

CINCINNATI, OHIO FORMER WALGREENS AVAILABLE FOR LEASE

3084 W. GALBRAITH RD., CINCINNATI, OHIO (STORE 6787)



Commerce Real Estate Services



PROPERTY OVERVIEW

- Parking Spaces: 75 spaces
- Drive Thru: Yes
- Square Footage: 14,490
- Asking Price: \$4.00 per sq. ft. on a modified gross basis
- Notes: Excellent location as the subject property is centrally located, outstanding visibility and signage. Trade area realizes major retailers strong traffic counts and demographics, Retailers in trade area include Super Walmart, Target, Home Depot. Easy access to S.R. 126 and I-275.

Robbie Colombo

Indus Companies

Commercial Real Estate Services

4200 Regent Street, Suite 200

Columbus, Ohio 43219

P: 614.562.6244

F: 614.944.5192

rcolombo@induscompanies.com

DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Total Population:	12,338	95,341	185,540
Total Households:	5,034	39,084	77,056
Avg. Household Income:	\$62,928	\$69,846	\$71,433



The information contained herein has either been given to us by the owner of the property or obtained from sources that we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it.

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LOCATION HIGHLIGHTS

- Centrally located in a well-established and vibrant retail trade area
- 90,000 people within 3 mile radius
- Signalized intersection
- Excellent Visibility
- Pylon Sign has digital reader board
- Easy access to W. Galbraith Road and Colerain Avenue
- Convenient as well as ample parking
- Subject property is located at the NEC of W. Galbraith and Colerain Avenue



TRAFFIC COUNTS:

15,566 ADT (W. Galbraith Rd.)

34,649 ADT (Colerain Ave.)

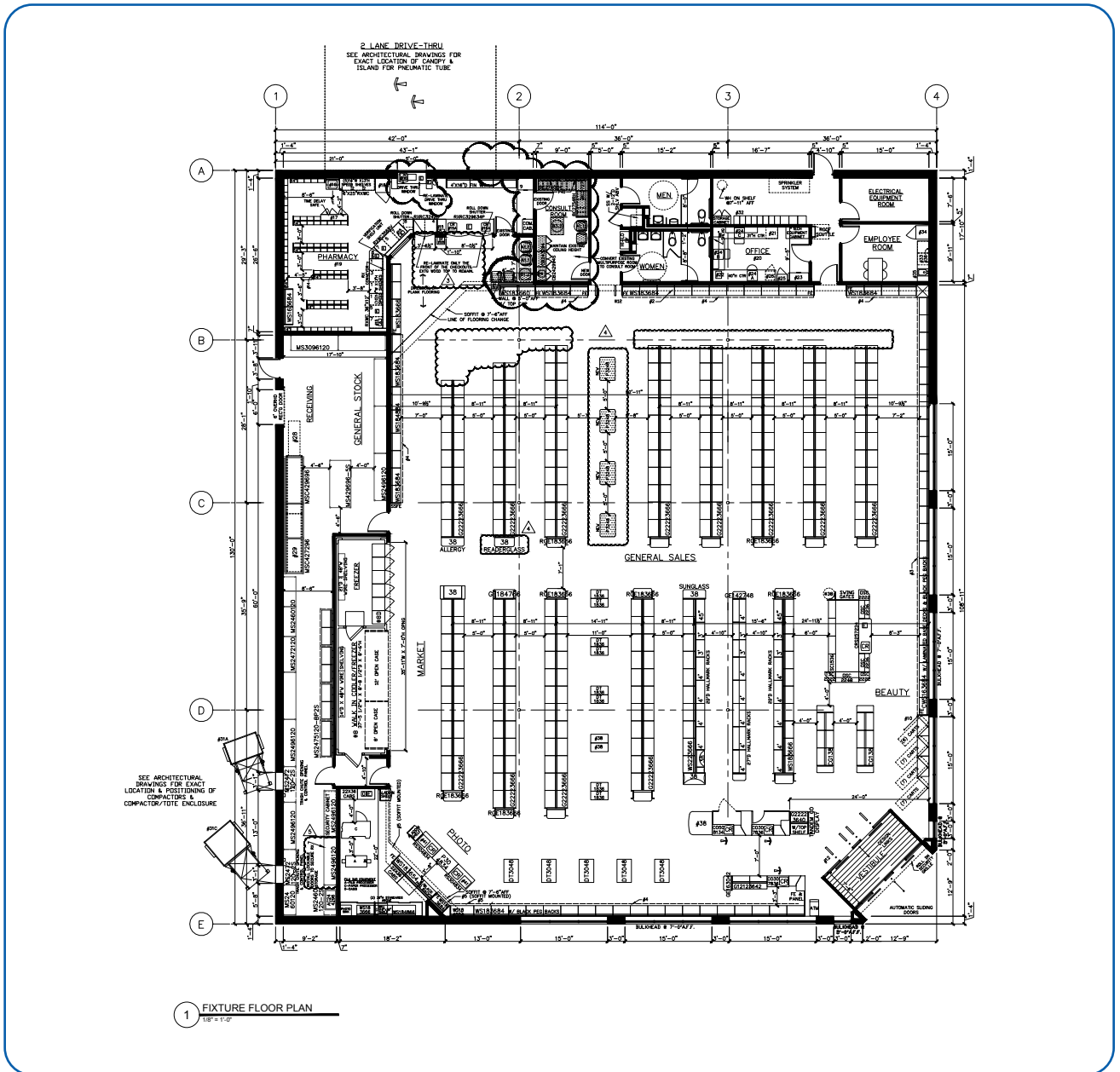
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SITE PLAN