

FOR SALE

**2470 Princeton Road**

Fairfield Twp, OH 45011



**Property Highlights**

- Approximately 67,654 SF building used as a church/ religious facility, gym & private school plus 2 single-family homes of 2,808 SF and 1,298 SF
- 13.425 total acres with 562' frontage
- Amenities: Full-size gym with stage, commercial kitchen, classrooms & offices on 1st and 2nd floors, large sanctuary with balcony (seats 1,500-1,800), Chapel (seats 400), storage barn, nursery complex, meeting rooms & more
- Zoned R-2 (Single family residential district)
- FF&E's negotiable
- Newer roof and boiler (2 stages)
- Offered at \$1,750,000\* (tax value of \$6,192,500- priced more than \$4.4 million below tax value!)

*\*current church open to a possible lease-back option!*

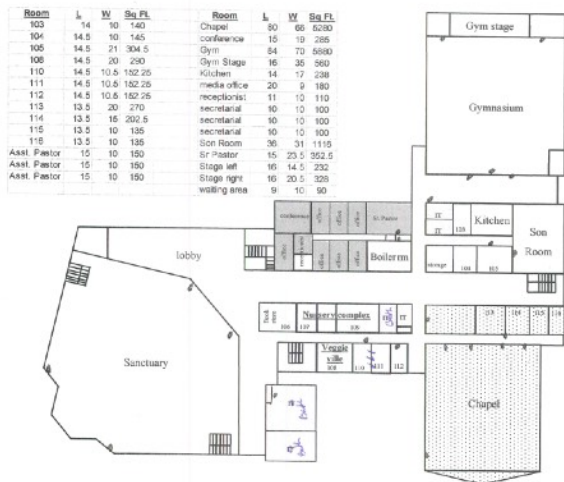


**North Ridge Realty Group**

5430 West Chester Road | West Chester, OH 45069

**Susan Stretch | c: 513.315.8522 | o: 513.860.5050 | [susan@nrrg.com](mailto:susan@nrrg.com)**

**John Stretch | c: 513.623.6505 | o: 513.860.5050 | [john@nrrg.com](mailto:john@nrrg.com)**



**1st floor**



**2nd floor**

## Property Details

Location	Fairfield Township, OH
Building Type	Large church plus 2 single family homes and storage barn
Available SF	67,754 SF church, school/day care plus 2 single family homes
Parcel Number	A0300026000051 & A0300026000051E (Butler County auditor)
Year Built	1966, 1978, 1987
Parking	410 stalls and 3 curb cuts
Possession	Negotiable
Taxes	\$2,080/half
Offering Price	\$1,750,000 <i>(tax value of \$6,192,500- priced more than \$4.4 million below tax value!)</i>

*The assurance of expertise.  
The reputation for results.*

[www.nrrg.com](http://www.nrrg.com)



Disclaimer: The Realtor involved in selling the premises is relying on all information provided herein or supplied by owner or owner's sources in connection with the Real Estate. We cannot guarantee this information.





*The assurance of expertise.  
The reputation for results.*

[www.nrrg.com](http://www.nrrg.com)



Disclaimer: The Realtor involved in selling the premises is relying on all information provided herein or supplied by owner or owner's sources in connection with the Real Estate. We cannot guarantee this information.



Large Sanctuary - seating capacity of 1,500-1,800



Original Chapel - seating capacity of approximately 400 & recently renovated



*The assurance of expertise.  
The reputation for results.*

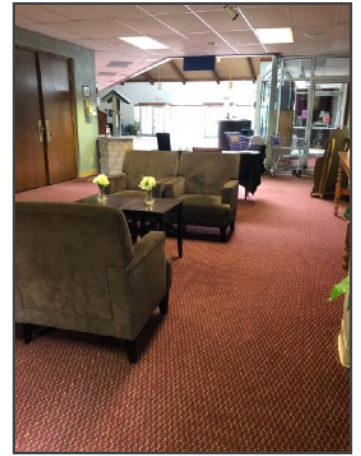
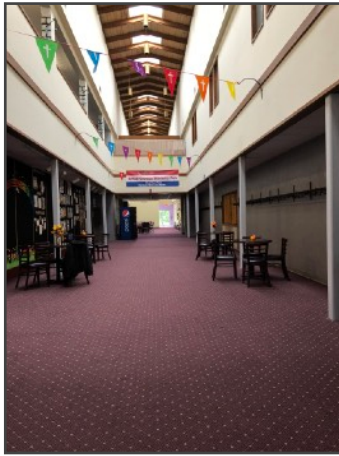
[www.nrrg.com](http://www.nrrg.com)



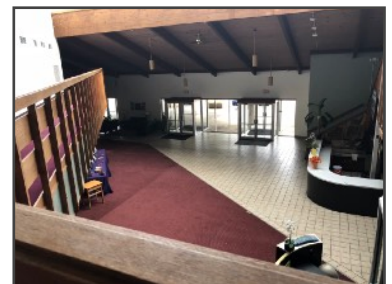
Disclaimer: The Realtor involved in selling the premises is relying on all information provided herein or supplied by owner or owner's sources in connection with the Real Estate. We cannot guarantee this information.



Full-size basketball court and stage area



10++ classrooms and more offices on upper level



Many areas for gathering in large and small group settings


*The assurance of expertise.  
The reputation for results.*

[www.nrrg.com](http://www.nrrg.com)



Disclaimer: The Realtor involved in selling the premises is relying on all information provided herein or supplied by owner or owner's sources in connection with the Real Estate. We cannot guarantee this information.

**Demographic Summary Report**

<b>Hamilton Vineyard Church</b>				
2470 Princeton Rd, Hamilton, OH 45011				
Building Type: <b>Specialty</b>	Total Available: <b>0 SF</b>			
Class: -	% Leased: <b>100%</b>			
RBA: <b>67,754 SF</b>	Rent/SF/Yr: -			
Typical Floor: <b>35,000 SF</b>				
<b>Radius</b>	1 Mile	3 Mile	5 Mile	
<b>Population</b>				
2023 Projection	8,553	69,865	143,966	
2018 Estimate	8,208	68,193	140,842	
2010 Census	7,141	65,659	137,347	
Growth 2018 - 2023	4.20%	2.45%	2.22%	
Growth 2010 - 2018	14.94%	3.86%	2.54%	
<b>2018 Population by Hispanic Origin</b>	506	5,001	8,173	
<b>2018 Population</b>	8,208	68,193	140,842	
White	6,849 83.44%	57,199 83.88%	118,366 84.04%	
Black	911 11.10%	7,725 11.33%	14,407 10.23%	
Am. Indian & Alaskan	21 0.26%	249 0.37%	461 0.33%	
Asian	216 2.63%	1,157 1.70%	3,941 2.80%	
Hawaiian & Pacific Island	8 0.10%	86 0.13%	140 0.10%	
Other	202 2.46%	1,778 2.61%	3,527 2.50%	
U.S. Armed Forces	5	26	43	
<b>Households</b>				
2023 Projection	3,159	25,483	54,138	
2018 Estimate	3,027	24,867	52,982	
2010 Census	2,606	23,920	51,804	
Growth 2018 - 2023	4.36%	2.48%	2.18%	
Growth 2010 - 2018	16.16%	3.96%	2.27%	
Owner Occupied	2,169 71.66%	15,753 63.35%	35,243 66.52%	
Renter Occupied	857 28.31%	9,114 36.65%	17,739 33.48%	
<b>2018 Households by HH Income</b>				
Income: <\$25,000	519 17.15%	6,117 24.60%	11,027 20.81%	
Income: \$25,000 - \$50,000	715 23.63%	5,843 23.50%	11,061 20.88%	
Income: \$50,000 - \$75,000	499 16.49%	4,334 17.43%	9,564 18.05%	
Income: \$75,000 - \$100,000	401 13.25%	3,015 12.12%	6,799 12.83%	
Income: \$100,000 - \$125,000	403 13.32%	2,136 8.59%	5,446 10.28%	
Income: \$125,000 - \$150,000	209 6.91%	1,272 5.12%	3,303 6.23%	
Income: \$150,000 - \$200,000	231 7.63%	1,480 5.95%	3,415 6.45%	
Income: \$200,000+	49 1.62%	670 2.69%	2,366 4.47%	
<b>2018 Avg Household Income</b>	\$76,287	\$69,142	\$78,523	
<b>2018 Med Household Income</b>	\$62,640	\$52,522	\$61,095	



Copyrighted report licensed to North Ridge Realty Group - 981993.

8/29/2018

Page 1

**ADDITIONAL DEMOGRAPHICS AVAILABLE UPON REQUEST**

*The assurance of expertise.  
The reputation for results.*

[www.nrrg.com](http://www.nrrg.com)



Disclaimer: The Realtor involved in selling the premises is relying on all information provided herein or supplied by owner or owner's sources in connection with the Real Estate. We cannot guarantee this information.