

**FOR SALE**



**WPA**

WRIGHT PROPERTY ADVISORS

8241 Cornell Road, Suite 210  
Cincinnati, OH 45249

**COMMERCIAL  
PROPERTY FOR SALE**

**496 OLD STATE ROUTE 74  
UNION TOWNSHIP, OH 45244**

**BRAD WRIGHT**

*VICE PRESIDENT*

513.509.8463

BWRIGHT@WRIGHTPROPERTY.NET

WWW.WRIGHTPROPERTY.NET



# FEATURES

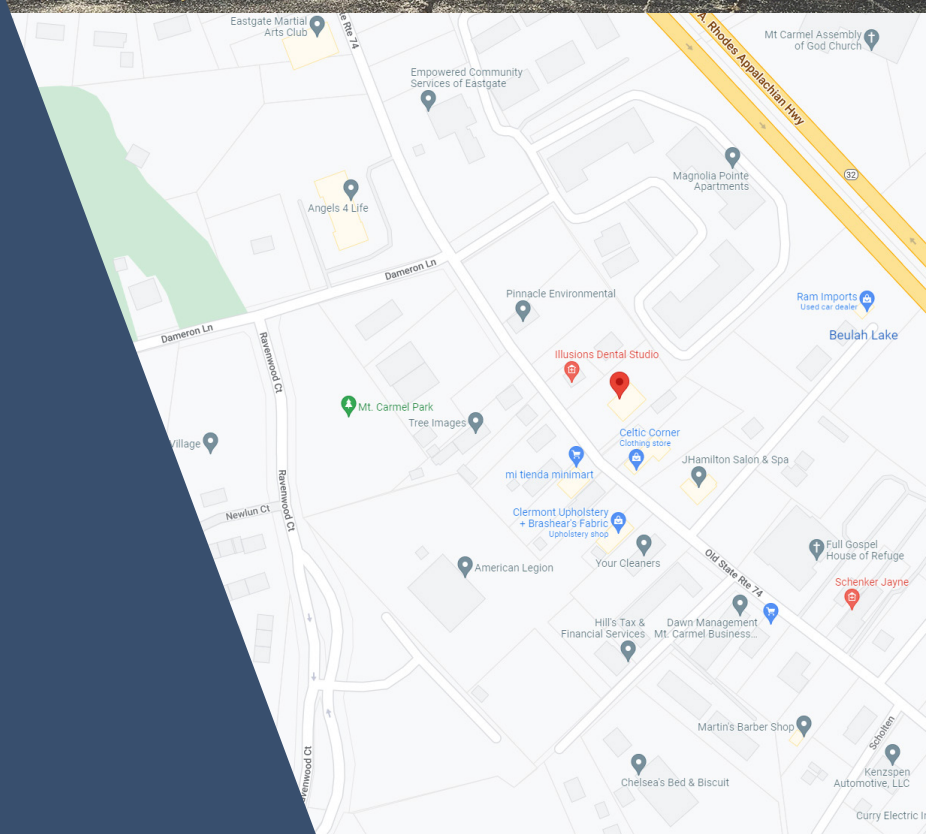
8,577 square feet across three levels

Located in fast growing Union Township

0% Earnings Tax

Minutes from I-275 and Eastgate retail district

New roof in 2021



**SIZE** 8,577 Sq. Ft.  
**LAND** 0.540 Acres  
**SALE** ~~\$475,000~~ **\$375,000**

# DEMOGRAPHICS

POPULATION	1 MILE	3 MILE	5 MILE
2010 Population	6,869	49,691	115,349
2022 Population	8,802	54,260	121,117
2027 Population Projection	9,333	55,880	123,626
Annual Growth 2010-2022	2.3%	0.8%	0.4%
Annual Growth 2022-2027	1.2%	0.6%	0.4%

## HOUSEHOLDS

2010 Households	2,829	18,974	46,022
2022 Households	3,671	20,907	48,424
2027 Household Projection	3,902	21,585	49,482
Annual Growth 2010-2022	2.0%	0.7%	0.3%
Annual Growth 2022-2027	1.3%	0.6%	0.4%
Avg Household Size	2.40	2.60	2.50
Avg Household Vehicles	2.00	2.00	2.00

HOUSING	1 MILE	3 MILE	5 MILE
Median Home Value	\$166,765	\$207,406	\$220,534
Median Year Built	1979	1980	1976
Owner Occupied Households	2,432	15,438	34,327
Renter Occupied Households	1,470	6,147	15,155

# TRAFFIC

CROSS STREETS	TRAFFIC VOLUME	COUNT YEAR
Old State Rte 74 & Dameron Ln NW	5,454	2022
State Rte 32 -	20,896	2022



**496 OLD STATE ROUTE 74**  
**UNION TOWNSHIP, OH 45244**



# TRADE AREA

---

496 OLD STATE ROUTE 74  
UNION TOWNSHIP, OH 45244



**496 OLD STATE ROUTE 74**  
**UNION TOWNSHIP, OH 45244**

# DETAILS

<b>LOCATION</b>	Clermont County
<b>PARCEL ID</b>	413213A055
<b>TOTAL BUILDING SIZE</b>	8,577 SF
<b>YEAR BUILT</b>	1976
<b>LAND</b>	0.54 Acres
<b>ZONING</b>	B-1 Business (Union Township: 513.753.2300)
<b>CONSTRUCTION</b>	Poured foundation; Masonry/Frame
<b>ROOF</b>	New EPDM membrane in 2021
<b>PARKING</b>	+/- 34 Spaces
<b>RESTROOMS</b>	Two common restrooms on each floor; two suites have private baths
<b>HEATING</b>	Electric forced air
<b>AIR CONDITIONING</b>	Electric forced air
<b>ELECTRIC</b>	Duke Energy (800.544.6900)
<b>WATER &amp; SEWER</b>	Clermont County Water Resources Department (513.732.7970)
<b>TAXES (2021)</b>	\$10,584.46
<b>SALE PRICE</b>	<del>\$475,000</del> <b>\$375,000</b>

The information contained herein was lawfully obtained from sources we consider reliable. Wright Property Advisors, LLC is not responsible and expressly disclaims all liability, for errors, omissions, prior sales, withdrawal from the market or change in price. Seller and broker make no representation as to the environmental condition of the property and recommend Purchaser's independent investigation.