



OFFERING SUMMARY

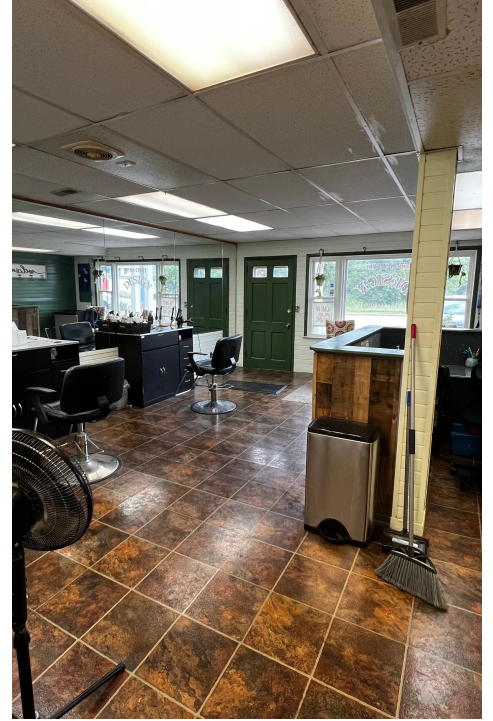
Sale Price:	\$224,900
Building Size:	1,483 SF
Number of Units:	2
Price / SF:	\$151.65
Year Built:	1919
Renovated:	2008
Market:	Cincinnati
Submarket:	Eastgate

PROPERTY OVERVIEW

FOR SALE - Free standing commercial building containing ground-level retail storefront (salon) and upstairs apartment. Located on .44 acres with signage and frontage on Old St Rt 74. Located in Mt. Carmel adjacent to newly built Wawa, McDonalds, Casey's and soon to be constructed, Larosa's. Overall, an incredible location as it is minutes from shopping, grocery, medical, restaurants, bars and entertainment; 2 mins driving to I-275, 4 mins to Eastgate shopping district, 8 mins to Anderson Twp, 8 mins to Newtown. This is a perfect location to open a small office/retail (zoned B-1) and have additional income from the apartment to cover a portion of your expenses. Roughly 15 on-site parking spaces but plenty of room to expand. The building has been well maintained and has several updates: new HVAC IN 2025.

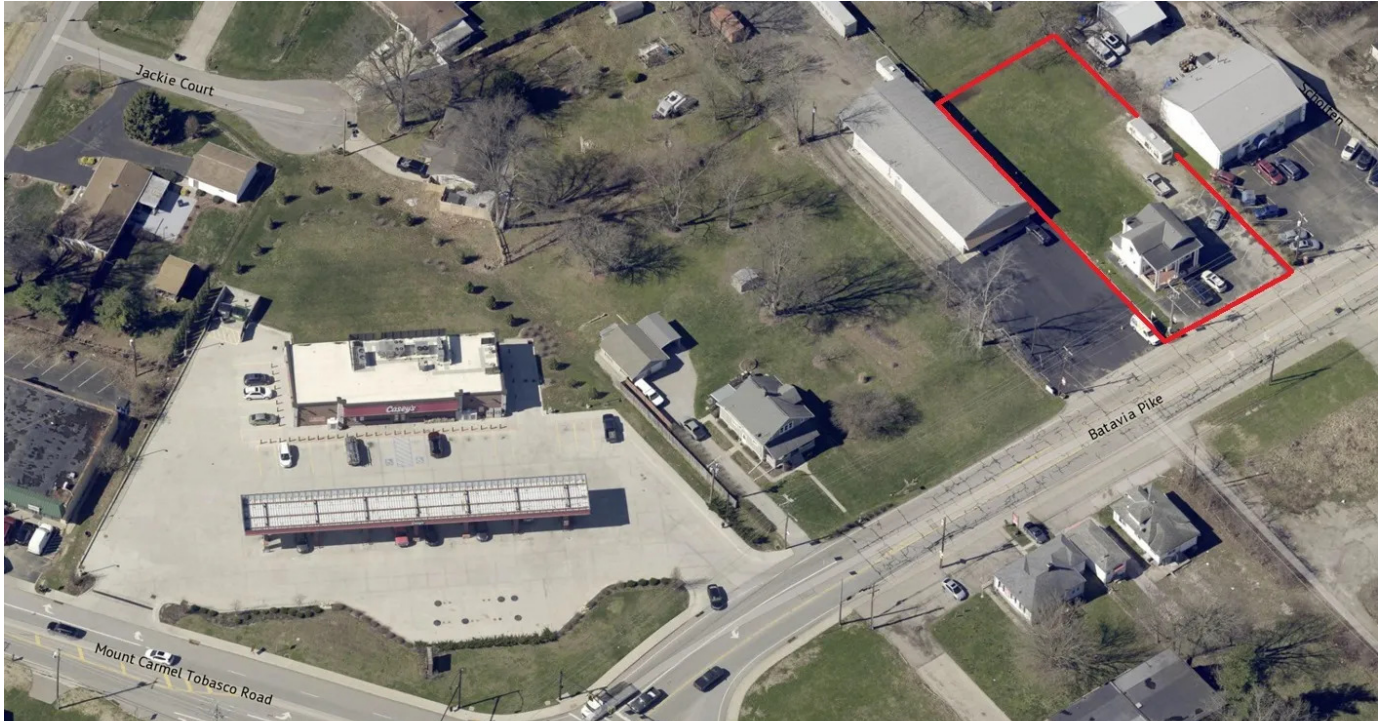
PROPERTY HIGHLIGHTS

- Free standing retail building (1,483sqft) with upstairs apartment on .44 acres.
- Incredible location as it is minutes from everything.
- Perfect location to open a small office/retail (zoned B-1).
- Roughly 15 on-site parking spaces but plenty of room to expand.

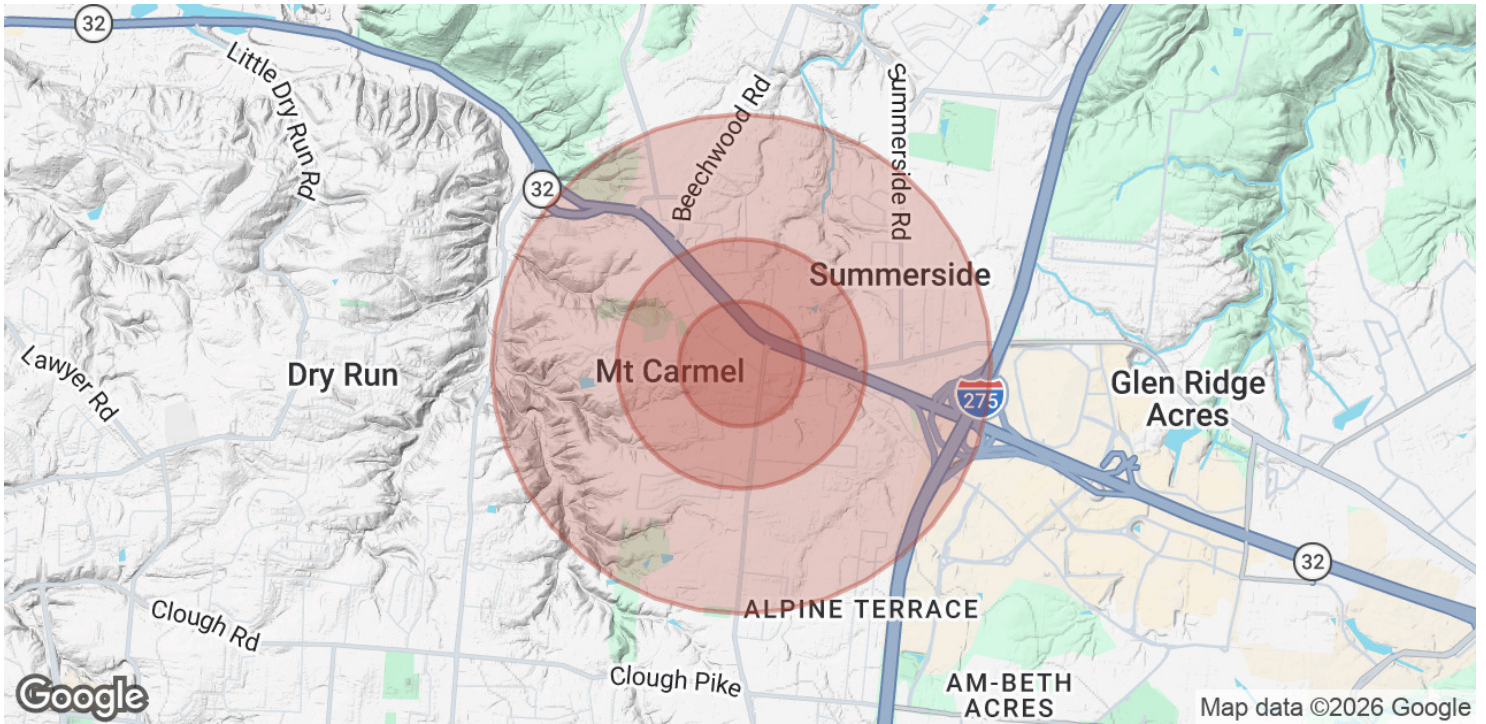


BEN TRAUTMANN
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RETAIL PROPERTY FOR SALE







POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	470	1,978	7,187
Average Age	31.2	33.3	36.4
Average Age (Male)	39.8	39.5	38.5
Average Age (Female)	31.5	34.6	39.5

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	208	909	3,094
# of Persons per HH	2.3	2.2	2.3
Average HH Income	\$68,622	\$75,409	\$96,914
Average House Value	\$198,489	\$204,304	\$245,393

2023 American Community Survey (ACS)