

JLL SEE A BRIGHTER WAY

# For sale

756 Old State Route 74, Cincinnati, OH 45246

## Property overview

Rare opportunity on the east side of Cincinnati. This prime land parcel offers exceptional potential for investors seeking development opportunities or owner-occupants planning their ideal facility with room for future expanison and income generation.

#### **Property summary**

Acreage	1.55
Zoning	B-1 Business
Municipality	Union Township, Clermont County
Earnings Tax	0%
Average Daily Traffic Count	10,336
Asking Price	\$300,000

#### 754 Old SR 74 Brochure

Neighboring property (754 Old SR 74) also available.

#### **Features:**

- Incredible access to SR 32 & I-275
- Exceptional visibility

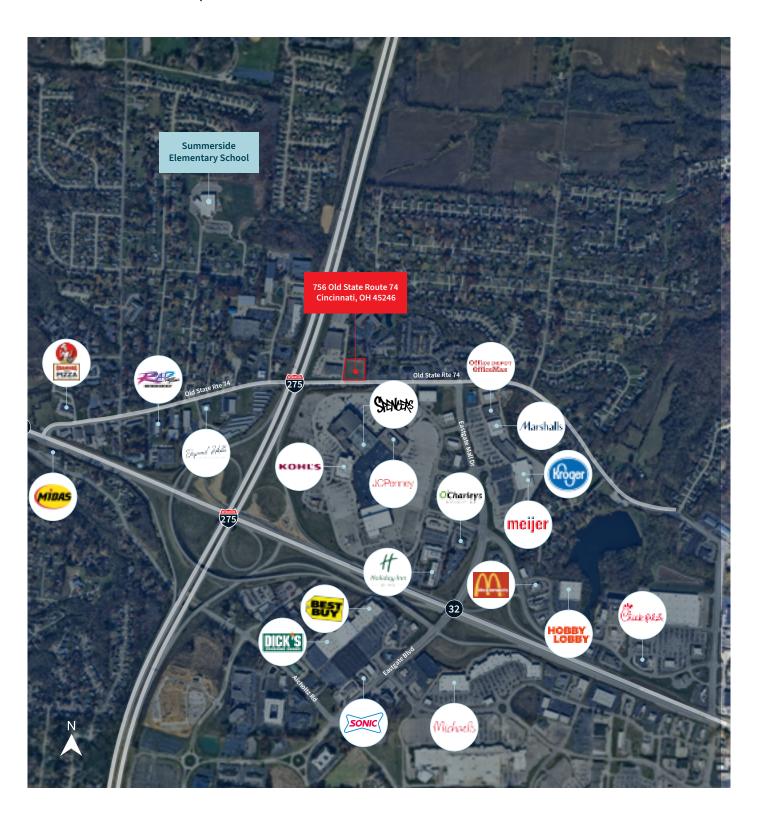


### **Airport**

Cincinnati/Northern Kentucky International under 30 min drive



## Amenities Map





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