

FOR SALE

Commercial Real Estate Solutions®

Multi-Tenant Retail Center ~ \$1,799,000 Convenience Store | Fuel Business ~ \$350,000



Seymour Plaza 2098 Seymour Avenue Cincinnati, Ohio 45237

- +/- 7,084 Square feet gross
- Presently demised for 8 tenants
- +/- .654 acre corner lot
- Located across from the Cincinnati Gardens
- Real estate in good condition
- Growing area of renovated properties
- Traffic Count: 10,506
- Investment property with good leasing history

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The information contained herein has been obtained from the property owner or other sources that we deem reliable. Although we have no reason to doubt its accuracy, no representation or warranty is made regarding the information, and the property is offered "as is". The submission may be modified or withdrawn at any time by the property owner.



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Investment Overview

- Retail Center ~ Priced at only \$1,799,000
- Store & fuel business offered separately ~ \$350,000
- · Great Up-side potential, Rents can be raised
- 7% +/- Cap Rate (Call for Confidentiality Agreement)
- · Located at the intersection of Seymour Avenue and Langdon Farm Roads
- Just minutes to I-75 & I-71
- Separate tenant paid utilities

Highlights: Retail Center

- 7,084 Square feet gross
- Presently demised for 8 tenants
- .654 acre corner lot
- Located across from the Cincinnati Gardens
- Real estate in good condition
- Growing area of renovated properties
- Traffic Count 17,590 (combined)

Highlights: Convenience Store & Fuel Business

- \$100,000 Store Net
- \$35,000 Gallons per month fuel sales
- \$45,000 other income , lotto, etc.

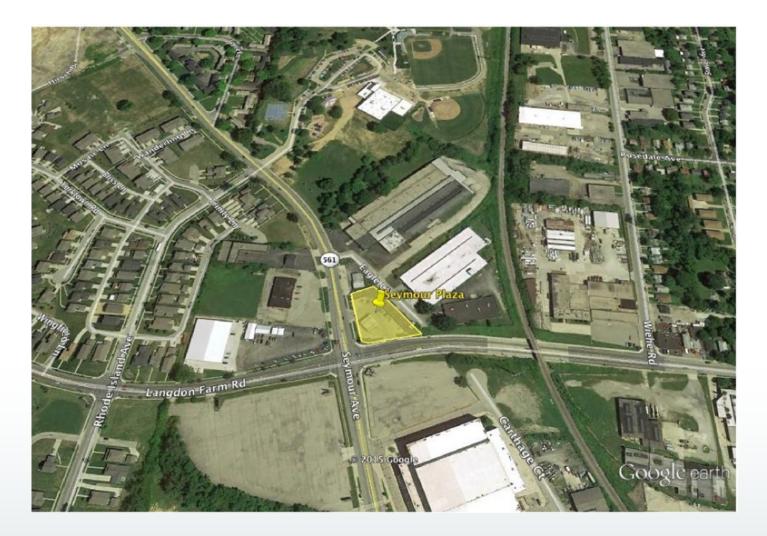
Equity | O: 513.336.8765 | <u>www.equity.net</u> 455 Delta Avenue, Suite 200 | Cincinnati, OH 45226

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This 7,084 square foot Retail Complex is a highly visible corner lot, at the intersection of Seymour Avenue and Langdon Farm Roads. Ample customer parking is in front of the property, with additional on street, employee parking in the rear. The area is experiencing renewed growth with a several new retail stores opening in the immediate vicinity. Monument signage is at the high visibility corner of Seymour Avenue and Langdon Farm Road.



Located in an area of growth & redevelopment High traffic count 10,506 V.P.D at signalized intersection (per CoStar)

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