

# 948 Old State Rte 74

Batavia, OH 45103



## Property Description

Join tenants at this great shopping center including financial services, Insurance branches, and a tasty bakery.

## Location Description

Amazing Property located on Old State Route 74, with 4,000 vehicles per day

## Offering Summary

Lease Rate:	Negotiable
Number of Units:	15
Available SF:	1,200 SF
Building Size:	20,520 SF

Spaces	Lease Rate	Space Size
6 Glen	Negotiable	1,200 SF

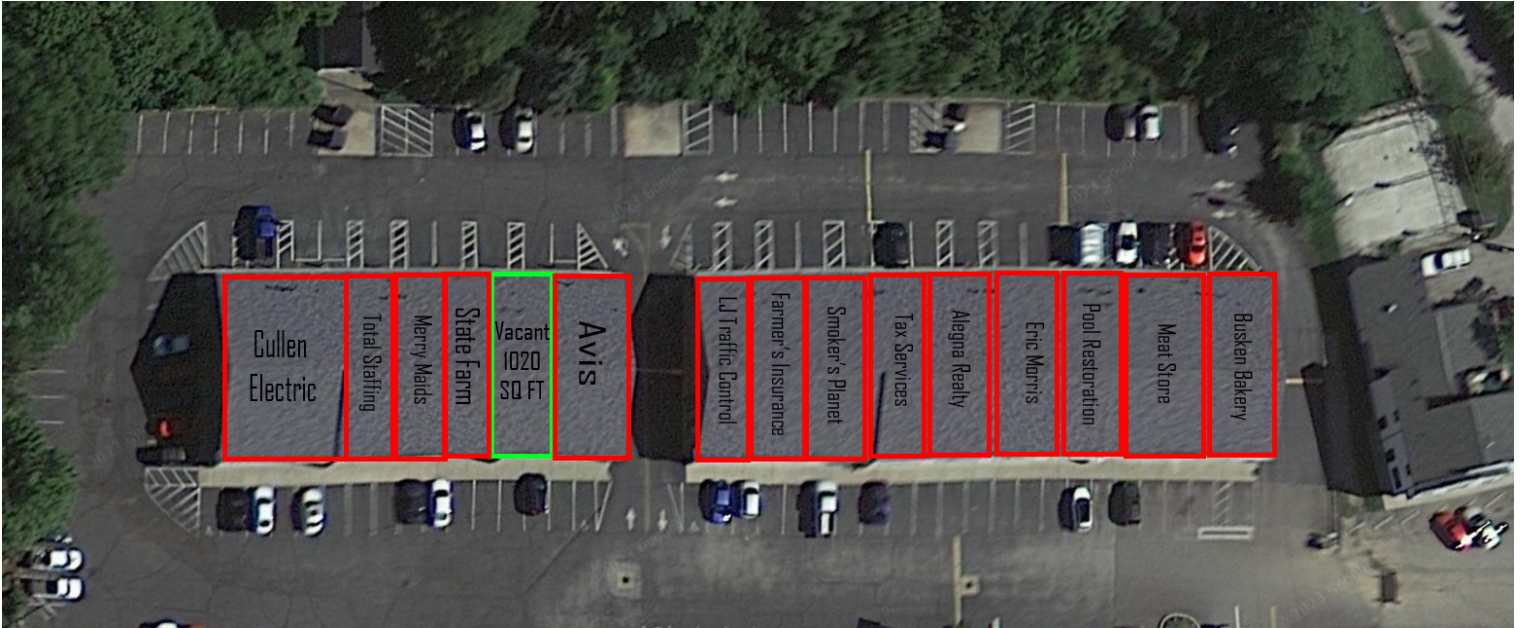
**Max Profeta**

317.550.9060

max@arnoldmeyer.com

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## Lease Information

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	1,200 SF	Lease Rate:	Negotiable

## Available Spaces

Suite	Tenant	Size (SF)	Lease Type	Lease Rate	Description
6 Glen	Available	1,200 SF	NNN	Negotiable	-

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Lease Rate	Negotiable
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## Location Information

Street Address	948 Old State Rte 74
City, State, Zip	Batavia, OH 45103
County	Clermont

## Building Information

Building Size	20,520 SF
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## Property Information

Property Type	Retail
Property Subtype	Strip Center

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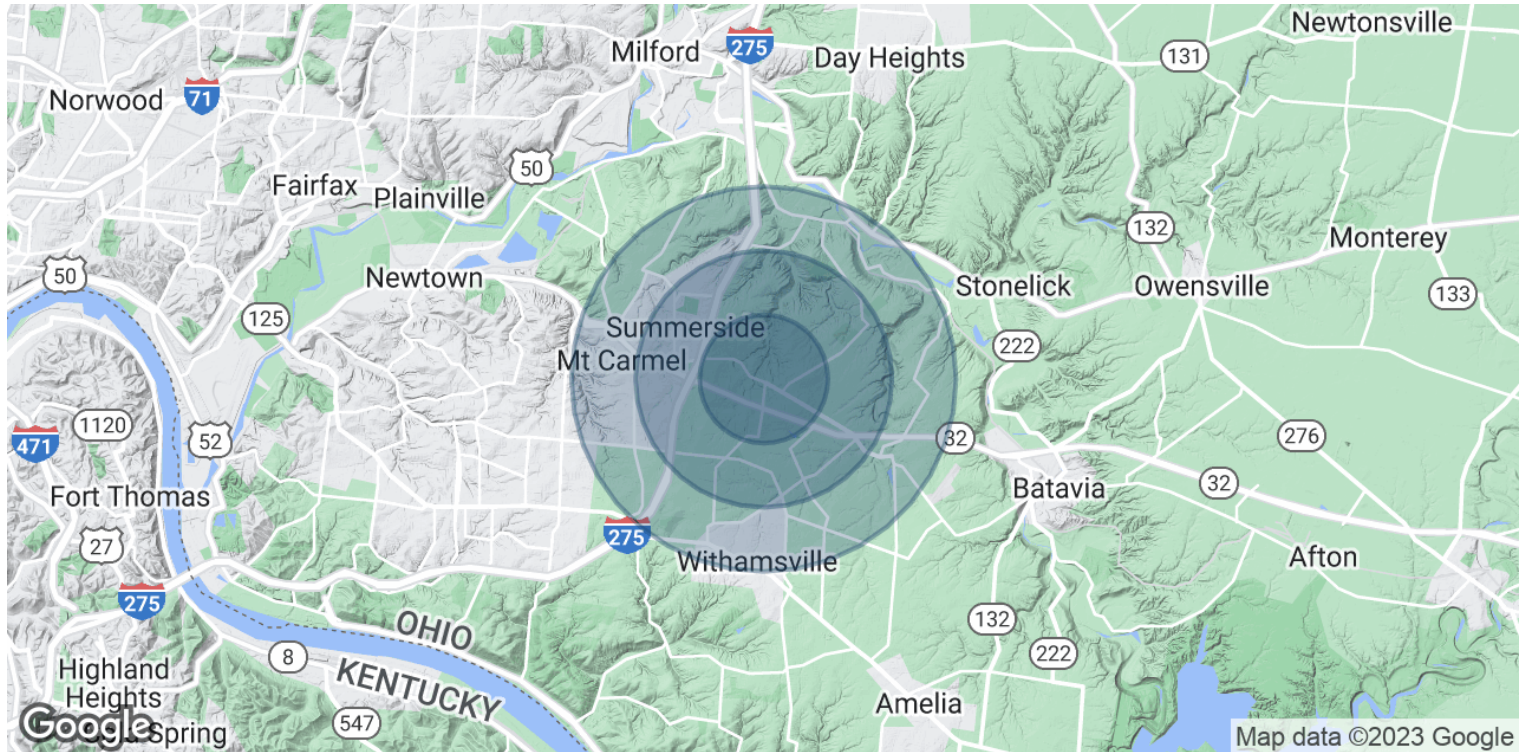
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<b>Population</b>	<b>1 Mile</b>	<b>2 Miles</b>	<b>3 Miles</b>
Total Population	4,565	21,682	42,754
Average Age	37.5	37.5	38.6
Average Age (Male)	35.6	35.7	36.9
Average Age (Female)	40.7	39.7	41.5

<b>Households &amp; Income</b>	<b>1 Mile</b>	<b>2 Miles</b>	<b>3 Miles</b>
Total Households	1,744	9,187	18,107
# of Persons per HH	2.6	2.4	2.4
Average HH Income	\$77,402	\$72,766	\$78,264
Average House Value	\$153,075	\$139,311	\$165,295

\* Demographic data derived from 2020 ACS - US Census

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