

EXECUTIVE SUMMARY



OFFERING SUMMARY

Available SF:	3,000 SF
Available Offices:	9 individual offices
Lease Rate:	\$15.00/SF/yr
Lease Type:	Full Service
Lot Size:	1.07 Acres
Year Built:	1983
Building Size:	10,960 SF
Renovated:	2022
Zoning:	Commercial
Market:	Union Township
Submarket:	Amelia
Traffic Count:	40,000

PROPERTY OVERVIEW

Individual offices for rent. Nine offices available; 4- executive offices and 5-standard offices. Professional atmosphere with reception area, conference room, ADA bathrooms, library nook and a break area. Will lease the entire vacancy to one company. Rate includes utilities and signage on Ohio Pk. (35,000 ADT). Ample parking - 39 spaces. Building & grounds are updated, clean & well maintained. Flexible lease terms.

PROPERTY HIGHLIGHTS

- Professional Office Space
- Will divide
- Ample Parking
- Frontage and signage on ST Rt 125
- Easily accessible from I-275
- Close to amenities

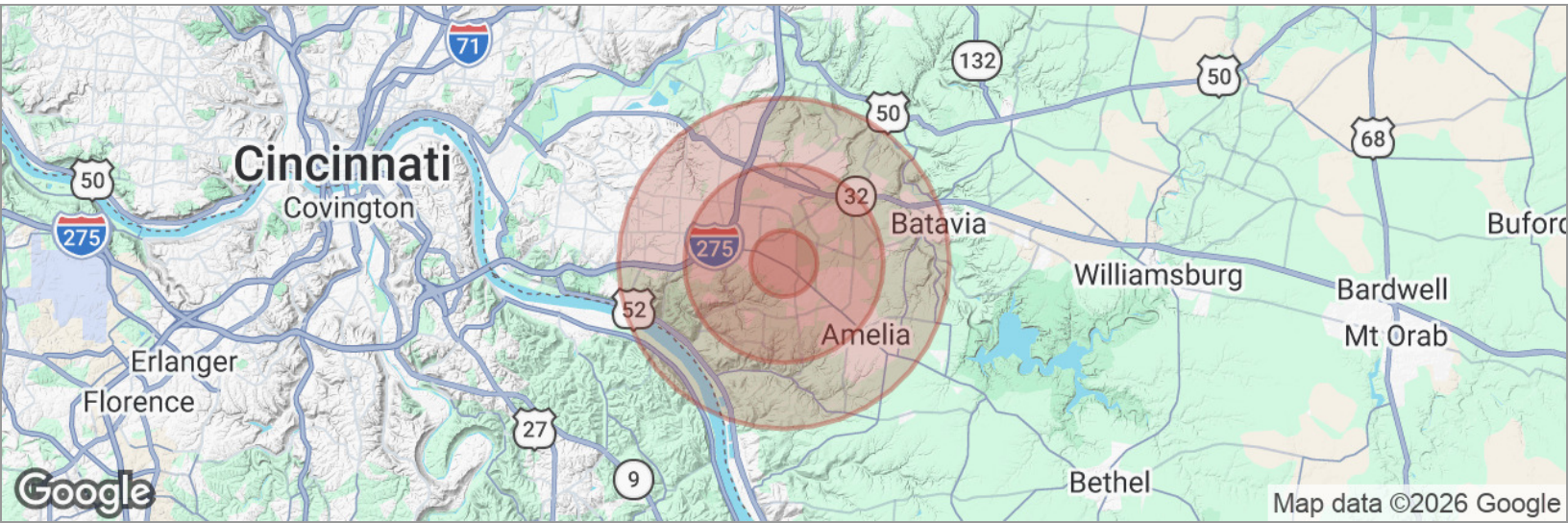
RETAILER MAP



ADDITIONAL PHOTOS



DEMOGRAPHICS MAP



POPULATION	1 MILE	3 MILES	5 MILES
Total population	4,892	38,506	96,550
Median age	34.0	35.7	36.3
Median age (Male)	32.0	34.4	35.1
Median age (Female)	36.2	36.7	37.4
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	1,860	15,532	37,497
# of persons per HH	2.6	2.5	2.6
Average HH income	\$71,250	\$69,974	\$73,438
Average house value	\$178,624	\$177,657	\$175,353

* Demographic data derived from 2020 ACS - US Census