FOR LEASE

4428 Olive Branch Stonelick Road Batavia, OH 45103

NAI Bergman

New BP C-Store with Drive-Thru Opportunity

Retail | 1,519 SF

- NEW BP Gas / Grab & Go Convenience Store
- 1,519 SF Retail with Drive-Thru Opportunity
- Large Parking Area for Customers
- Directly off SR 32 - Olive Branch Stonelick Rd Exit
- Surrounded by NEW Residential Development
- Perfect For a Pizza / Fast Food / Quick Serve
- Attractive Exterior Facade
- Lease Rate: $22.00 / SF NNN
- 42,489 CPD / Rt. 32

DEMOGRAPHICS

STATS	POPULATION	AVG. HH INCOME
1 MILE	2,554	$94,731
3 MILES	29,580	$81,424
5 MILES	78,067	$78,662

David Metz
+1 513 322 6302
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4695 Lake Forest Drive
Cincinnati, OH 45242
bergmancommercial.com

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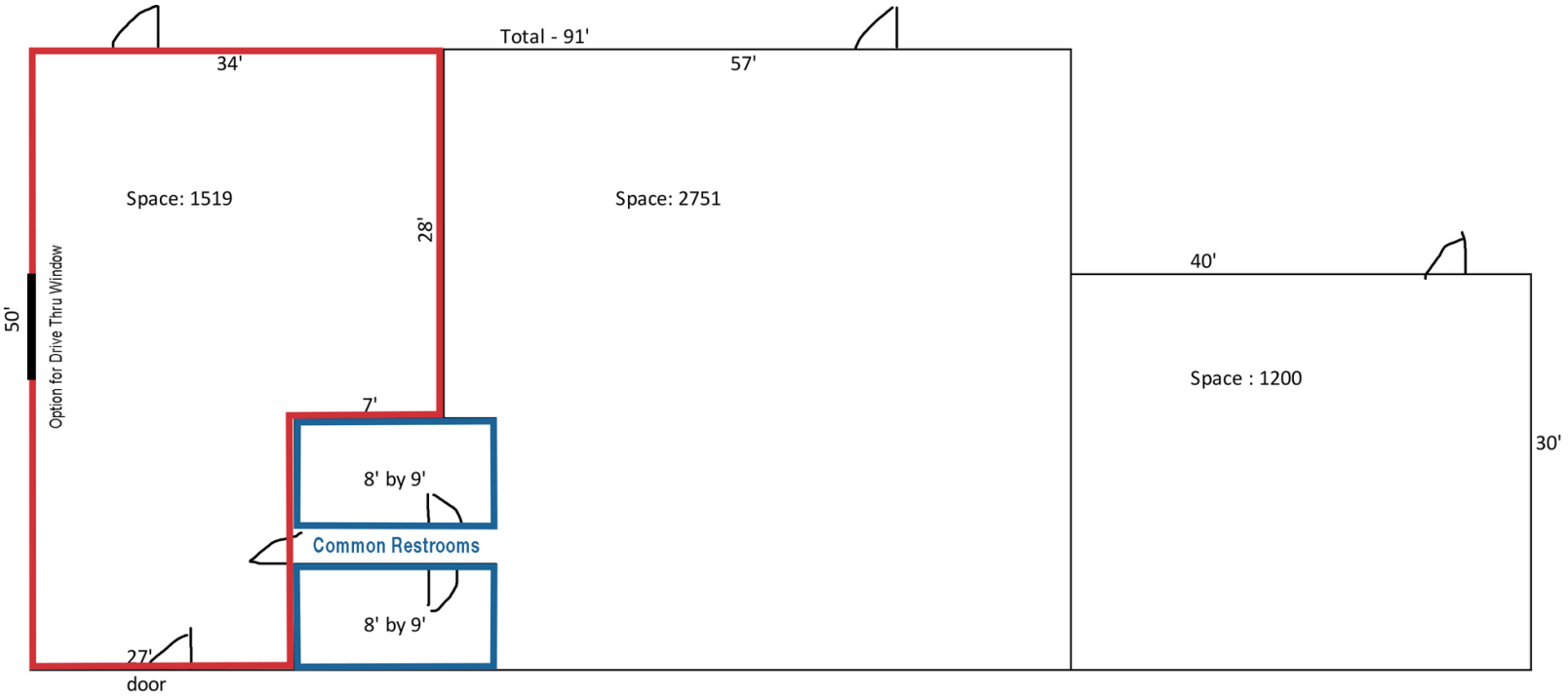

Common Area:	189	0%
Rental Space	1519	28%
Store Space:	2751	50%
Drivethru:	1200	22%

28% Due - Real Estate, Property Insurance and Maintenance Expense

Parking Three in Front, Three on side drivethru and One employee parking in back

Rest can be used for quick in and out

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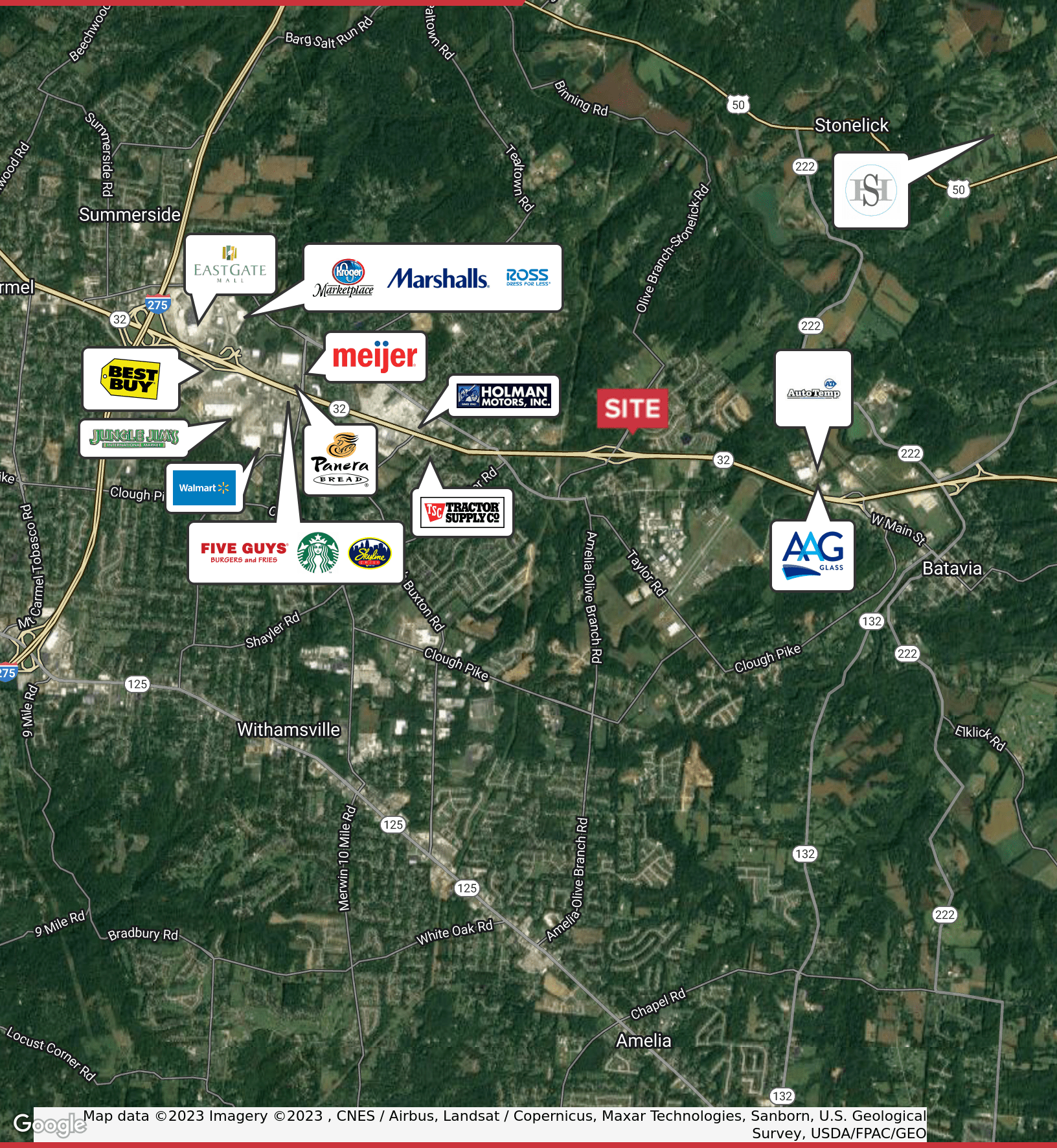

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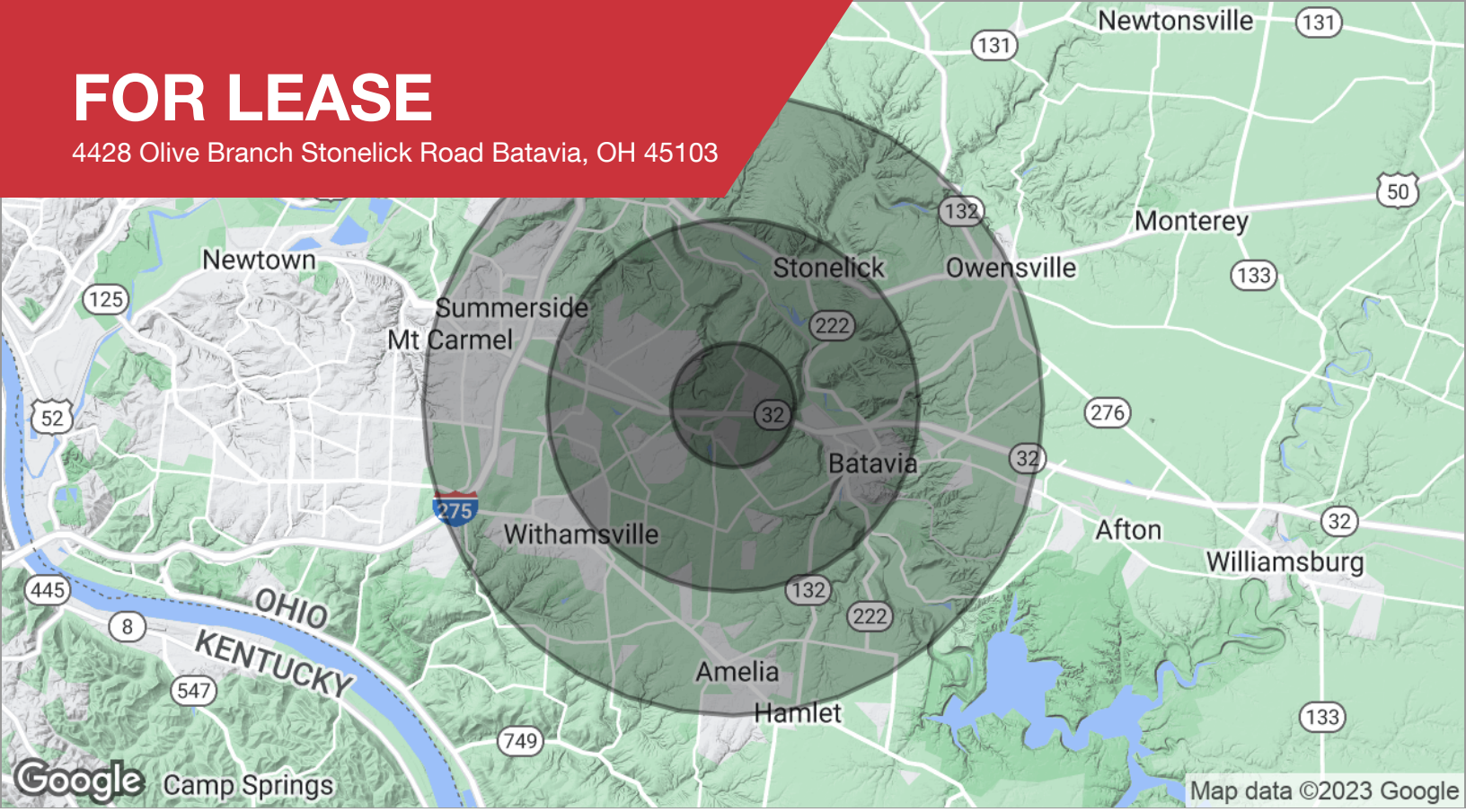

POPULATION	1 MILE	3 MILES	5 MILES
Total population	2,554	29,580	78,067
Median age	38.9	37.9	39.1
Median age (male)	35.6	36.1	37.8
Median age (Female)	40.5	40.3	41.5

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	1,092	12,134	32,518
# of persons per HH	2.3	2.4	2.4
Average HH income	$94,731	$81,424	$78,662
Average house value	$211,279	$165,796	$172,467

** Demographic data derived from 2020 ACS - US Census*

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