

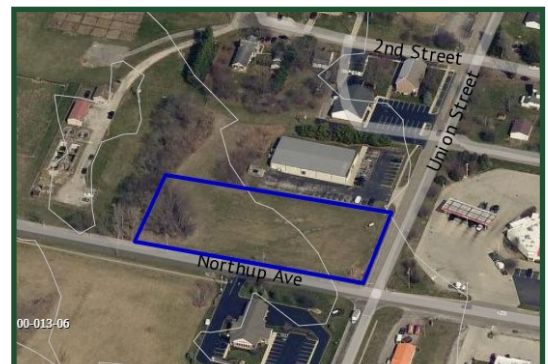
# FOR LEASE



**\$25.50/SF NNN**

## **0 South Union Street, South Bloomfield, OH 43103**

- Future **RETAIL** Building for Lease.
- Building to be situated on 1.587 Acres.
- \$7.00/SF NNN.
- Commercial Zoning.
- Harrison Township.
- 33,436 cars per day on State Route 23.
- Parcel Number D1400010001306.
- Located at the corner of Northrup Avenue and South Union Street.



BEST CORPORATE REAL ESTATE  
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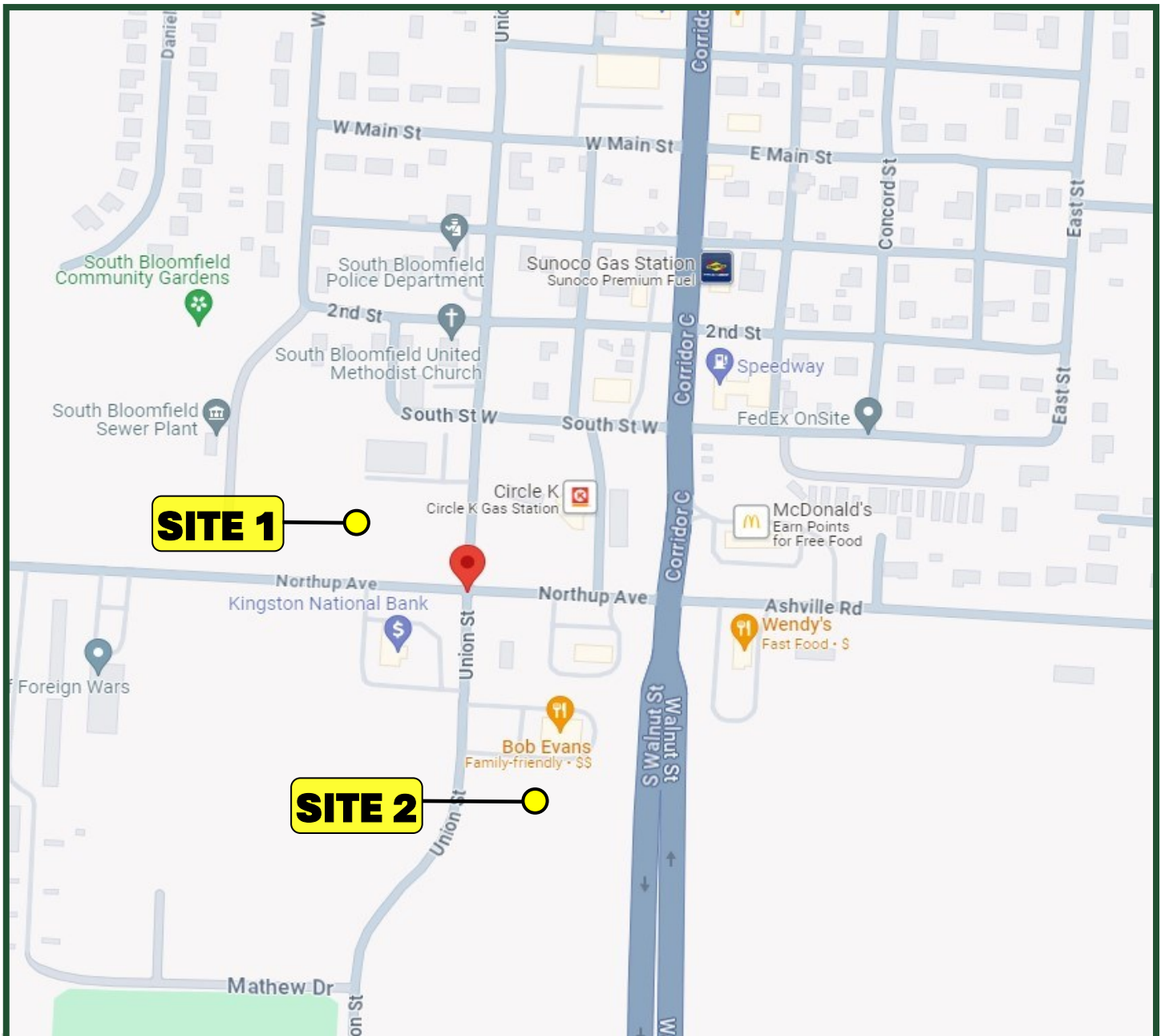


This information has either been given to us by the Owner of the Property or received through sources that we deem to be reliable. We have no reason to doubt its accuracy, but we do not guarantee it.

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## Map

Site 1—0 Union Street, Site 2—0 US Route 23



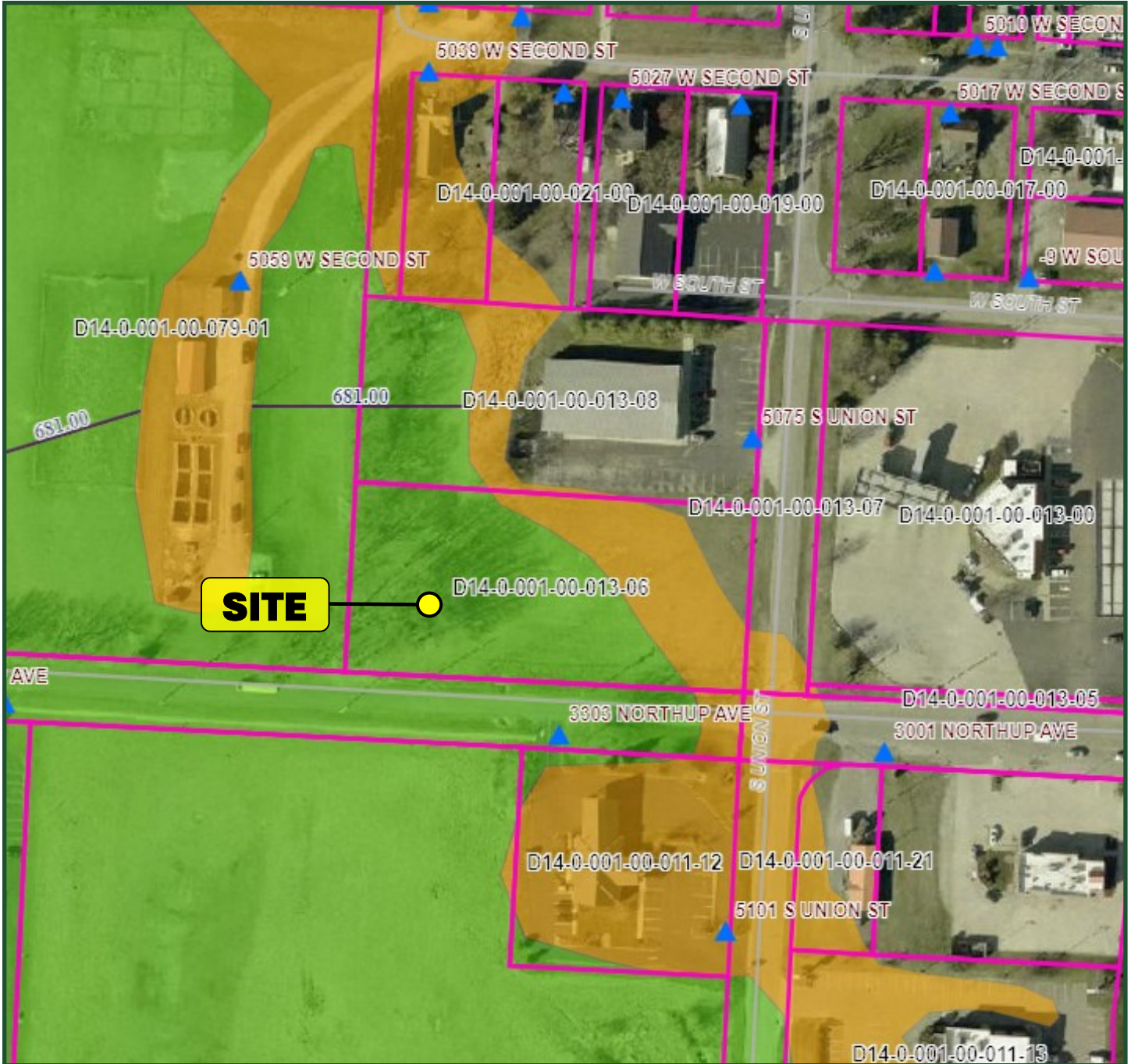
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## Flood Plain Information

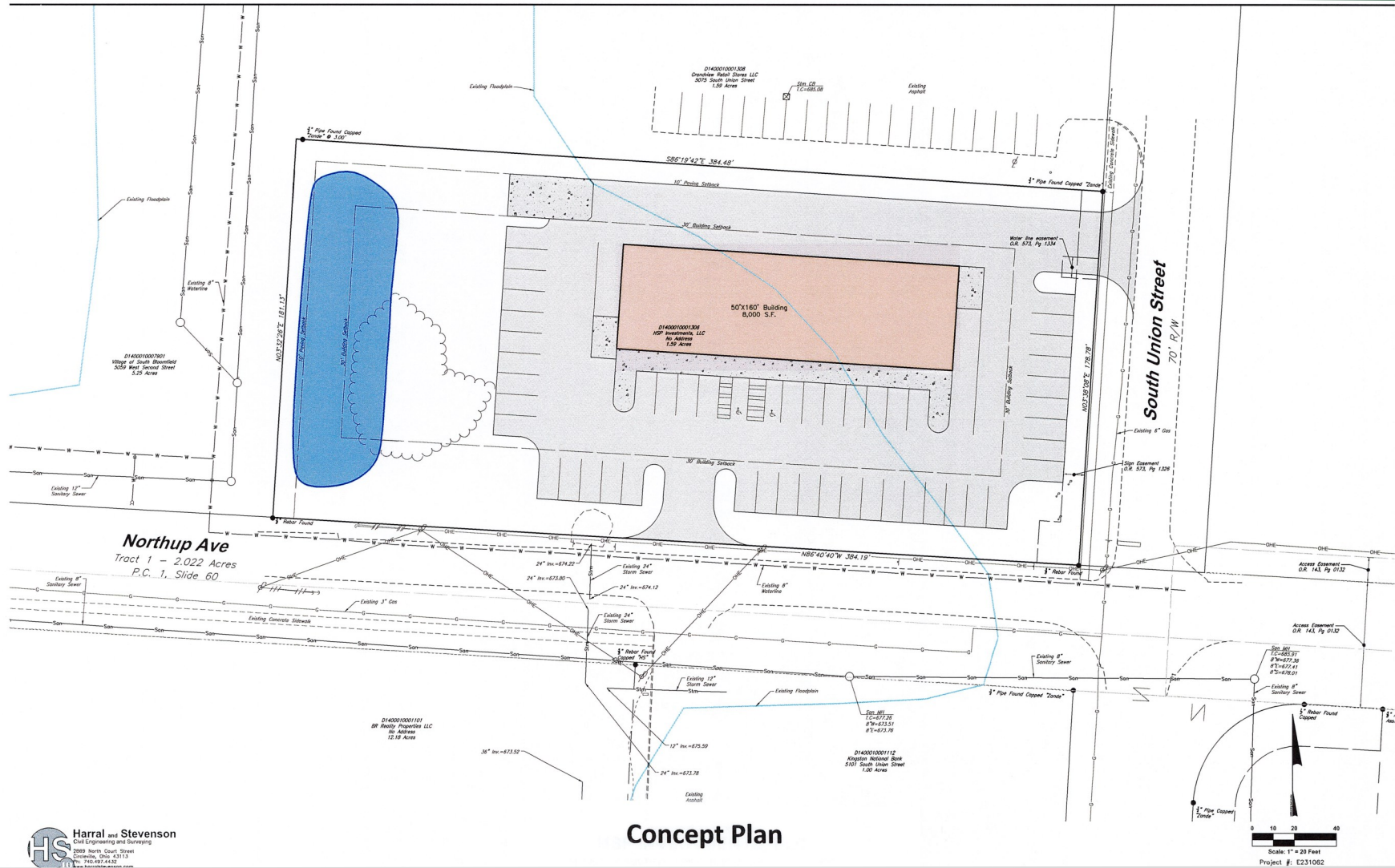


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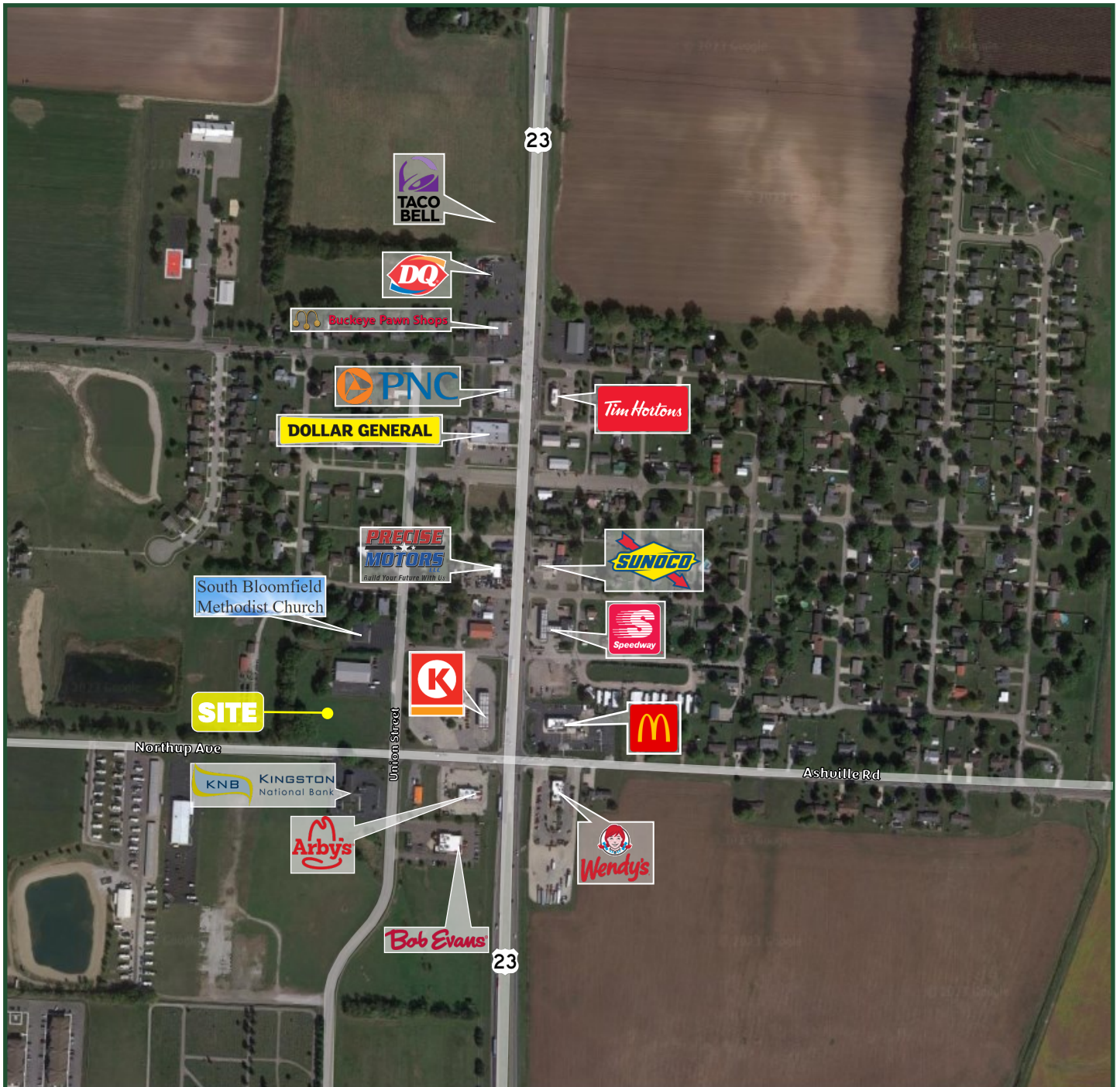
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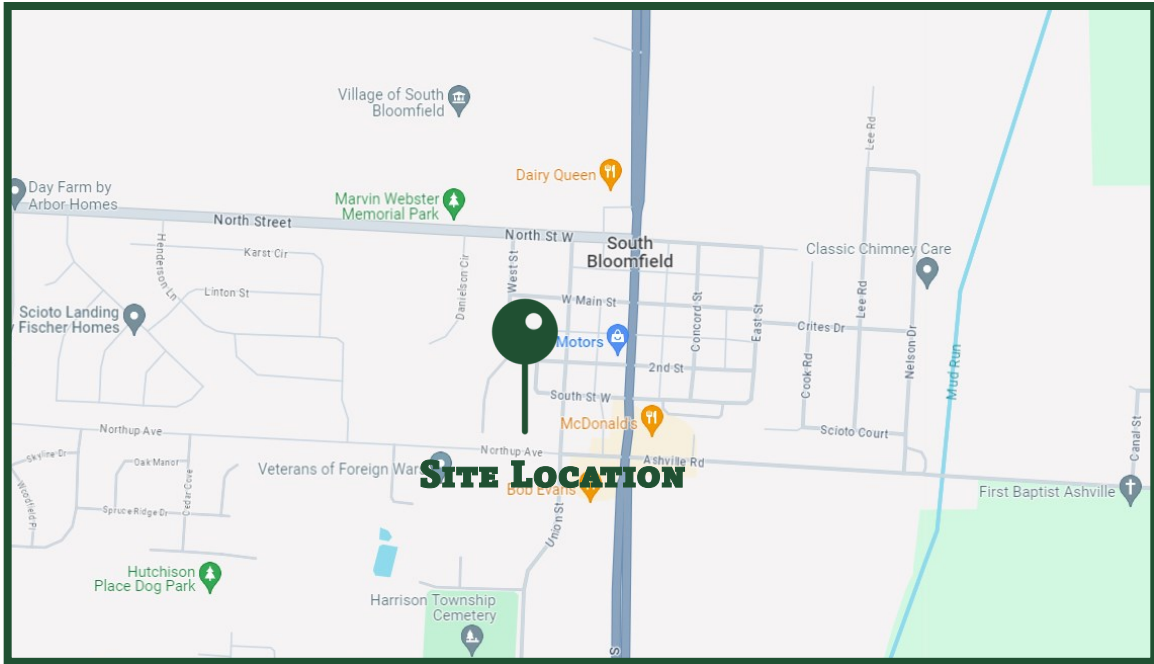
# Trade Aerial



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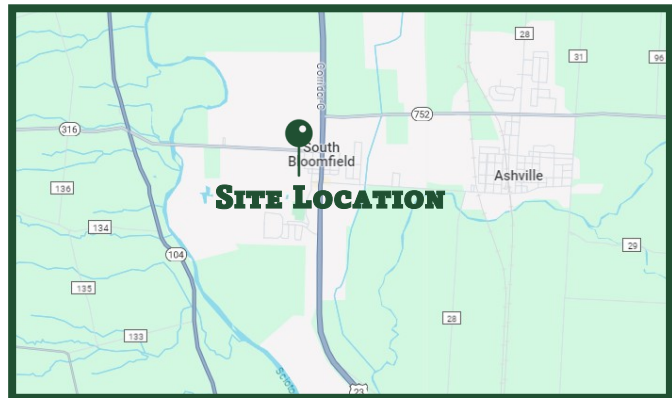
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## TRAFFIC COUNT (2022)

State Route 23 - 33,436 Cars

Per Day



## DEMOGRAPHICS

	WITHIN 1 MILE	WITHIN 3 MILES	WITHIN 5 MILES
Population (2020) 	1,256	6,166	9,303
Households (2020) 	2,239	5,530	6,577
Avg Household Income (2020) 	\$55,776	\$59,883	\$64,318

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By acknowledgement of receipt of the Property information, Prospect and Broker agree that the Property information is confidential, proprietary and the exclusive possession of Owner and further that you will hold and treat it in the strictest of confidence, that you will not directly or indirectly disclose, or permit anyone else to disclose, the Property information to any other person, firm or entity, without prior written authorization. Prospect and/or Broker further agree that they will not duplicate, photocopy or otherwise reproduce the Property information in whole or in part or otherwise use or permit it to be used in any fashion.

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