



FOR SALE | LAND

14.1 AC DEVELOPMENT LAND - BUTLER COUNTY

3850 Hamilton Middletown Rd | Hamilton, OH 45011



PRESENTED BY:

ZACHARY SCHUNN

Advisor
513.588.1139
zschunn@svn.com

PROPERTY HIGHLIGHTS

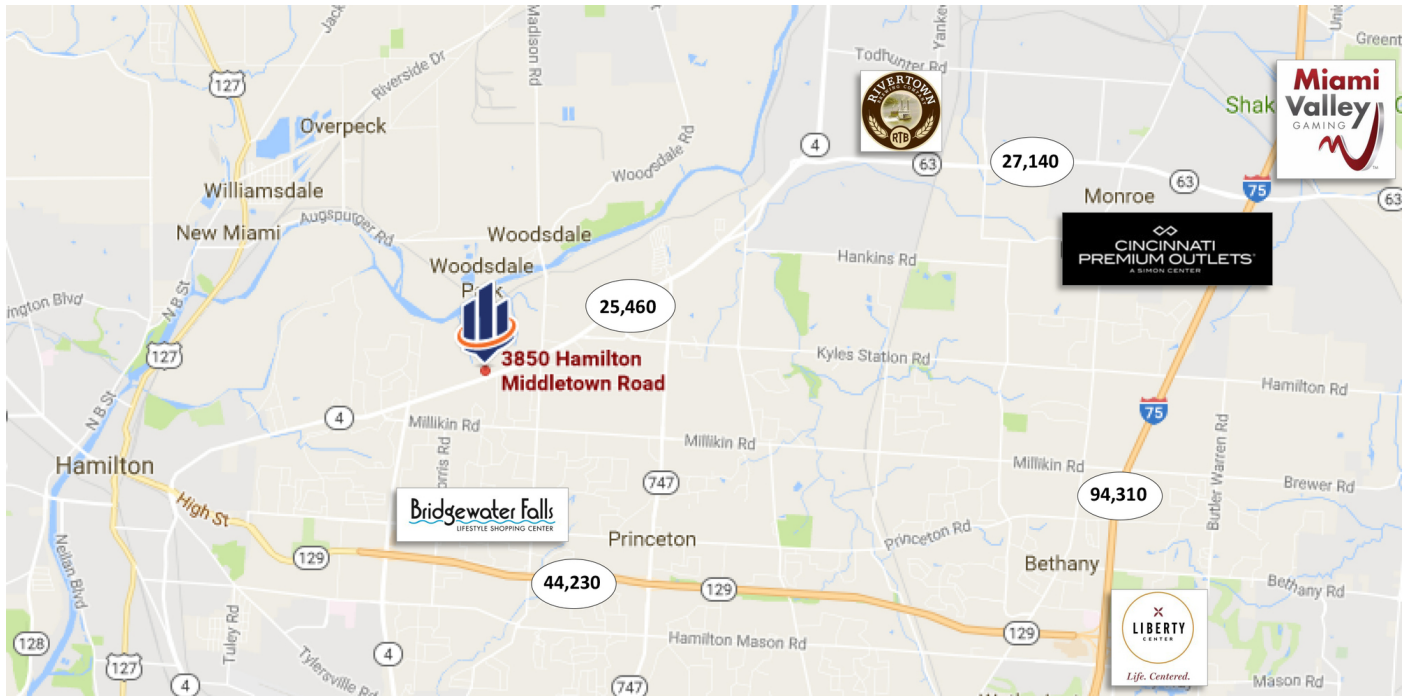
- Development opportunity in growing Fairfield Twp.
- Four miles east of downtown Hamilton
- High traffic counts (nearly 30,000 cars/day on Hamilton Middletown Rd.)
- Strong demographics





14.1 AC DEVELOPMENT LAND - BUTLER COUNTY

3850 Hamilton Middletown Rd, Hamilton, OH 45011



SALE OVERVIEW

SALE PRICE: \$550,000

LOT SIZE: 14.135 Acres

APN #: A0300019000019,
A0300019000046,
A0300019000047

MARKET: Cincinnati

SUB MARKET: Hamilton / Fairfield Twp.

TRAFFIC COUNT: 29,546

PROPERTY DESCRIPTION

Under contract; accepting back-up offers.

14.1 acres of prime commercial land on high-traffic Hamilton Middletown Rd. (St. Rt. 4) in Fairfield Township, just outside of Hamilton, Ohio.

LOCATION OVERVIEW

Located on Hamilton Middletown Rd. (State Route 4) less than 10 minutes east of downtown Hamilton. Site borders both Rentschler Estates residential community and Rentschler Forest MetroPark (currently undergoing renovation). Kroger, AutoZone, Ace Hardware, Shell gas, Dunkin Donuts, Frisch's, US Bank, Wendy's, United Dairy Farmers, and several other retailers all within 1 mile. Roughly 30,000 cars per day on Rt. 4 [OKI, 2015]. Site is approximately 30 miles north of downtown Cincinnati and 35 miles south of downtown Dayton.



ZACHARY SCHUNN
Advisor
513.588.1139
zschunn@svn.com



14.1 AC DEVELOPMENT LAND - BUTLER COUNTY

3850 Hamilton Middletown Rd, Hamilton, OH 45011



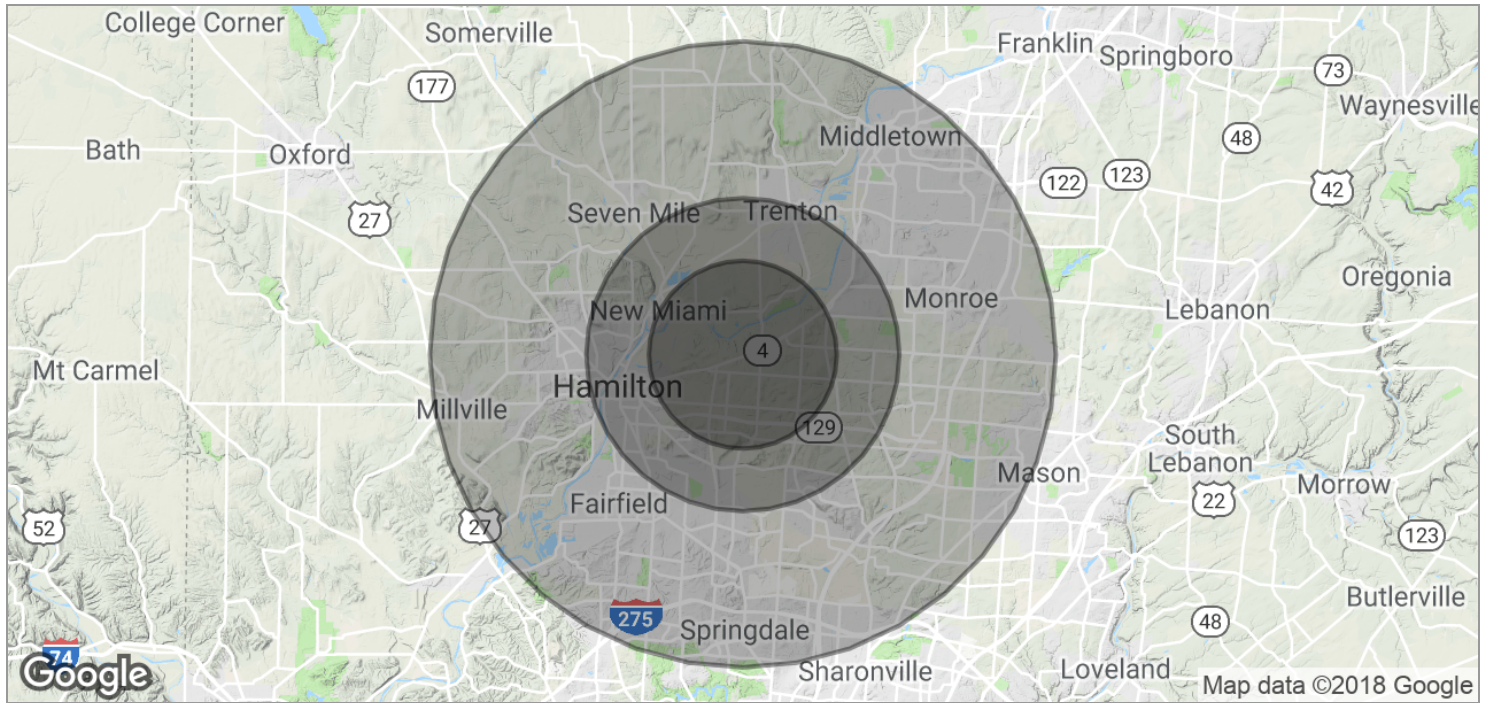
ZACHARY SCHUNN
 Advisor
 513.588.1139
 zschunn@svn.com

All SVN® Offices Independently Owned & Operated.
 The information listed above has been obtained from sources we believe to be reliable, however, we accept no responsibility for its correctness.



14.1 AC DEVELOPMENT LAND - BUTLER COUNTY

3850 Hamilton Middletown Rd, Hamilton, OH 45011



POPULATION	3 MILES	5 MILES	10 MILES
TOTAL POPULATION	29,469	97,865	392,857
MEDIAN AGE	35.6	34.4	36.2
MEDIAN AGE (MALE)	34.8	33.6	35.0
MEDIAN AGE (FEMALE)	36.1	35.0	37.3

HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
TOTAL HOUSEHOLDS	9,977	34,277	146,391
# OF PERSONS PER HH	3.0	2.9	2.7
AVERAGE HH INCOME	\$86,757	\$74,817	\$68,616
AVERAGE HOUSE VALUE	\$225,978	\$201,351	\$182,499



ZACHARY SCHUNN
 Advisor
 513.588.1139
 zschunn@svn.com

All SVN® Offices Independently Owned & Operated.
 The information listed above has been obtained from sources we believe to be reliable, however, we accept no responsibility for its correctness.