

FOR SALE

DEVELOPMENT SITE (1.2 ACRES) | CAR WASH

635 OLD STATE ROUTE 74

CINCINNATI, OH 45244



OFFERING SUMMARY

Address	635 Old State Route 74 Cincinnati, OH 45244
Asking Price	\$550,000
Acreage	1.2 acres
Square Footage	2,750 SF Car Wash (6 bays)
County	Clermont County
Municipality	Union Township
Parcel ID	413213D011.
Zoning	B-1 Business
Traffic Count	12,837 VPD



MIKE BASTIN

DIRECT: 513.618.2823 | **CELL:** 513.520.4525 | **EMAIL:** MJBASTIN@CBCRELIANTREALTY.COM

2181 VICTORY PARKWAY | SUITE 102

CINCINNATI, OH 45206

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PROPERTY DESCRIPTION

Lots of potential for this high-traffic and well-located site in the Eastgate/Mount Carmel submarket. This 1.2 acre lot provides easy access to SR 32 and I-275 along with several eastside neighborhoods such as Milford, Batavia, Anderson, and Turpin Hills. Currently used as a car wash - there are several retail users nearby driving traffic to this site. Zoned B-1 Business (Union Township) which allows for several commercial uses - bring your ideas to the existing car wash business or plans for new development!



DEMOGRAPHIC INFO

POPULATION SUMMARY	1 MILE	3 MILE	5 MILE
TOTAL POPULATION	6,446	53,153	115,072
NUMBER OF HOUSEHOLDS	2,856	21,770	46,764
NUMBER OF HOUSING UNITS	3,025	22,834	49,234
OWNER OCCUPIED UNITS	52.8%	65.1%	68.7%
RENTER OCCUPIED UNITS	41.6%	30.3%	26.3%
VACANT HOUSING UNITS	5.6%	4.7%	5.0%
MEDIAN AGE	37.1	39.1	40.8
HOUSEHOLD SUMMARY	1 MILE	3 MILE	5 MILE
MEDIAN HH INCOME	\$44,919	\$70,984	\$80,787
AVERAGE HH INCOME	\$70,493	\$103,981	\$119,495
MEDIAN HOME VALUE	\$179,210	\$238,550	\$267,036
AVERAGE HOME VALUE	\$217,522	\$274,811	\$314,241

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