



FORMER FAMILY DOLLAR

4335 MOUNT CARMEL-TOBASCO ROAD
CINCINNATI, OH 45244

Robert Merkt
Advisor
513.387.0045
bmerkt@svn.com

Disclaimer

The material contained in this Offering Brochure is furnished solely for the purpose of considering the purchase of the property within and is not to be used for any other purpose. This information should not, under any circumstances, be photocopied or disclosed to any third party without the written consent of the SVN® Advisor or Property Owner, or used for any purpose whatsoever other than to evaluate the possible purchase of the Property.

The only party authorized to represent the Owner in connection with the sale of the Property is the SVN Advisor listed in this proposal, and no other person is authorized by the Owner to provide any information or to make any representations other than contained in this Offering Brochure. If the person receiving these materials does not choose to pursue a purchase of the Property, this Offering Brochure must be returned to the SVN Advisor.

Neither the SVN Advisor nor the Owner make any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein, and nothing contained herein is or shall be relied upon as a promise or representation as to the future representation of the Property. This Offering Brochure may include certain statements and estimates with respect to the Property. These Assumptions may or may not be proven to be correct, and there can be no assurance that such estimates will be achieved. Further, the SVN Advisor and the Owner disclaim any and all liability for representations or warranties, expressed or implied, contained in or omitted from this Offering Brochure, or any other written or oral communication transmitted or made available to the recipient. The recipient shall be entitled to rely solely on those representations and warranties that may be made to it in any final, fully executed and delivered Real Estate Purchase Agreement between it and Owner.

The information contained herein is subject to change without notice and the recipient of these materials shall not look to Owner or the SVN Advisor nor any of their officers, employees, representatives, independent contractors or affiliates, for the accuracy or completeness thereof. Recipients of this Offering Brochure are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

This Offering Brochure is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Offering Brochure or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and the SVN Advisor from any liability with respect thereto.

To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.

Property Summary



OFFERING SUMMARY

Sale Price:	\$395,000
Lot Size:	1 Acre
Year Built:	2005
Building Size:	9,996 SF
Zoning:	B-1 Business
Market:	Cincinnati, OH
Price / SF:	\$39.52

PROPERTY OVERVIEW

Back on market! Roughly 10,000 SF former Family Dollar store, built in 2005. Flexible business zoning. Strong neighborhood location. Neighbors Nothin' But Net Sports Complex (basketball and volleyball facility) and Mt. Carmel Brewing.

LOCATION OVERVIEW

Located at the intersection of Mount Carmel-Tobasco Rd. and Auxier Dr., in Union Township, Clermont County, OH. Average traffic on Mount Carmel-Tobasco Rd. is about 13,000 cars per day [OKI data, 2011-12]. Strong neighborhood demographics.

The subject property lies in the greater Cincinnati, OH-KY-IN metropolitan area, a region which contains over 2.1 million people in a 14-county, 3-state area. Site is just 15 miles east of downtown Cincinnati.

PROPERTY HIGHLIGHTS

- Back on market
- Built in 2005
- Flexible business zoning
- Strong neighborhood location

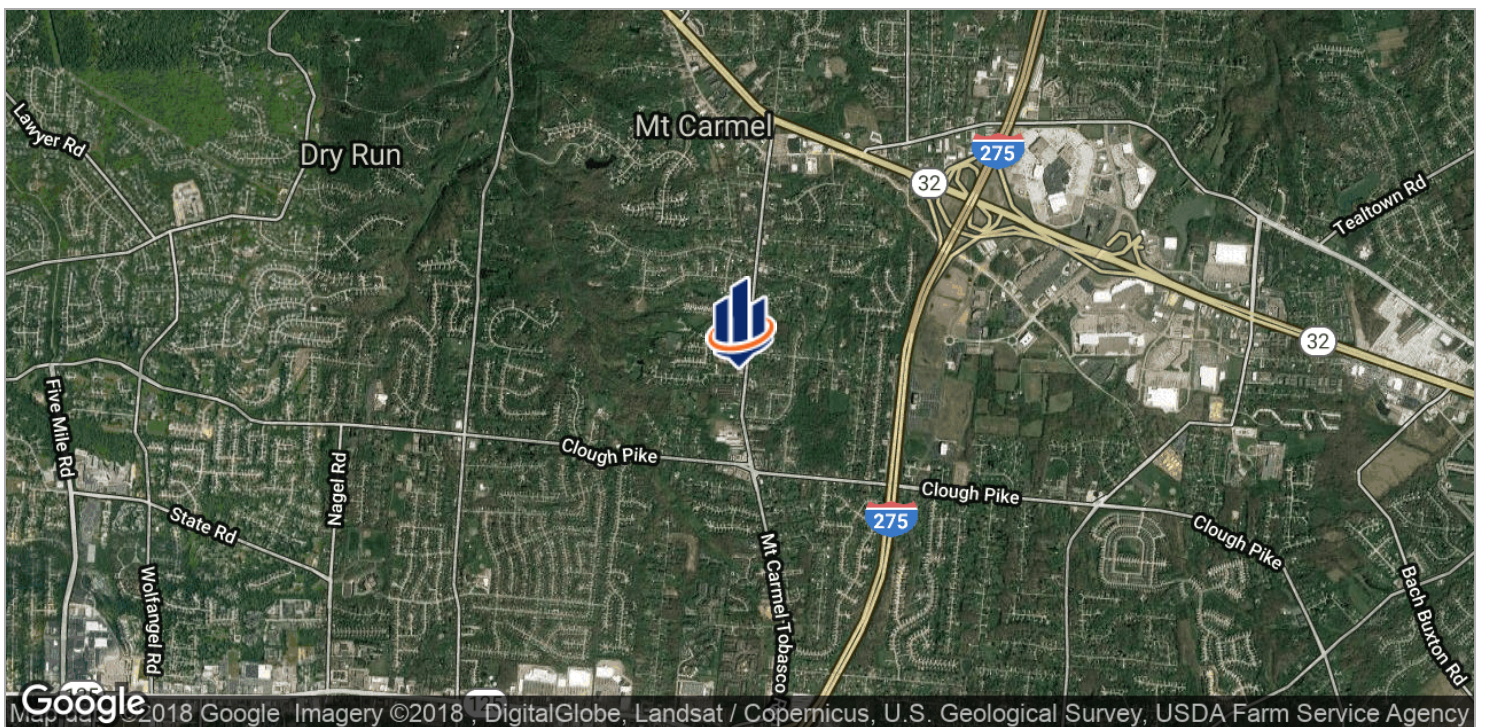
Interior Photos



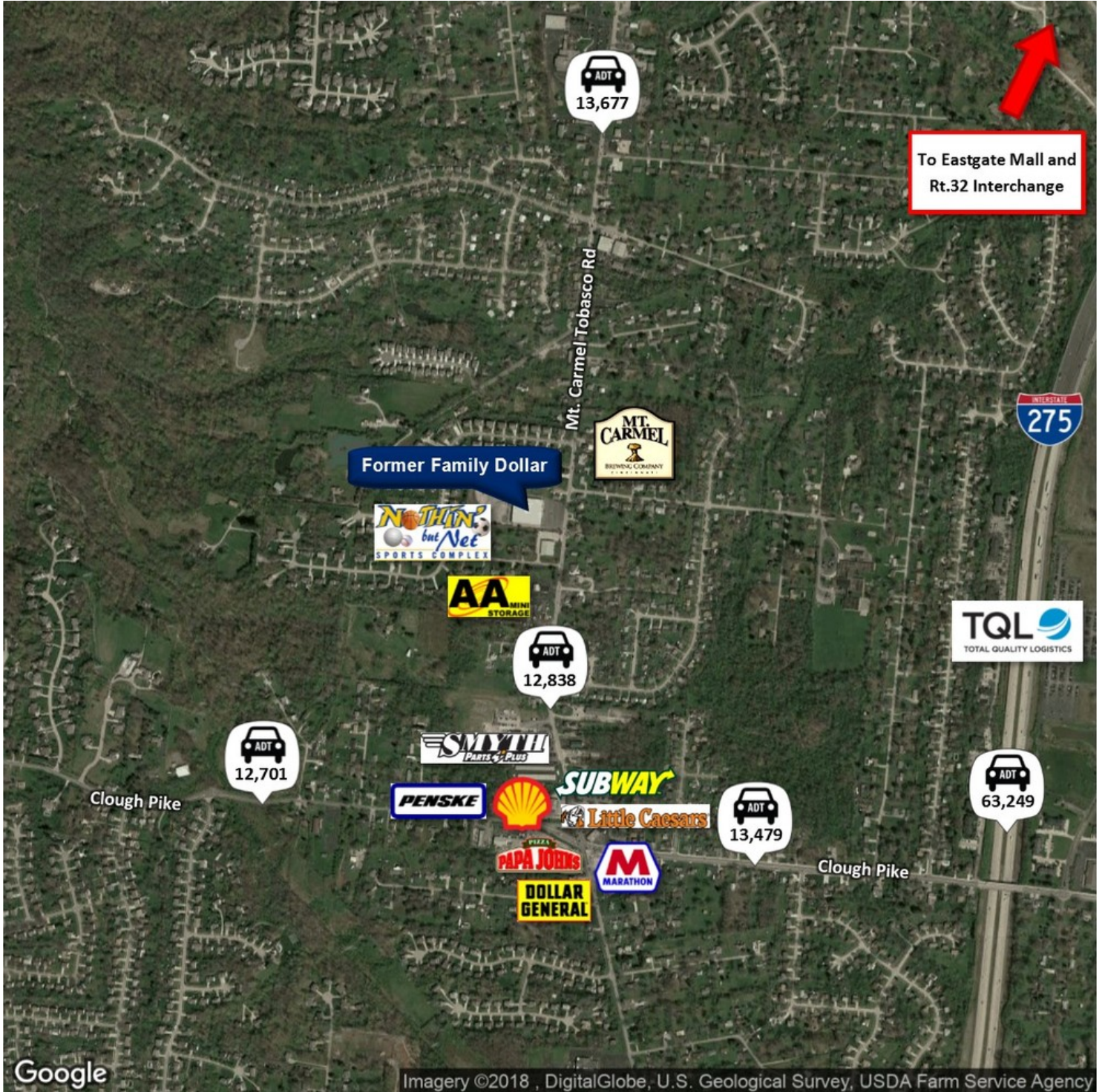
Regional Map



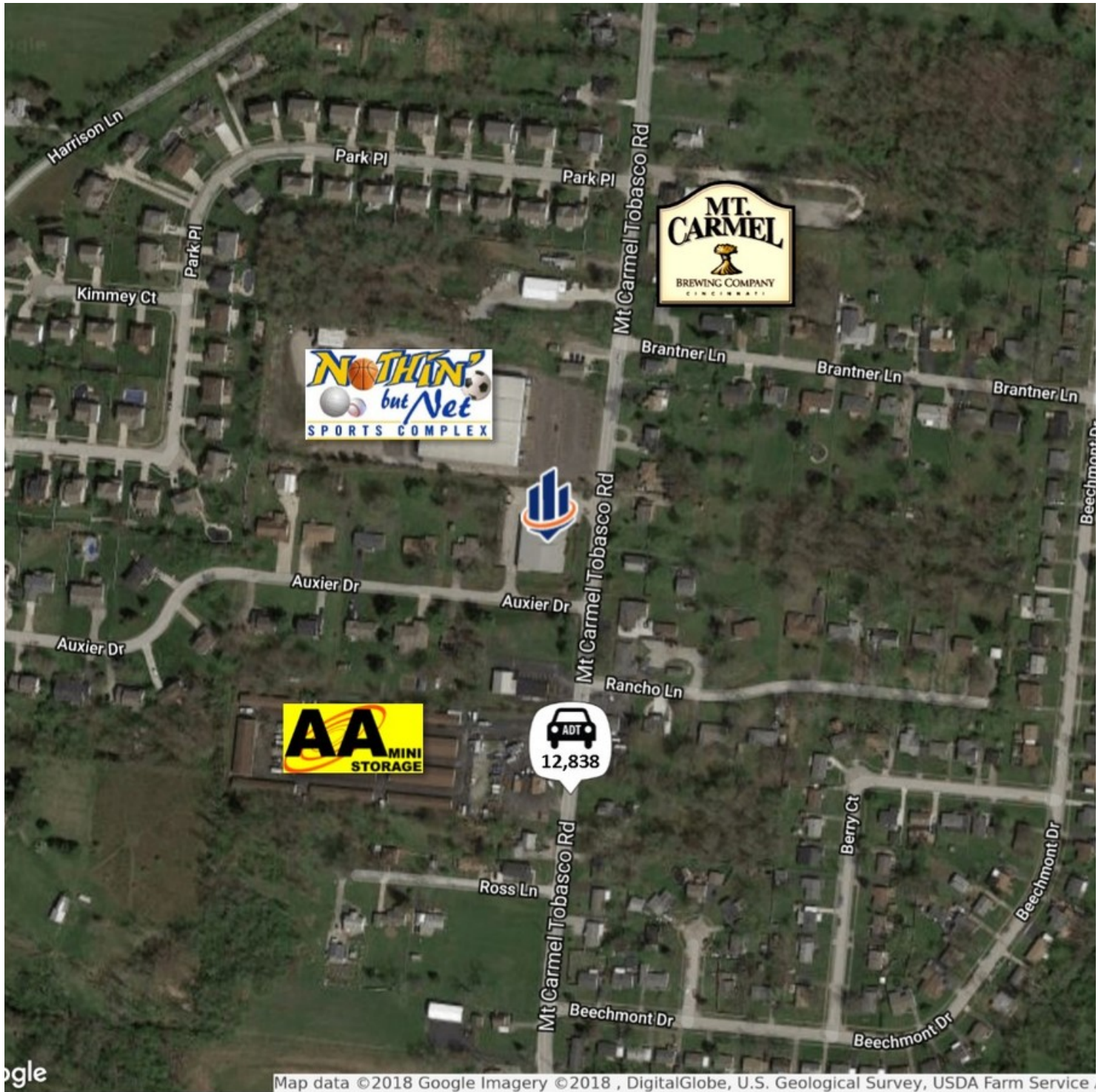
Location Maps



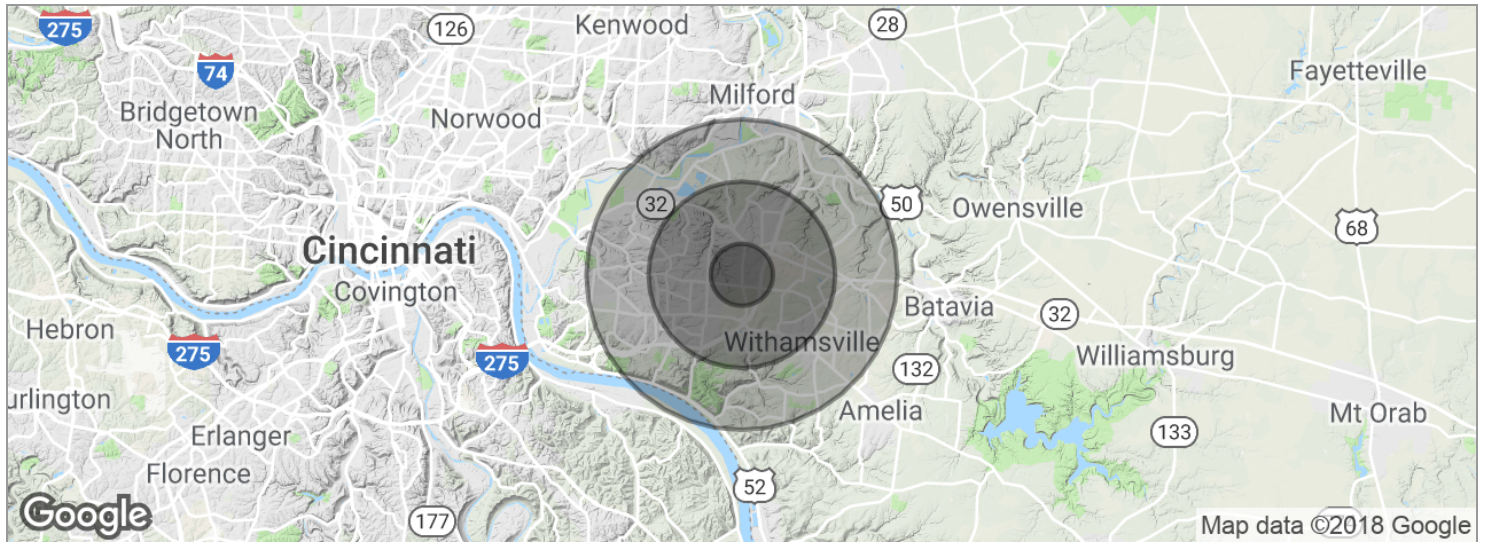
Retailer Map



Site Aerial



Demographics Map



POPULATION	1 MILE	3 MILES	5 MILES
Total population	8,121	54,539	109,047
Median age	37.4	38.4	38.8
Median age (Male)	35.4	37.3	37.5
Median age (Female)	38.7	39.5	40.1
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	3,210	21,487	41,936
# of persons per HH	2.5	2.5	2.6
Average HH income	\$67,549	\$78,813	\$86,666
Average house value	\$154,982	\$185,666	\$212,029

* Demographic data derived from 2010 US Census