

EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$299,000
Lot Size:	1.1 Acres
Price / Acre:	\$271,818
Zoning:	B-1
Market:	Cincinnati
Submarket:	Eastgate
Traffic Count:	30,000

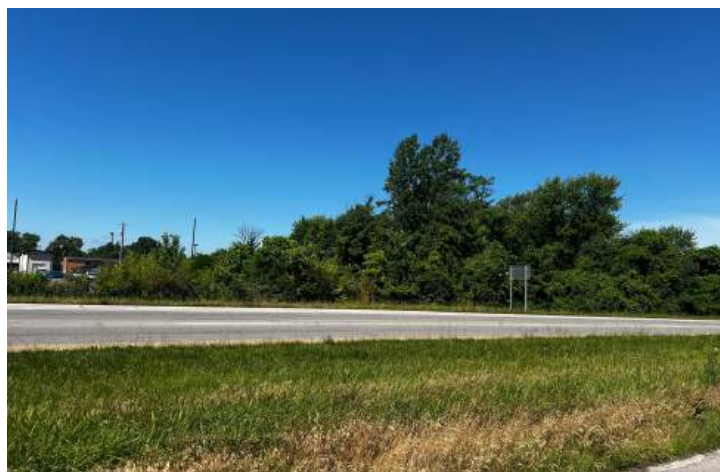
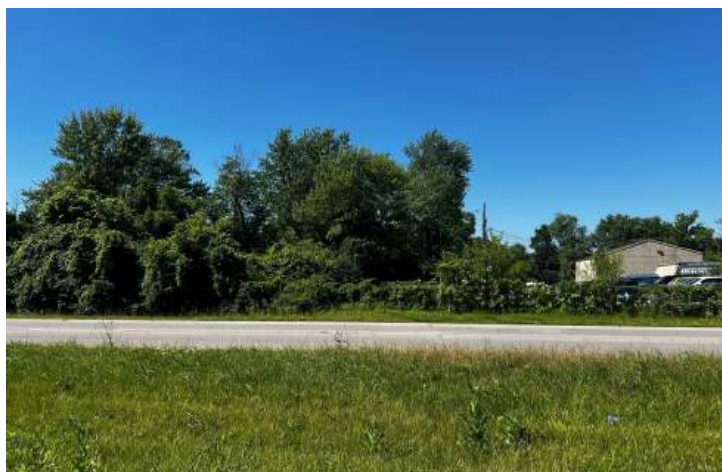
PROPERTY OVERVIEW

FOR SALE: Commercial lot (1.135 acres) with 230 feet of frontage on St Rt 32. Less than a mile from I-275 and under 2 miles to all the amenities that Eastgate has to offer. State Route 32 is one of the main thoroughfares traveled to get to and from Eastgate/I-275 and surrounding areas (Newtown, Mariemont, Batavia). Densely populated areas and high traffic counts have fueled major development in the area including strip centers, C-stores and restaurants within .5 miles of this location. The appeal of abundant workforce and strong local government has drawn several many companies and retailer to located in this immediate area. This lot has access to all utilities. Clermont County Parcel ID: 413213A295

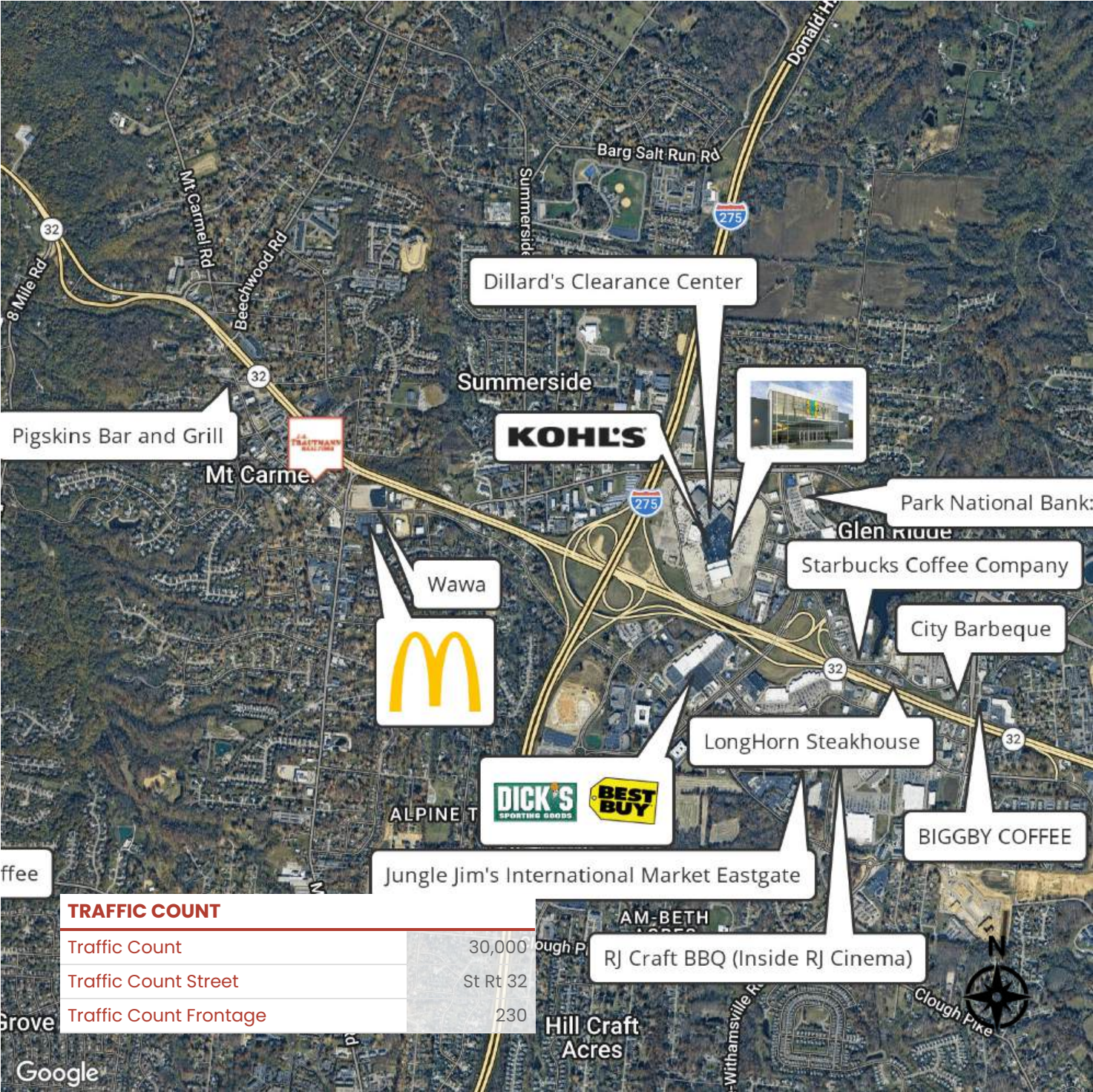
PROPERTY HIGHLIGHTS

- Commercial lot (1.135 acres) with 230 feet of frontage on St Rt 32.
- State Route 32 is one of the main thoroughfares to the eastside of Cincinnati.
- Densely populated areas and high traffic counts have fueled major development.

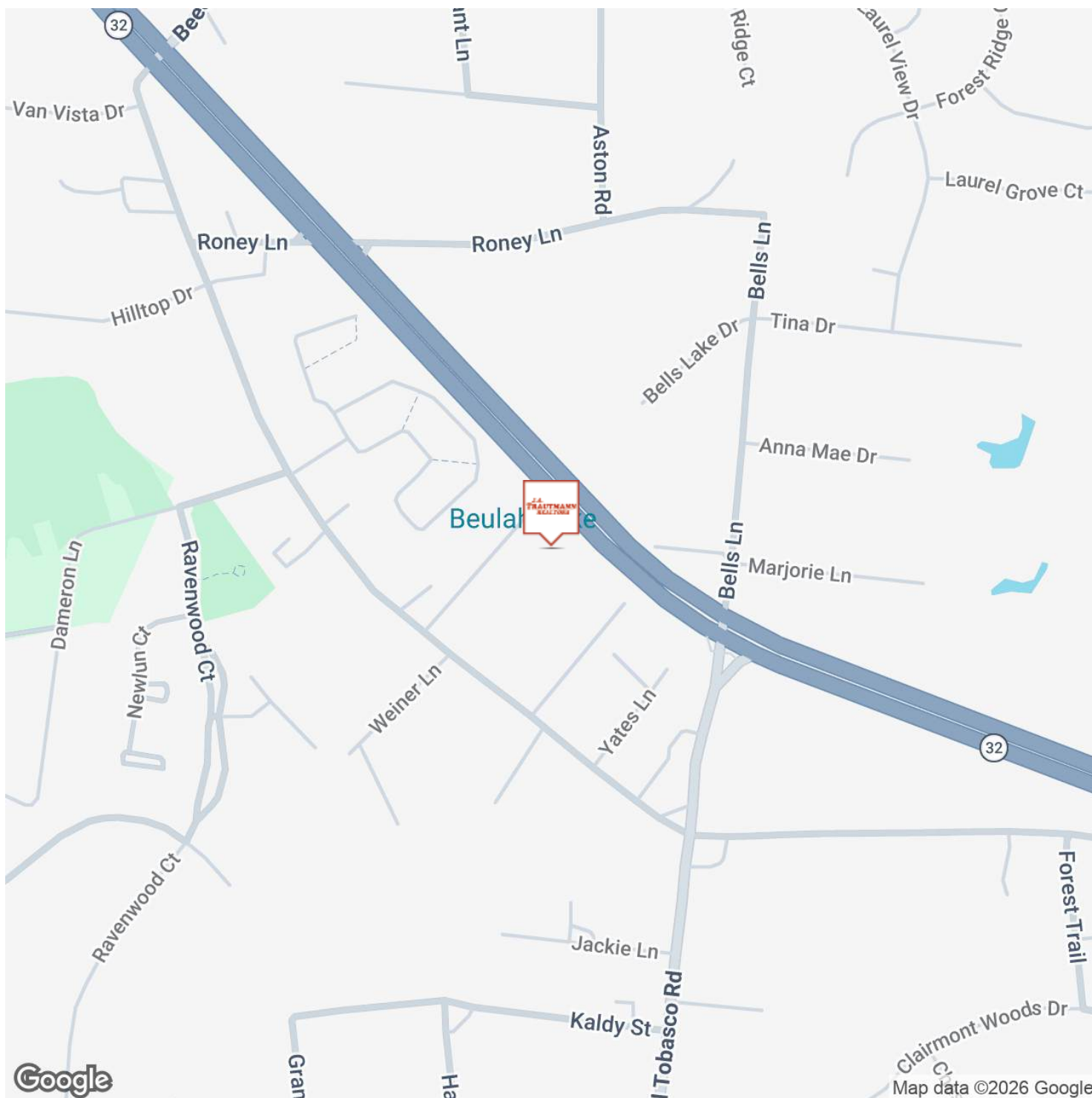
ADDITIONAL PHOTOS

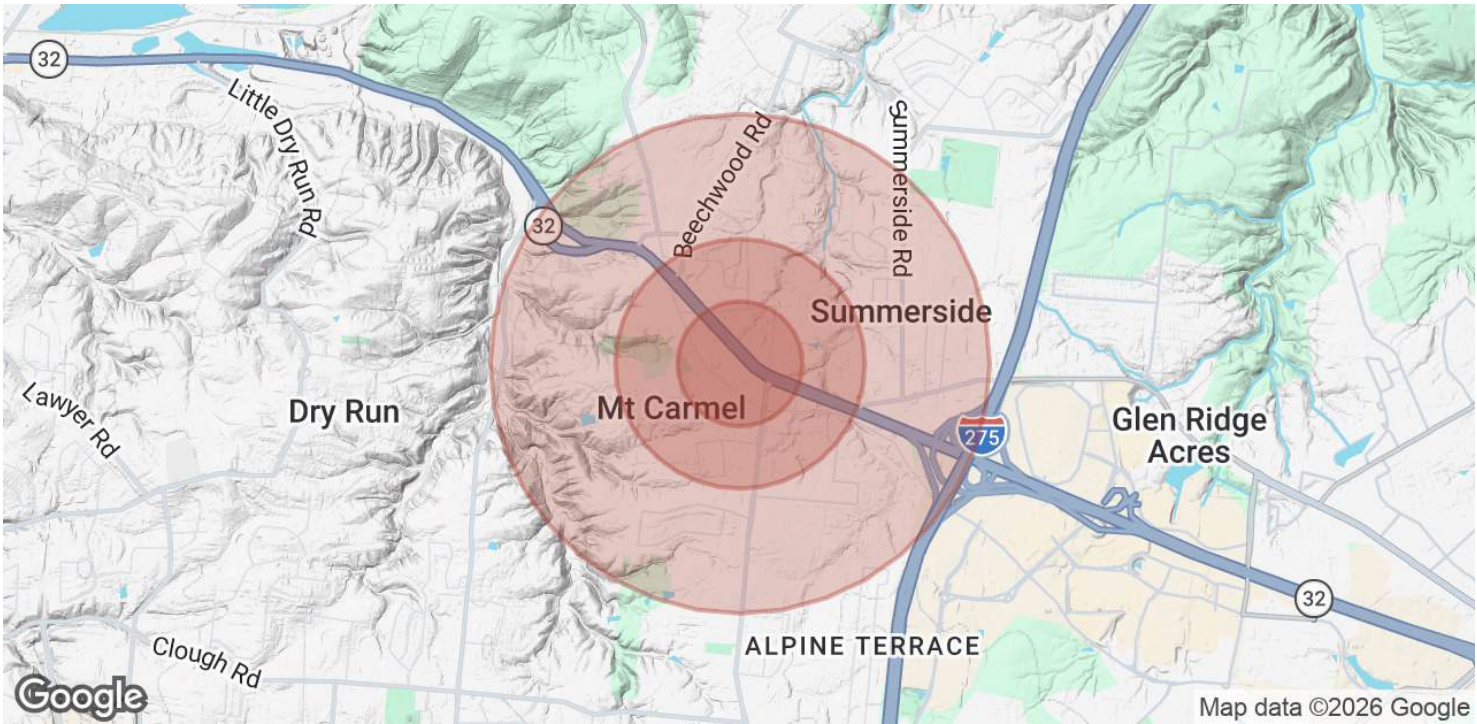


RETAILER MAP



LOCATION MAP





POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	463	2,035	7,280
Average Age	37.2	34.5	36.1
Average Age (Male)	41.0	38.1	38.2
Average Age (Female)	41.7	39.4	39.2

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	222	951	3,155
# of Persons per HH	2.1	2.1	2.3
Average HH Income	\$73,828	\$71,796	\$90,246
Average House Value	\$190,430	\$190,070	\$229,678

2023 American Community Survey (ACS)