

INVESTMENT OPPORTUNITY
3143 Western Row Road
Maineville, OH 45039



Property Highlights

- 22,865 SF free-standing building (3,255 SF vacant office space on 2nd floor)
- 2.1284 acres on corner
- 2 dock doors (12'x12' & 8'x8' w/curtains)
- 3PH/400W/208V
- Marquis signage
- Built in 1988 (2012 remodel)
- Room to expand and ample parking
- Ideal for user/investor
- No earnings tax (Deerfield Township)
- 1/4 mile to I-71 (adjacent to Kings Island)
- Offered At: \$1,199,000 (\$52 PSF)



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Property Details

Location	Maineville, Ohio (Warren County)
Building Type	Masonry & metal
Building Size	22,865 finished SF
Year Built	1988 (remodel 2012)
Amenities	Building and/or parking lot can be expanded
Door Doors/Drive-Ins	2 dock doors (12'x12' and 8'x8') w/curtains
Parking	Private and ample
Parcel Numbers	1622200053 & 1622200058
Taxes	\$8,998/half (Warren County Auditor)
Offered At	\$1,199,000 (\$52 PSF)

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FINANCIAL DATA

83% occupied

Stabilized Gross Rents: \$163,440 (Actual: \$137,400)

Expenses: \$66,234 (2018)

NOI: \$97,206

Cap Rate: 8.10%

Offered At: \$1,199,000

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Demographic Summary Report

3143 Western Row Rd, Maineville, OH 45039

Building Type: **Industrial**
 RBA: **19,820 SF**
 Land Area: **1.5 AC**
 Total Available: **0 SF**

Warehse Avail: -
 Office Avail: -
 % Leased: **100%**
 Rent/SF/Yr: -



Radius	1 Mile	3 Mile	5 Mile
Population			
2024 Projection	2,682	43,718	135,475
2019 Estimate	2,589	41,859	129,097
2010 Census	2,611	40,203	116,459
Growth 2019 - 2024	3.59%	4.44%	4.94%
Growth 2010 - 2019	-0.84%	4.12%	10.85%
2019 Population by Hispanic Origin	89	1,686	4,619
2019 Population	2,589	41,859	129,097
White	2,335 90.19%	35,039 83.71%	108,231 83.84%
Black	87 3.36%	1,494 3.57%	4,928 3.82%
Am. Indian & Alaskan	4 0.15%	81 0.19%	219 0.17%
Asian	125 4.83%	4,463 10.66%	13,074 10.13%
Hawaiian & Pacific Island	2 0.08%	61 0.15%	175 0.14%
Other	36 1.39%	720 1.72%	2,470 1.91%
U.S. Armed Forces	0	7	63
Households			
2024 Projection	1,160	17,323	50,104
2019 Estimate	1,119	16,578	47,719
2010 Census	1,124	15,903	42,919
Growth 2019 - 2024	3.66%	4.49%	5.00%
Growth 2010 - 2019	-0.44%	4.24%	11.18%
Owner Occupied	547 48.88%	11,992 72.34%	37,612 78.82%
Renter Occupied	572 51.12%	4,586 27.66%	10,108 21.18%
2019 Households by HH Income	1,118	16,577	47,718
Income: <\$25,000	51 4.56%	1,537 9.27%	4,535 9.50%
Income: \$25,000 - \$50,000	250 22.36%	3,025 18.25%	7,666 16.07%
Income: \$50,000 - \$75,000	209 18.69%	2,688 16.22%	7,817 16.38%
Income: \$75,000 - \$100,000	236 21.11%	2,234 13.48%	6,220 13.03%
Income: \$100,000 - \$125,000	97 8.68%	1,913 11.54%	5,274 11.05%
Income: \$125,000 - \$150,000	79 7.07%	1,455 8.78%	4,153 8.70%
Income: \$150,000 - \$200,000	138 12.34%	1,827 11.02%	5,143 10.78%
Income: \$200,000+	58 5.19%	1,898 11.45%	6,910 14.48%
2019 Avg Household Income	\$97,027	\$110,280	\$117,528
2019 Med Household Income	\$80,190	\$86,621	\$90,437



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