



Available

564 Old State Route 74, Union Township, Ohio

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Commercial building for lease or for sale

- 9,275 s.f. total building (7,675 s.f. office / 1,600 s.f. warehouse)
- 0.997 acres
- Ceiling clearance 9'-11'5"
- One 8' x 8' drive-in door
- Three phase power
- Zoned B-1
- Built in 1973
- 24 parking spaces
- Great location just off of SR 32 at I-275
- Asking price \$750,000
- Lease rate negotiable

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2017 Area demographics	1 mile	3 miles	5 miles
Total population	7,739	53,945	115,323
Median age	37.3	38.7	40.1
Households	3,189	20,704	45,773
Average household income	\$71,485	\$94,162	\$99,979

Traffic counts (AADT)

State Route 32 (2015)	22,105
Old State Route 74 (2012)	10,268





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