

RESIDENTIAL TRIPLEX · OFFERING

15-19 Route 42.

15 · 17 · 19 Route 42 · Waynesville, OH 45068

A three-unit residential triplex on the highway corridor through Waynesville. Vacant, gently renovated, ready to lease.

LIST PRICE

\$325,000

UNITS

3

STATUS

Vacant

VILLAGE FOUNDED

1797

ANNUAL FESTIVAL VISITORS

600,000+

LISTED BY

John Bissman · 513.800.0675



CORNER UNIT · MASONRY DETAIL



BACK OF BUILDING · UNITS 15 + 17

THE THESIS

Three units. One owner. Set your own returns.

On the highway corridor through Waynesville. Three units, all vacant, gently renovated. Buyer sets rents from the first lease. Walkable to Main Street's HomeTown Marketplace, Bentino's Pizza, Butter Churn, Stone House Tavern, Taylor's Coffee, and the Antique Mall.

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JOHN BISSMAN · 513.800.0675

LIST PRICE

\$325K

TOTAL SF

1,800

UNITS

3

STATUS

Vacant





01 · STANDARD KITCHEN · ALL UNITS



02 · VINTAGE BLUE TILE · 1963 ORIGINAL

THE PORTFOLIO

15 · 17 · 19 Route 42.

Warren County Auditor · Account 8106053 · Parcel 0906210016.

Built 1963 · Masonry construction · Three separate electric meters.

ADDRESS	UNIT	SF	STATUS	USE
15 Route 42	Unit 1	~600	VACANT	Residential
17 Route 42	Unit 2	~600	VACANT	Residential
19 Route 42	Unit 3	~600	VACANT	Residential
Total	3 Units	1,800	VACANT	Triplex

PARCEL OUTLINE · WARREN COUNTY GIS

THREE DOORS, ONE PARCEL



PARCEL 0906210016 · 15-19 ROUTE 42

PARCEL
0906210016

YEAR BUILT
1963

CONSTRUCTION
Masonry

THE POSITIONING

A village that still lives like a village.

Waynesville isn't a destination you build. It's a community that already operates. Independent shopkeepers, multi-generation tenants, a preserved streetscape, and a calendar of festivals that bring the region to Main Street year-round.

That stability is the asset. Tenants here renew because the foot traffic is real, the rent is honest, and the village protects the look and feel that draws shoppers in the first place.



WHAT YOU'RE BUYING INTO

A village **older than the State of Ohio**, laid out on a walkable English-village grid, preserved by a National Register Historic District, and stewarded by local owners who've been operating these blocks for decades. Tenants stay because the place is built to keep them.

LOCAL OPERATORS

100%

Independent · No national chains

HISTORIC SHOPS ON MAIN

~100

Waynesville Corridor™

225 YEARS OF CONTINUITY. WHY THIS MAIN STREET STILL WORKS.

●
1797

Town plotted on an English grid

Walkable squares. Built for commerce on foot, not highway.

●
1803

Ohio achieves statehood

Waynesville predates the state around it.

●
1850s

Main Street built out

Brick & frame storefronts that still anchor the district today.

●
1970

First Sauerkraut Festival

1,500 visitors. Today: 400,000+. Main Street is the venue.

●
2002

National Register Historic District

36 acres. Preservation Board protects the streetscape.

●
Today

Independent Main Street

Local operators, preserved streetscape, year-round foot traffic.

THE TRAFFIC

Not one weekend in October.

Waynesville draws crowds every season. Main Street is the venue. This property is always in the foot traffic.

COUNTYWIDE TOURISM

\$1.7B

Warren County tourism impact (2023, Tourism Economics + TourismOhio)

OCT · 2nd Full Weekend

OHIO SAUERKRAUT FESTIVAL

400,000+ visitors. 460 vendors from 25 states. Main Street is the venue. 55+ year tradition.

AUG – OCT · 8 Weekends

OHIO RENAISSANCE FESTIVAL

200,000+ visitors per Warren County CVB. 30-acre permanent site at Renaissance Park near Harveysburg. 10 minutes from the property.

JUN · Annual

CELTIC FEST OHIO

50+ vendors. Traditional music, bagpipes, sheepherding demos. Renaissance Park.

JUN · JUL · AUG

WAYNESVILLE STREET FAIRES

Monthly summer series on Main St. Antiques, crafts, live music. Drives repeat weekend traffic.

DEC · 1st Weekend

CHRISTMAS IN THE VILLAGE

1,300 luminaries line Main St. Carolers, Santa, holiday shopping. Annual tradition.

SEP / OCT

WAYNESVILLE FALL FEST

Harvest-themed event on Main St. Bridges the gap between summer faires and Sauerkraut.

ANNUAL FOOT-TRAFFIC CALENDAR



CONTEXT

The corridor, not the strip mall.

Waynesville sits between Dayton and Cincinnati on the I-75 corridor. 20 minutes from Kings Island. 10 minutes from Caesar Creek State Park. Every major retail anchor in the region is inside a 25-minute drive.

To Dayton
~30 min · 25 mi

To Cincinnati
~45 min · 45 mi

To Kings Island
~20 min

To Caesar Creek SP
~10 min

Warren County
Among Ohio's fastest-growing counties · +13.9% since 2010 (US Census, +29,644 residents) · 14.3M visitors countywide in 2024 (Warren County CVB).

Waynesville Area Overview



John Bissman - Keller Williams Advisors - 513.800.0675 - CommunityHomesOhio.com

Confidential - April 2026

○ SUBJECT PROPERTY |
 | REGIONAL RETAIL ANCHORS -
 — DRIVE-TIME CORRIDORS

TRADE AREA · 10-MIN DRIVE

The spending power within a 10-minute drive.

Trade-area demographics, not village population, drive Main Street commerce. Inside a 10-minute drive of the property: above-average incomes, high homeownership, and the discretionary spending that supports independent retail, dining, and services.

MEDIAN HH INCOME
\$96,167

Trade area

AVG. HH SPENDING
\$42,418

Housing, retail, dining, travel

HOMEOWNERSHIP
84.6%

3,742 owners · 681 renters

TRADE-AREA POPULATION
11,924

10-min drive · not village count

Location Facts & Demographics

Demographics are determined by a 10 minute drive from Waynesville, OH 45068

CITY, STATE

Waynesville, OH

POPULATION

11,924

AVG. HHSIZE

2.74

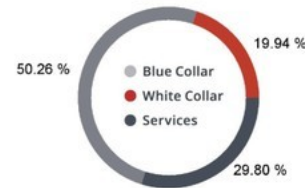
MEDIAN HH INCOME

\$96,167

HOME OWNERSHIP



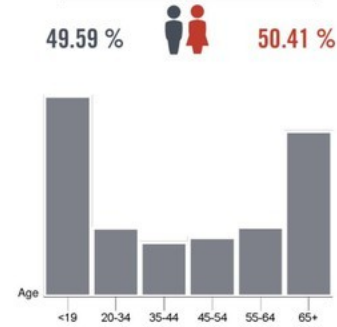
EMPLOYMENT



EDUCATION

High School Grad:	32.97 %
Some College:	20.71 %
Associates:	7.39 %
Bachelors:	30.07 %

GENDER & AGE

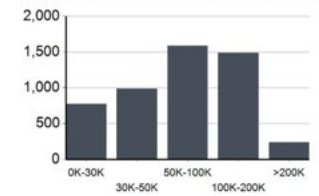


RACE & ETHNICITY

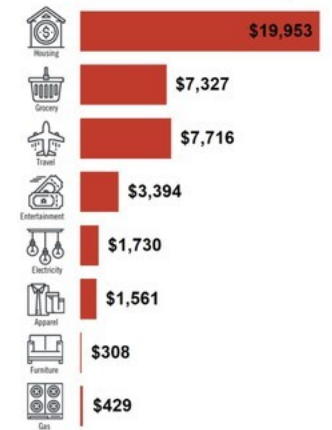
White:	98.66 %
Asian:	0.07 %
Native American:	0.00 %
Pacific Islanders:	0.00 %
African-American:	0.00 %
Hispanic:	0.44 %
Two or More Races:	0.83 %

MOODY'S

INCOME BY HOUSEHOLD



HH SPENDING



This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor.

SIX REASONS

The buyer sets the rents from the first lease.

01 / VACANT · READY TO LEASE**THREE DOORS, NO INHERITED TENANTS.**

All three units vacant at close. No below-market leases locked in. No tenant disputes. Buyer sets rents and tenant mix from the first lease.

02 / GENTLY RENOVATED**TURNED AND READY.**

Units carry new LVP flooring and fresh paint. Lease-up timeline is days, not months. No rehab risk on the buyer side.

03 / SET YOUR OWN RETURNS**\$108,333 PER DOOR.**

Prior rents around \$850/unit. Market estimate \$1,000–\$1,100/unit. Gross yield framing on the buyer's first lease, not on inherited income.

04 / SEPARATE METERS**NNN-LITE FROM DAY ONE.**

Three separate electric meters. Tenants pay their own utilities. Owner expenses simplify to insurance, tax, common-area maintenance.

05 / WALKABLE TO MAIN STREET**TENANTS WALK TO DINNER.**

HomeTown Marketplace grocery, Bentino's Pizza, Butter Churn Cafe, Stone House Tavern, Taylor's Coffee, Waynesville Antique Mall, and dozens of specialty shops within a few blocks. The lease-up demand story is on the sidewalk.

06 / MASONRY 1963**CUT STONE FRONT, BRICK ON THREE SIDES.**

More durable than frame. Lower maintenance over a 30-year hold. Unusual for a triplex at this price point in Warren County.



THE CORRIDOR

Five walkable blocks of Main Street.

Antique shops, galleries, cafes, and boutiques. The Historic Preservation Board oversees standards. That's why the corridor still looks like this.

DESIGNATION

The location is the thesis.

FOUNDED

1797 · Quaker village

Older than the State of Ohio. Laid out on an English-village grid.

HISTORIC DISTRICT

36 acres · 98 buildings

National Register of Historic Places, listed 2002.

THE CORNER

Route 42 corridor

The property sits on the highway corridor that connects Waynesville to Springboro, Lebanon, and the broader Cincinnati–Dayton metro.

THE BRAND

Trademarked destination

"Waynesville Corridor." ~100 shops & eateries draw collectors nationally.

This is not a strip mall on a highway. It is a three-unit triplex on the corridor that connects the most visited block of a Quaker village that has drawn visitors since 1797 and never stopped.

THE OFFERING

\$325,000. Fee simple. Three doors.

FEE SIMPLE SALE · AS-IS

One deed · three units · all vacant. Sold as-is. Gentle renovation completed: new LVP, fresh paint.

FINANCIALS · SET YOUR RETURNS

Prior rents around \$850/unit. Market estimate \$1,000–\$1,100/unit. At market, gross yield ~11% on \$325K. Buyer underwrites first lease.

PORTFOLIO PACKAGE

Available as part of the broader Alexander Waynesville portfolio. 15 properties total.

SELLER TERMS

Seller may consider creative structure for a qualified buyer. Contact listing agent for details.



LISTING AGENT

John Bissman

513.800.0675

CO-LISTING AGENT

Josh Gadzala

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INVESTMENT ADVISORY SERVICES**David Petroni**

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