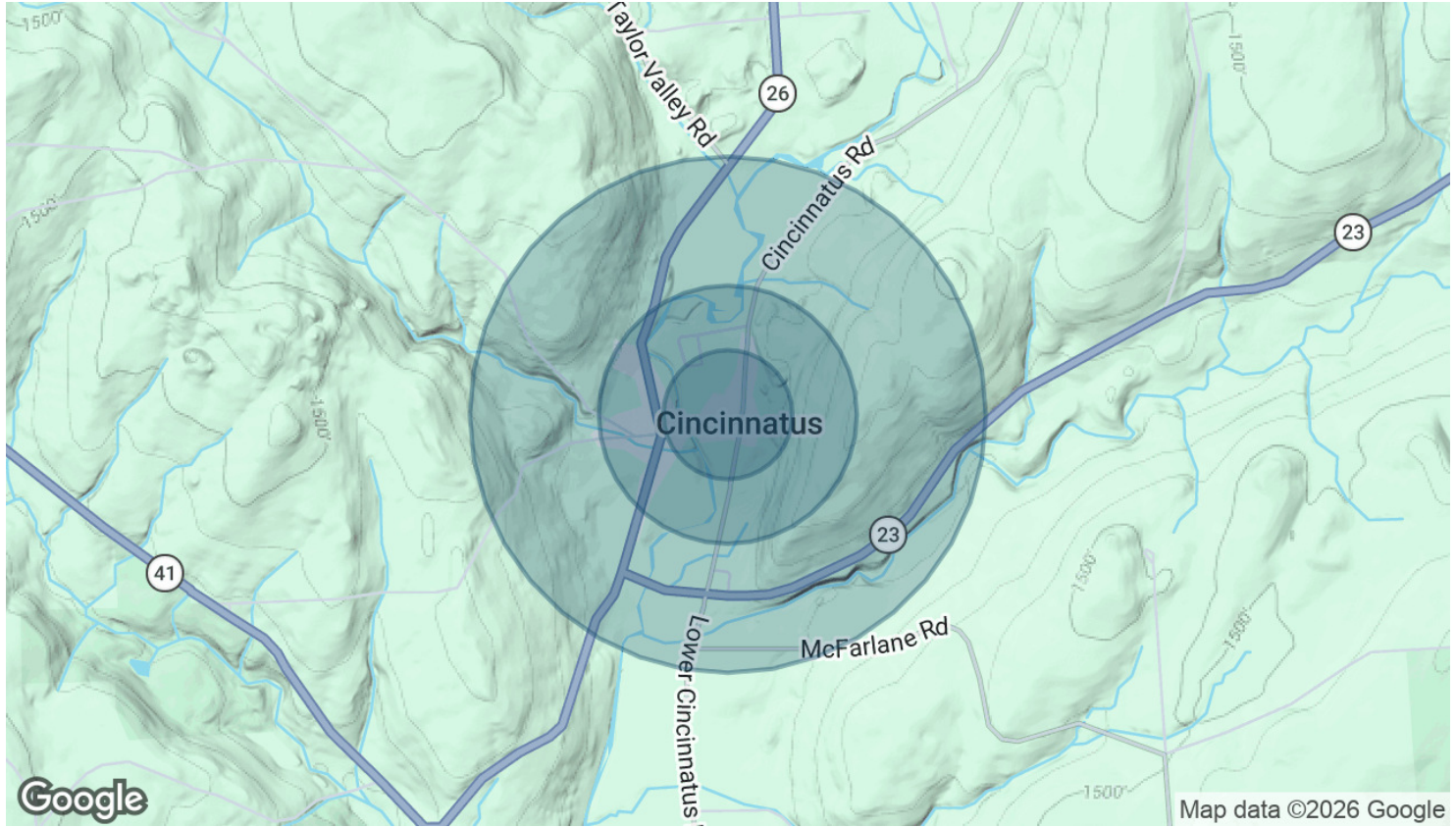
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<b>POPULATION</b>	<b>0.25 MILES</b>	<b>0.5 MILES</b>	<b>1 MILE</b>
Total Population	7	31	127
Average Age	43.0	38.9	38.0
Average Age (Male)	47.5	42.9	41.9
Average Age (Female)	42.0	38.0	37.1
<b>HOUSEHOLDS &amp; INCOME</b>	<b>0.25 MILES</b>	<b>0.5 MILES</b>	<b>1 MILE</b>
Total Households	3	13	52
# of Persons per HH	2.3	2.4	2.4
Average HH Income	\$84,013	\$77,550	\$77,550
Average House Value	\$144,848	\$128,754	\$118,850

2023 American Community Survey (ACS)

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