

INDUSTRIAL PROPERTY FOR SALE

Former Family Dollar

5743 Telephone Road,
Cincinnati, NY 13040

OFFERING MEMORANDUM



EDDY PEZZINO

Licensed Real Estate Salesperson
607.372.3214
epezzino@yaman.com





TABLE OF CONTENTS

Industrial Property For Sale

TABLE OF CONTENTS

PROPERTY INFORMATION	3
PROPERTY SUMMARY	4
ADDITIONAL PHOTOS	5
LOCATION INFORMATION	6
LOCATION MAP	7
DEMOGRAPHICS	8
DEMOGRAPHICS MAP & REPORT	9
ADVISOR BIOS	10

CONFIDENTIALITY & DISCLAIMER

All materials and information received or derived from Yaman Commercial its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither Yaman Commercial its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the any materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. Yaman Commercial will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. Yaman Commercial makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. Yaman Commercial does not serve as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property.

Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Yaman Commercial in compliance with all applicable fair housing and equal opportunity laws.

EDDY PEZZINO

Licensed Real Estate Salesperson
607.372.3214
epezzino@yaman.com

Property Information

5743 Telephone Road,
Cincinnatus, NY 13040



EDDY PEZZINO

Licensed Real Estate Salesperson
607.372.3214
epezzino@yaman.com



PROPERTY SUMMARY

Industrial Property For Sale



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

EDDY PEZZINO

Licensed Real Estate Salesperson
607.372.3214
epezzino@yaman.com

OFFERING SUMMARY

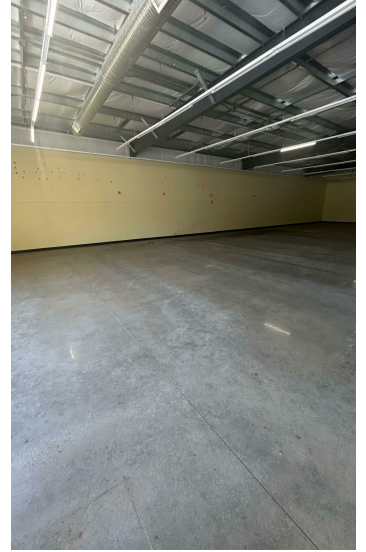
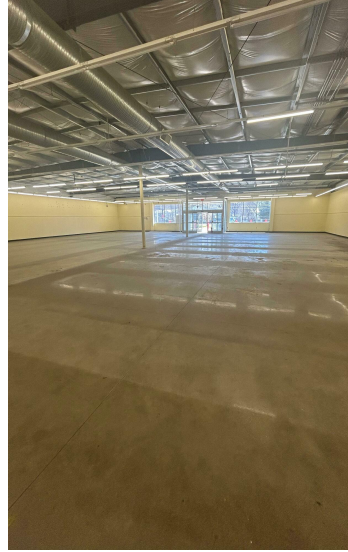
Sale Price:	\$450,000
Building Size:	8,000 SF

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



ADDITIONAL PHOTOS

Industrial Property For Sale



EDDY PEZZINO

Licensed Real Estate Salesperson
607.372.3214
epezino@yaman.com

Location Information

5743 Telephone Road,
Cincinnatus, NY 13040



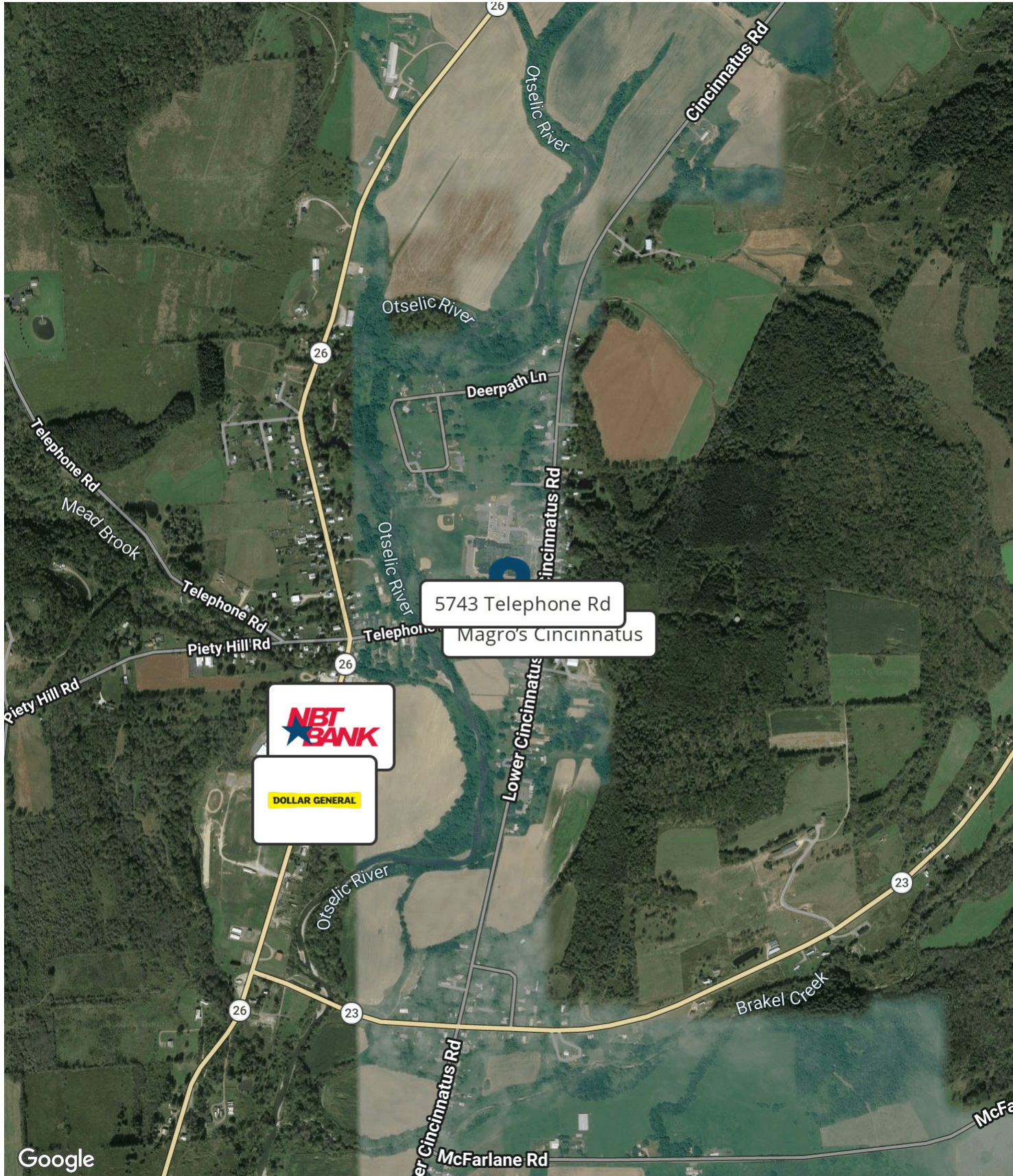
EDDY PEZZINO

Licensed Real Estate Salesperson
607.372.3214
epezzino@yaman.com



LOCATION MAP

Industrial Property For Sale



EDDY PEZZINO

Licensed Real Estate Salesperson
 607.372.3214
 epezzino@yaman.com

Demographics

5743 Telephone Road,
Cincinnatus, NY 13040



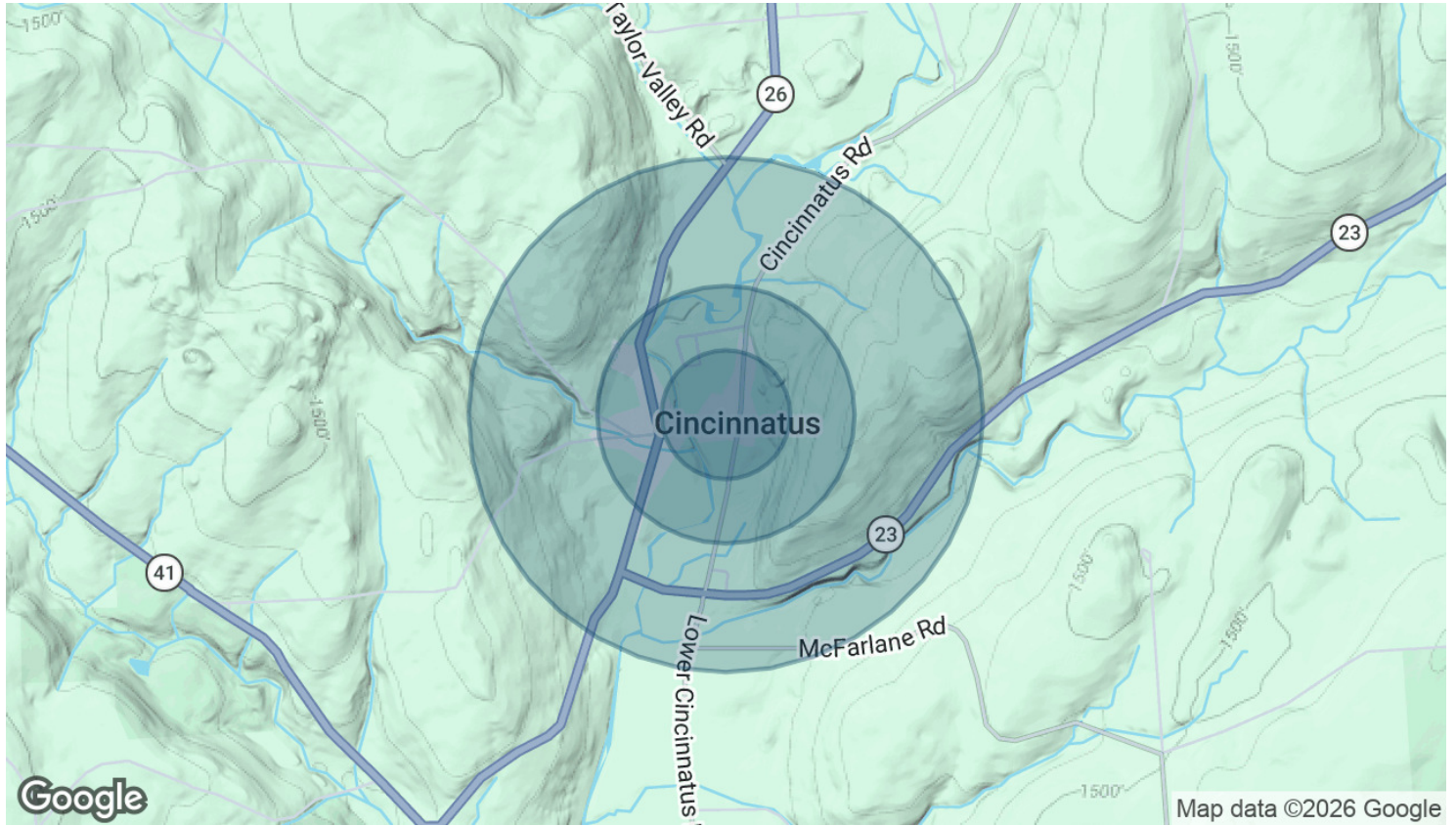
EDDY PEZZINO

Licensed Real Estate Salesperson
607.372.3214
epezzino@yaman.com



DEMOGRAPHICS MAP & REPORT

Industrial Property For Sale



POPULATION	0.25 MILES	0.5 MILES	1 MILE
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

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
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)

EDDY PEZZINO

Licensed Real Estate Salesperson
607.372.3214
epezzino@yaman.com

SECTION 4

Advisor Bios

5743 Telephone Road,
Cincinnati, NY 13040



EDDY PEZZINO

Licensed Real Estate Salesperson
607.372.3214
epezzino@yaman.com

