

11156 Main St  
Sharonville, OH 45241

**FOR SALE**

**Mixed-Use Building | 3,978 SF  
Sale Price - \$465,000**

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4695 Lake Forest Drive, Suite 100, Cincinnati, OH 45242

## Property Description

Rare mixed-use investment opportunity at the corner of Main and Walnut Streets in Downtown Sharonville's \$75 million revitalization corridor. This 3,978 SF freestanding building features two long-term residential tenants plus ground-floor office and retail suites, providing immediate income stability. The property has benefited from nearly \$40,000 in recent capital improvements and offers on-site parking, a shared conference room, and kitchen. Zoned SM-D, the building supports a broad range of office, retail, and personal service uses. Seller financing available, making this an accessible entry point for owner-users or investors looking to capitalize on Downtown Sharonville's ongoing momentum.

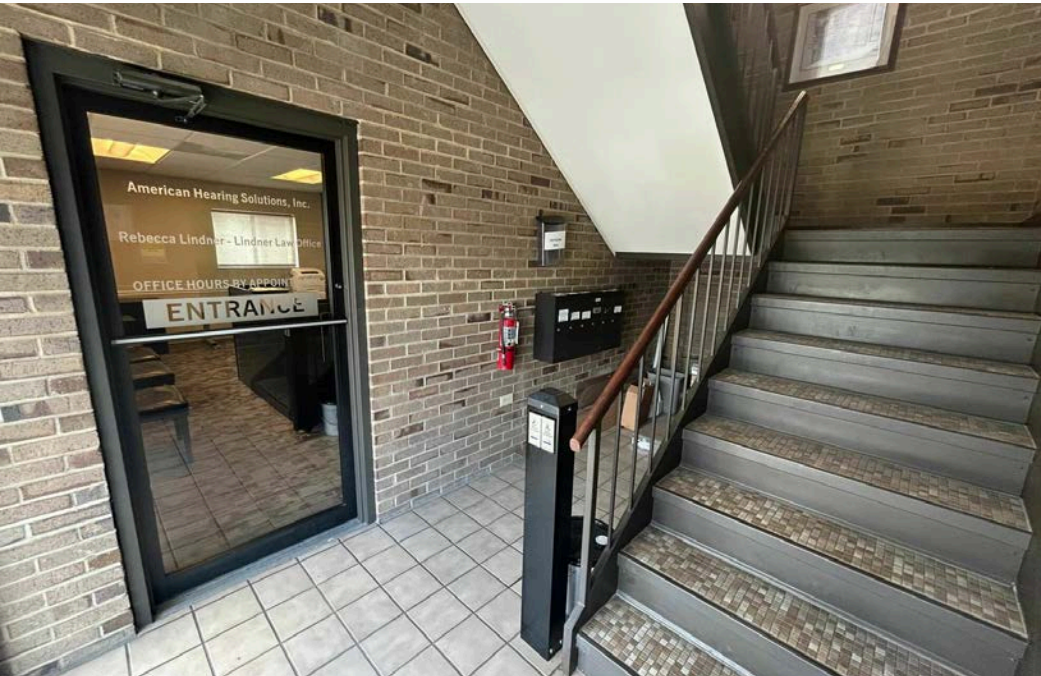
## Highlights

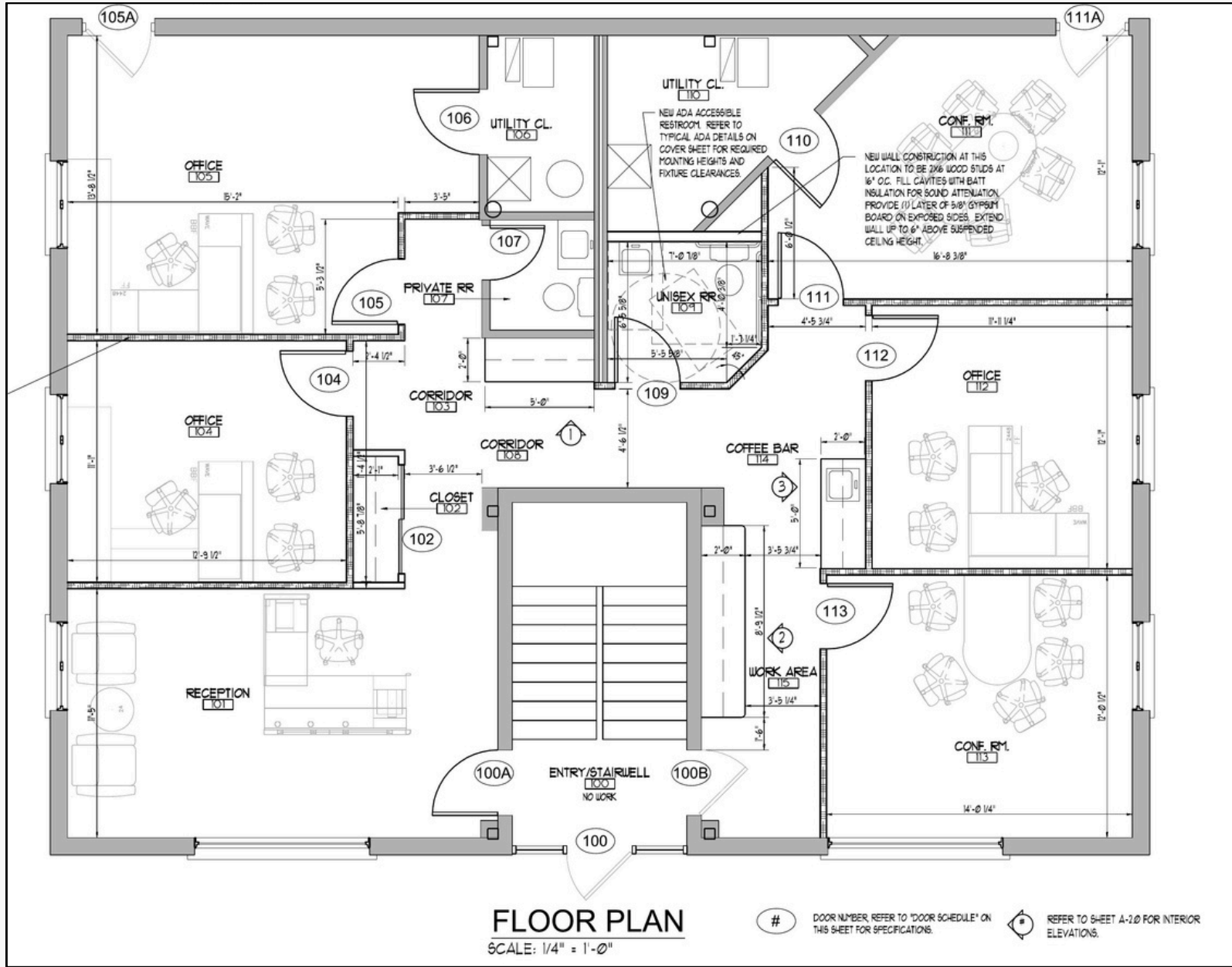
- Property Type: Mixed-use office/residential freestanding building
- Location: Corner of Main & Walnut Streets, Downtown Sharonville walkable to restaurants and amenities
- Capital Improvements: Nearly \$40,000 in recent capital improvements
- Zoning: SM-D (Support Mixed-Downtown); permitted uses include offices, retail, personal services, restaurants, and more
- Amenities: On-site off-street parking, shared conference room and kitchen
- Financing: Seller financing available
- Ideal For: Owner-users, office professionals, small investors, and more

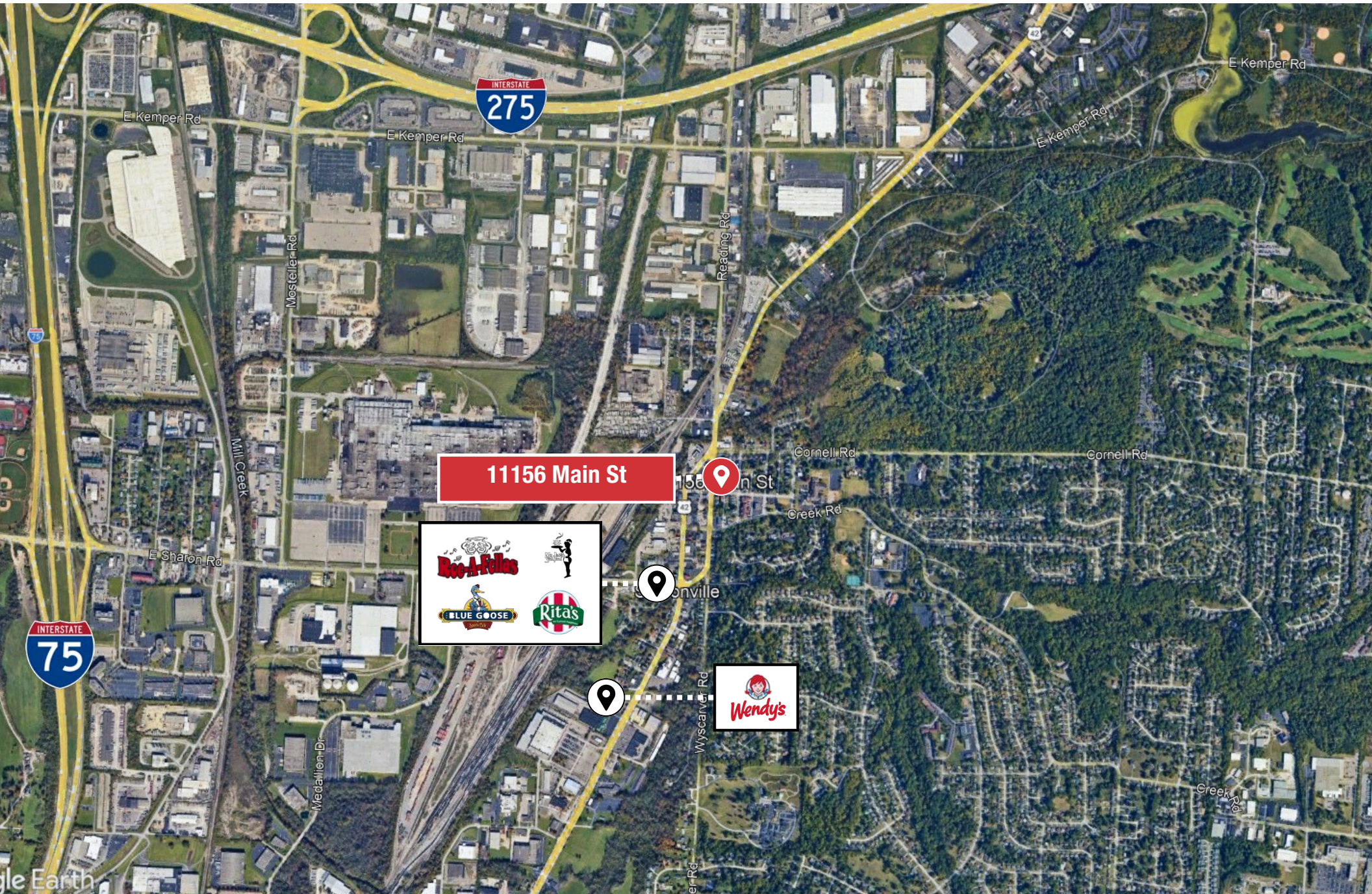
## Offering Summary

- Total Building SF: 3,978 SF
- Sale Price: \$465,000
- SF Available to Lease: 350 - 1989 SF
- Lease Rate: \$750 - \$3200/month (MG)

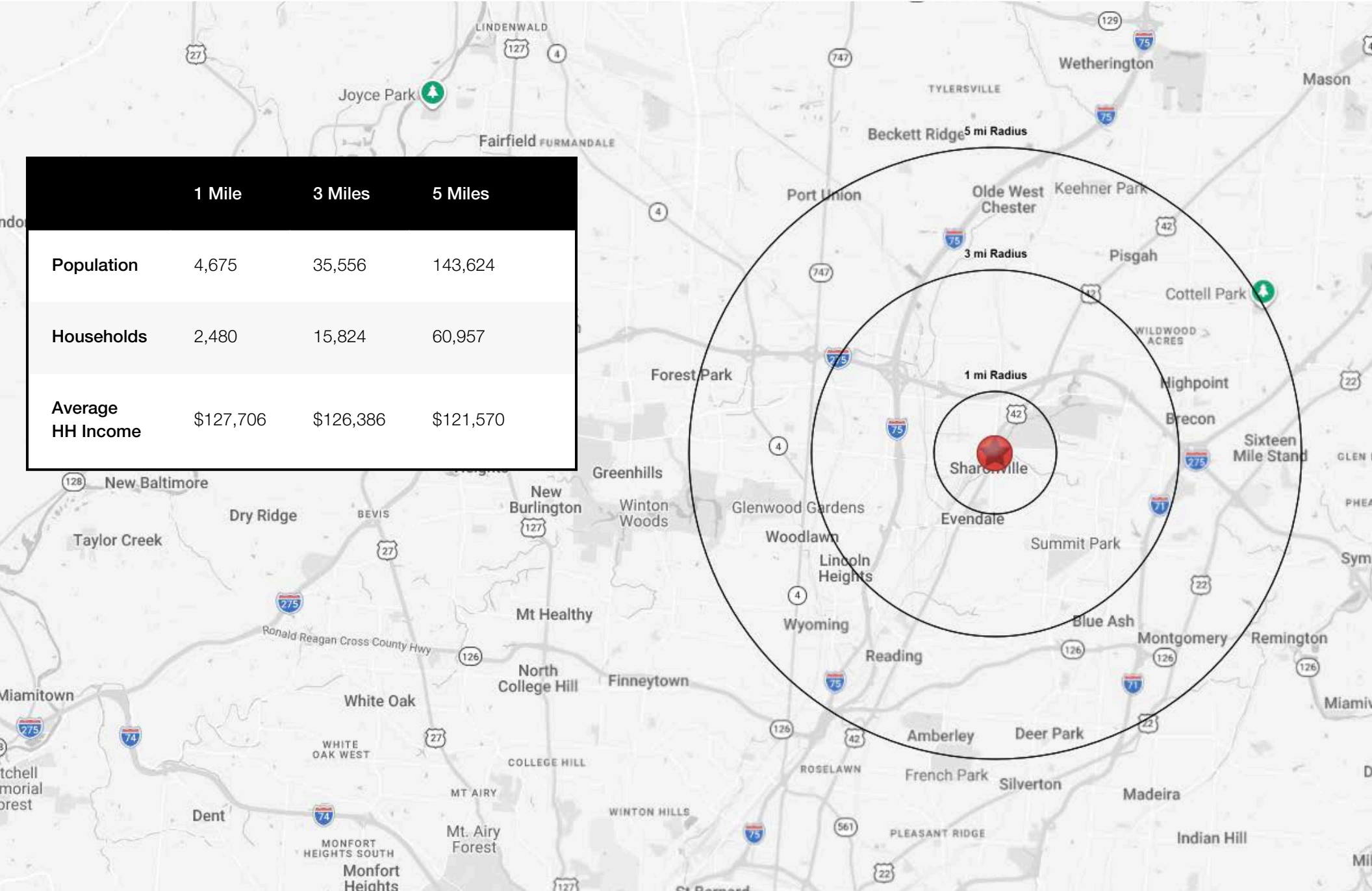








	1 Mile	3 Miles	5 Miles
<b>Population</b>	4,675	35,556	143,624
<b>Households</b>	2,480	15,824	60,957
<b>Average HH Income</b>	\$127,706	\$126,386	\$121,570



# THANK YOU

STAY CONNECTED



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