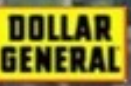

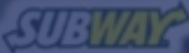
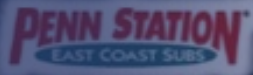


9433 Cincinnati Columbus Rd



 ADT 15,926

9433 CINCINNATI COLUMBUS RD  
WEST CHESTER, OH 45069



# Property Summary



## OFFERING SUMMARY

Sale Price:	\$325,000
Lot Size:	1.832 Acres
Zoning:	B-1 Business
Market:	Cincinnati
Submarket:	West Chester
Traffic Count:	15,926
Price / AC:	\$177,402

## PROPERTY OVERVIEW

1.83 acre commercial development site on Cincinnati-Columbus Rd. [US Rt. 42], in West Chester, OH. Land is divisible. Majority of land is zoned Business [small portion in the back zoned R-2 residential]. Variety of retail, restaurant, and office uses allowed.

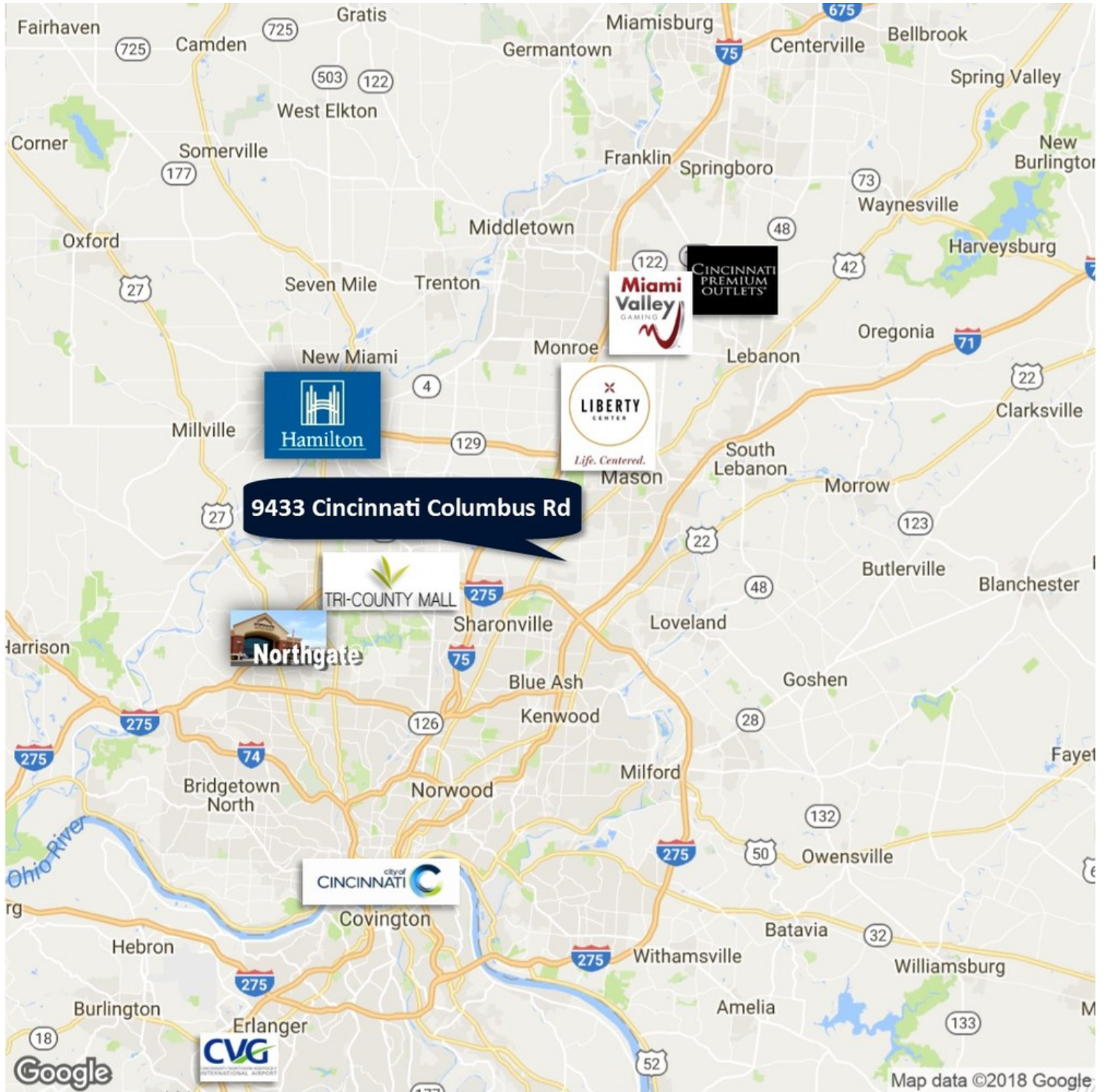
## LOCATION OVERVIEW

Great West Chester location! On Cincinnati-Columbus Rd. [US Rt. 42] between West Chester Rd. and Dimmick Rd. Just 3 miles east of Interstate 75, and 2 miles north of Interstate 275. Just 1/4 mile north of Dimmick Plaza Shopping Center. Dairy Queen, McDonald's, Domino's Pizza, Subway, Penn Station East Coast Subs, Dollar General, Valvoline, Shell and Sunoco are all within 1/2 mile. Less than 30 minute drive north of downtown Cincinnati, OH.

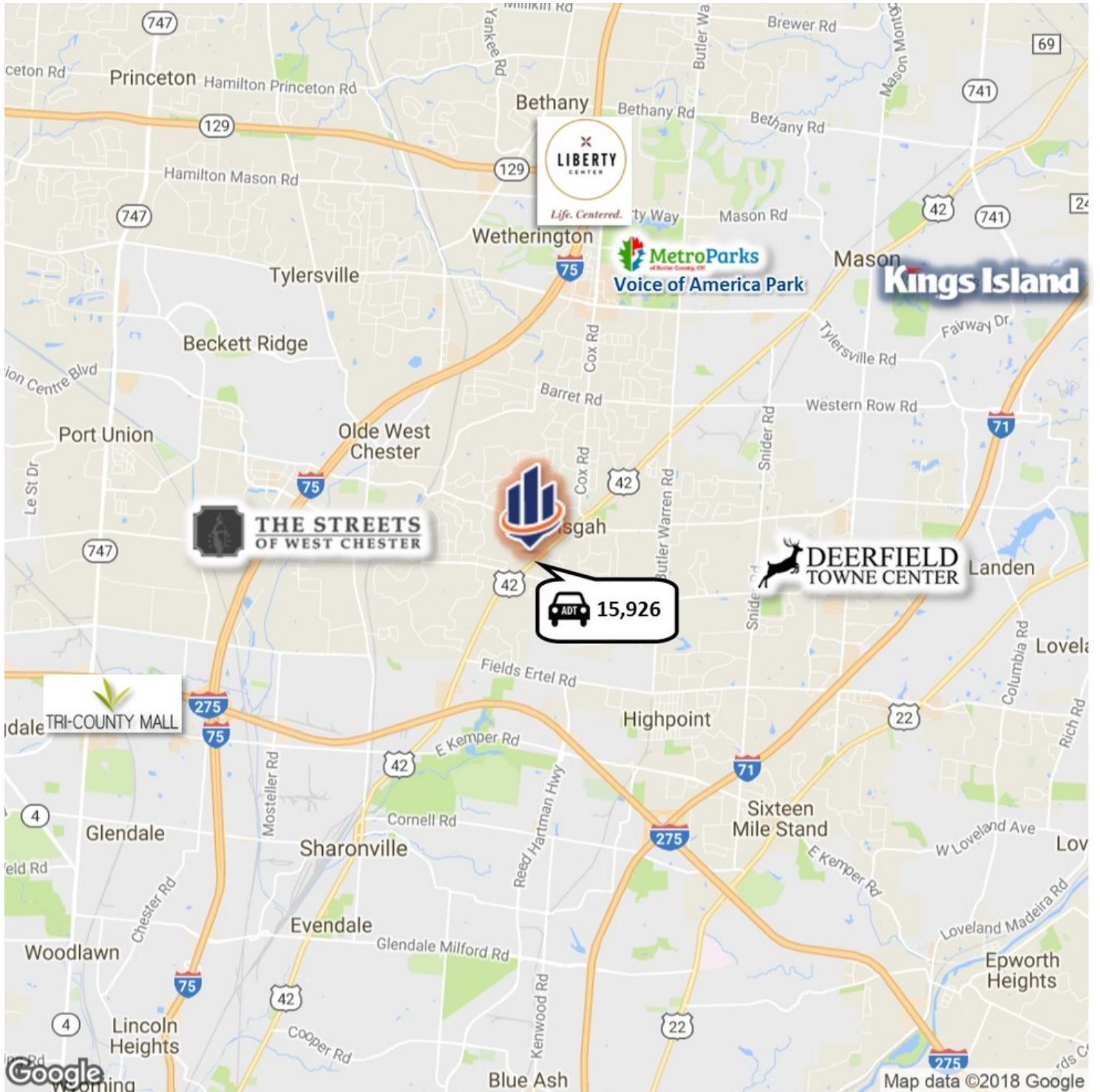
## PROPERTY HIGHLIGHTS

- 1.83 acres on 2 parcels
- Great West Chester location!
- Business zoning
- Terrific retail, restaurant, or office site

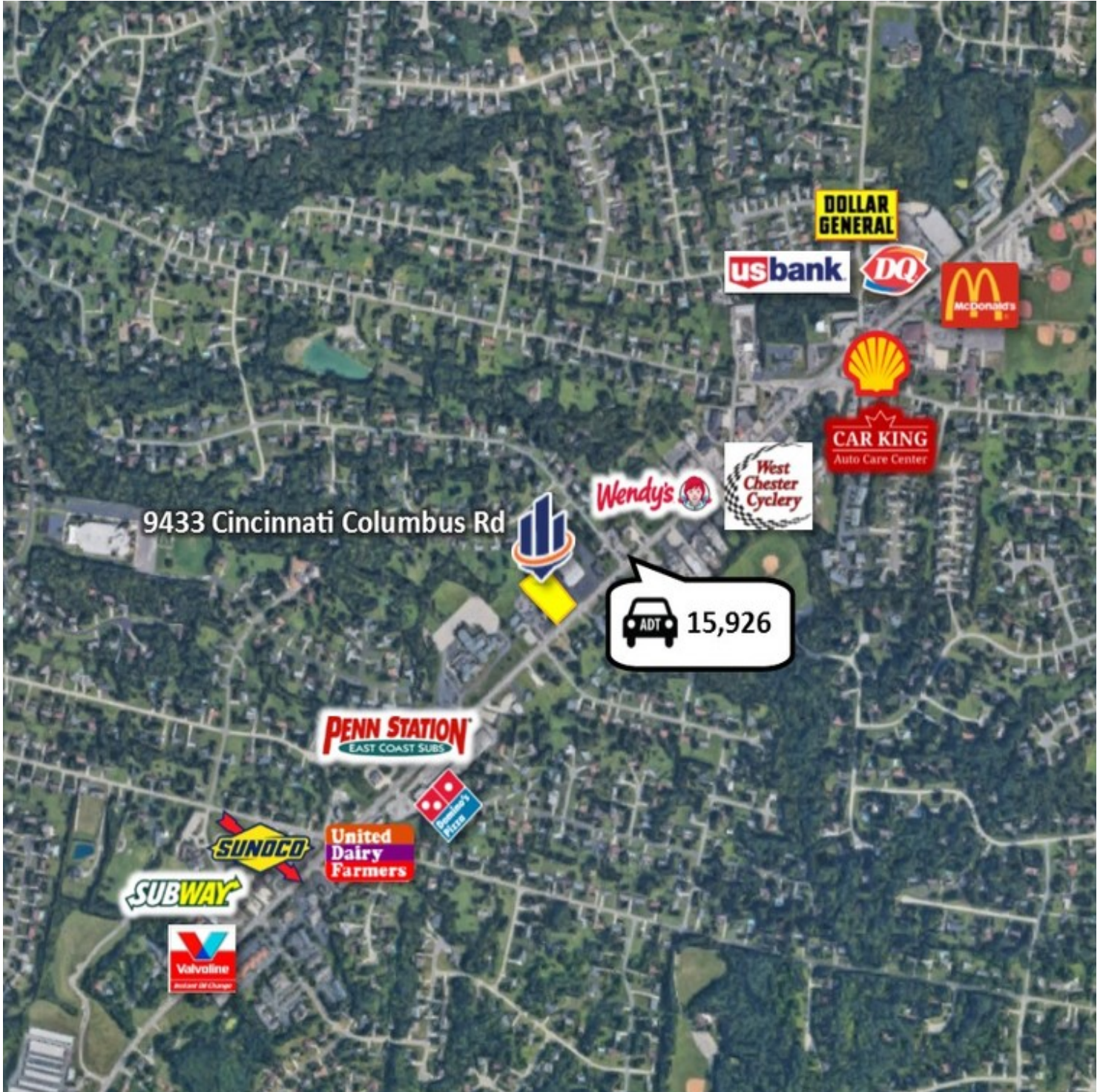
# Regional Map



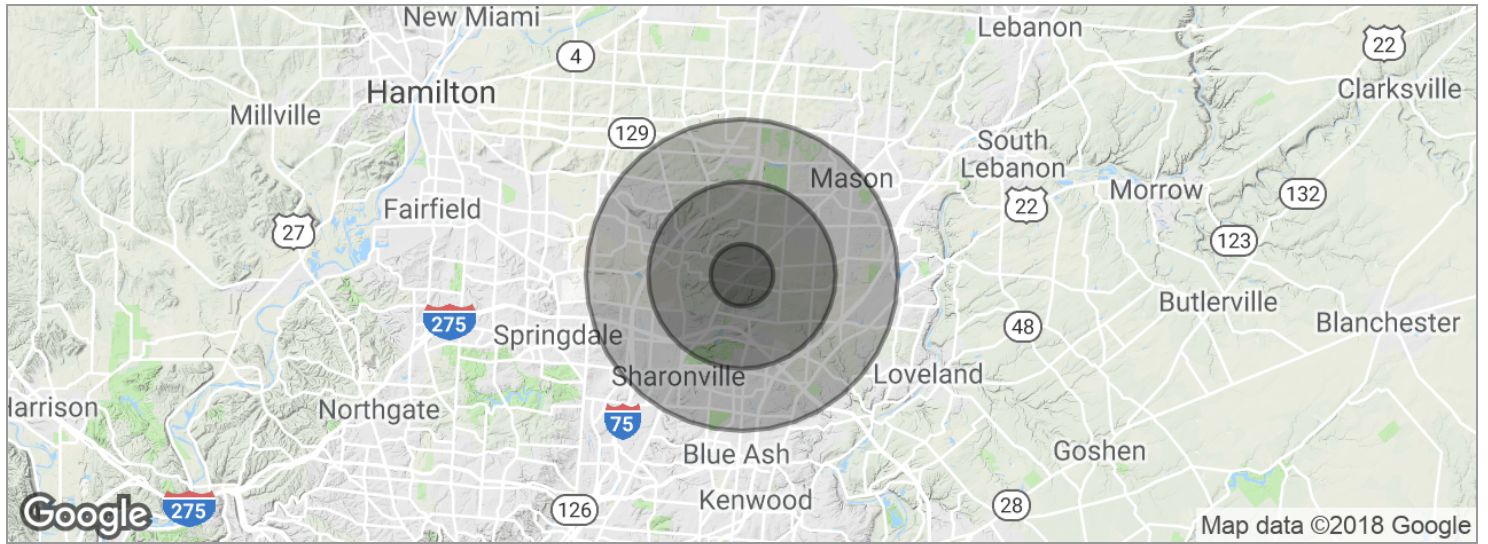
# Area Map



# Retailer Map



# Demographics Map



## POPULATION

	1 MILE	3 MILES	5 MILES
Total population	6,805	49,148	133,198
Median age	41.4	40.6	38.9
Median age (male)	39.1	39.0	37.6
Median age (Female)	44.0	42.0	40.0

## HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	2,494	18,272	49,297
# of persons per HH	2.7	2.7	2.7
Average HH income	\$97,928	\$93,656	\$96,682
Average house value	\$235,424	\$255,826	\$264,709

\* Demographic data derived from 2010 US Census