

**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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## 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.

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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