

# Retail Building For Sale

# Silverton

**Confidential Please call broker for additional information!**



Established family owned business for generations available for sale. Great corner lot with lots of visibility, and access for a new development, or utilize the existing building, in the heart of Silverton. Real Estate and Business can be purchased, or just the Real Estate only. Great for an independent hardware group to add a new location to their portfolio, or an independent owner looking to start a new business.

## FEATURES

- **7,502 Total SF on 0.195 Acre**
- Storage warehouse area 3,002 SF (partial heat only).
- Retail Showroom 4,500 SF (heated and air conditioned)
- Oversized Height Drive-in Door
- Ceiling height 14'.0
- Zone C-1 - Neighborhood Commercial District.
- Corner lot with great visibility.
- Perfect for retail, personal services, professional services, office users. Could be assembled with abutting property for development potential.
- All inventory and fixtures included in the sale of the business
- Sale Price: Real Estate ONLY - \$395,000
- Sale Price: Real Estate & Business - \$595,000

<b>Demographics:</b>	<b>1-Mile</b>	<b>3-Mile</b>	<b>5-Mile</b>
Total Population:	14,356	86,363	198,721
Total Households:	6,739	38,638	87,699
Avg. HH Income:	\$66,049	\$83,147	\$84,494

### **Traffic Count:**

Montgomery Rd. at Park View Lane = 9,774 ADT 2018

## LOCATION

**Silverton Hardware**  
**7144 Montgomery Road**  
**Silverton, Ohio 45236**  
**Parcel # 602-0002-0206-00**

## CONTACT

**Karen Duesing**

karen.duesing@everestrealestate.com

513/769-2518

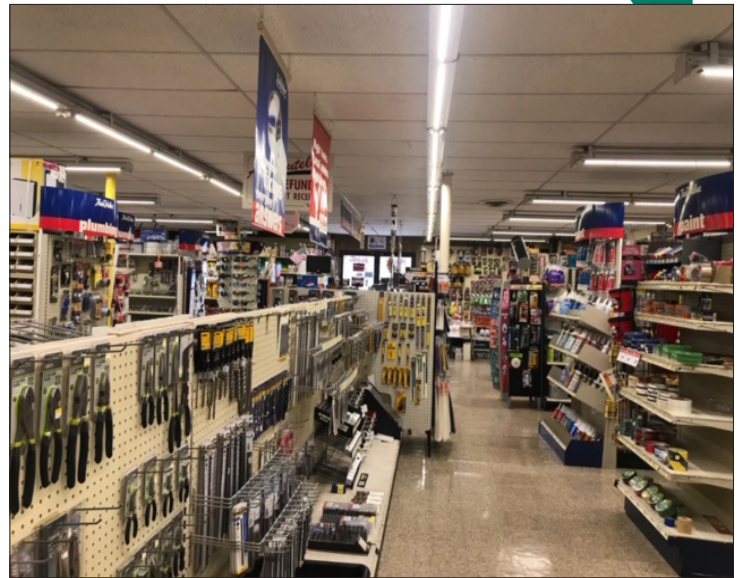


COMMERCIAL REAL ESTATE SERVICES

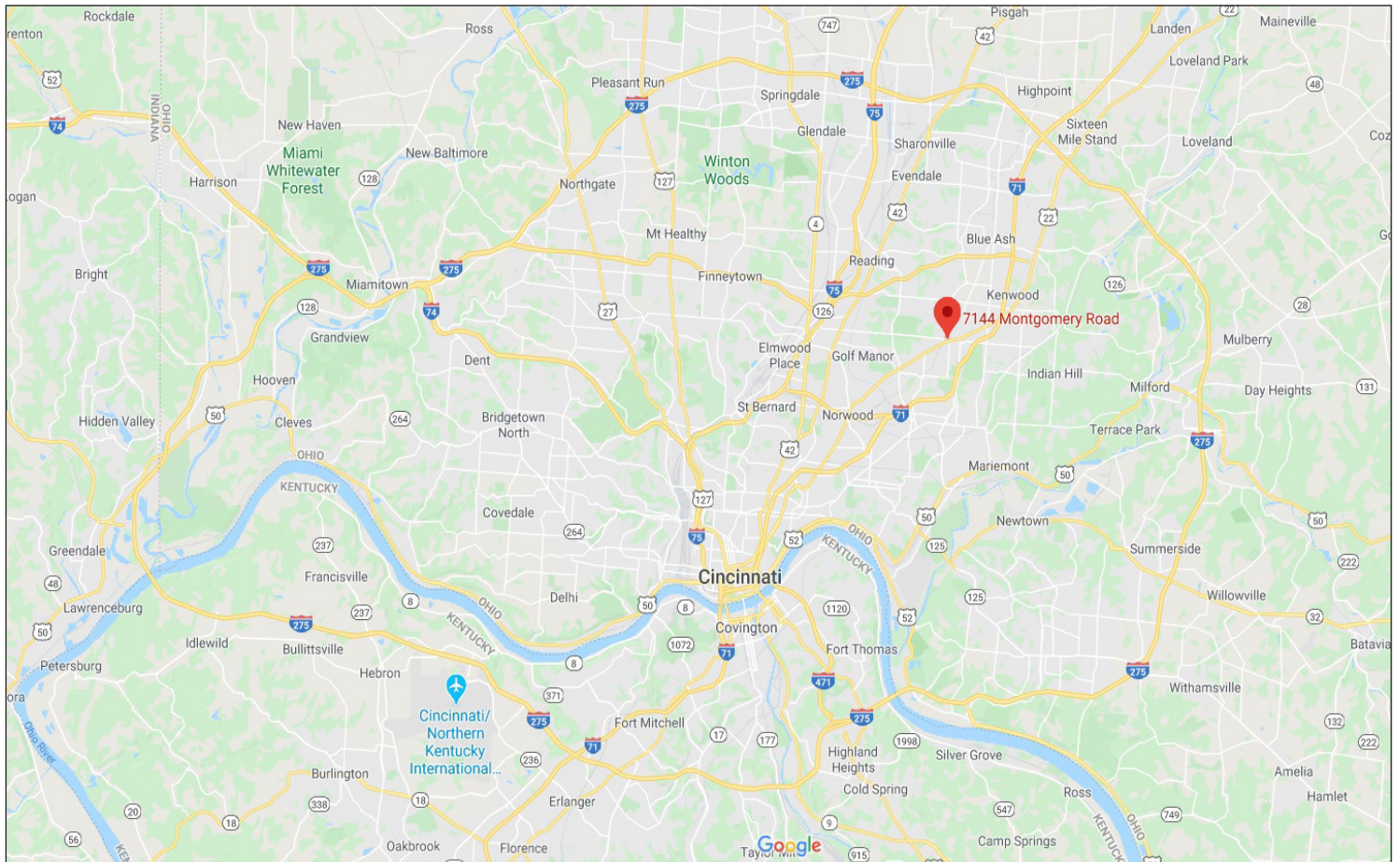
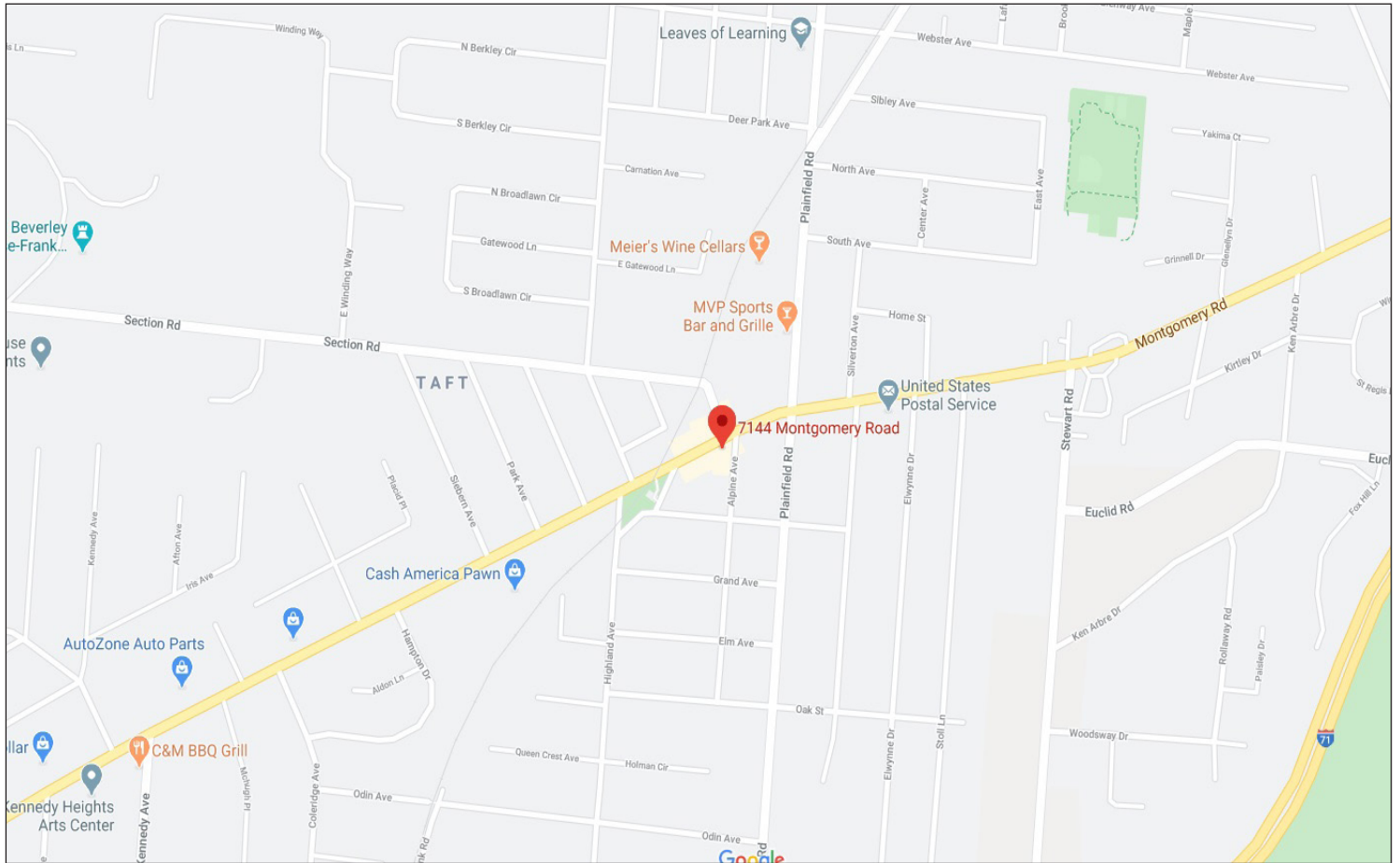
WEB [www.everestrealestate.com](http://www.everestrealestate.com) TEL 513-769-2500 FAX 513-769-2512

9902 Carver Road, Sycamore Office Park, Suite 105, Cincinnati, Ohio 45242

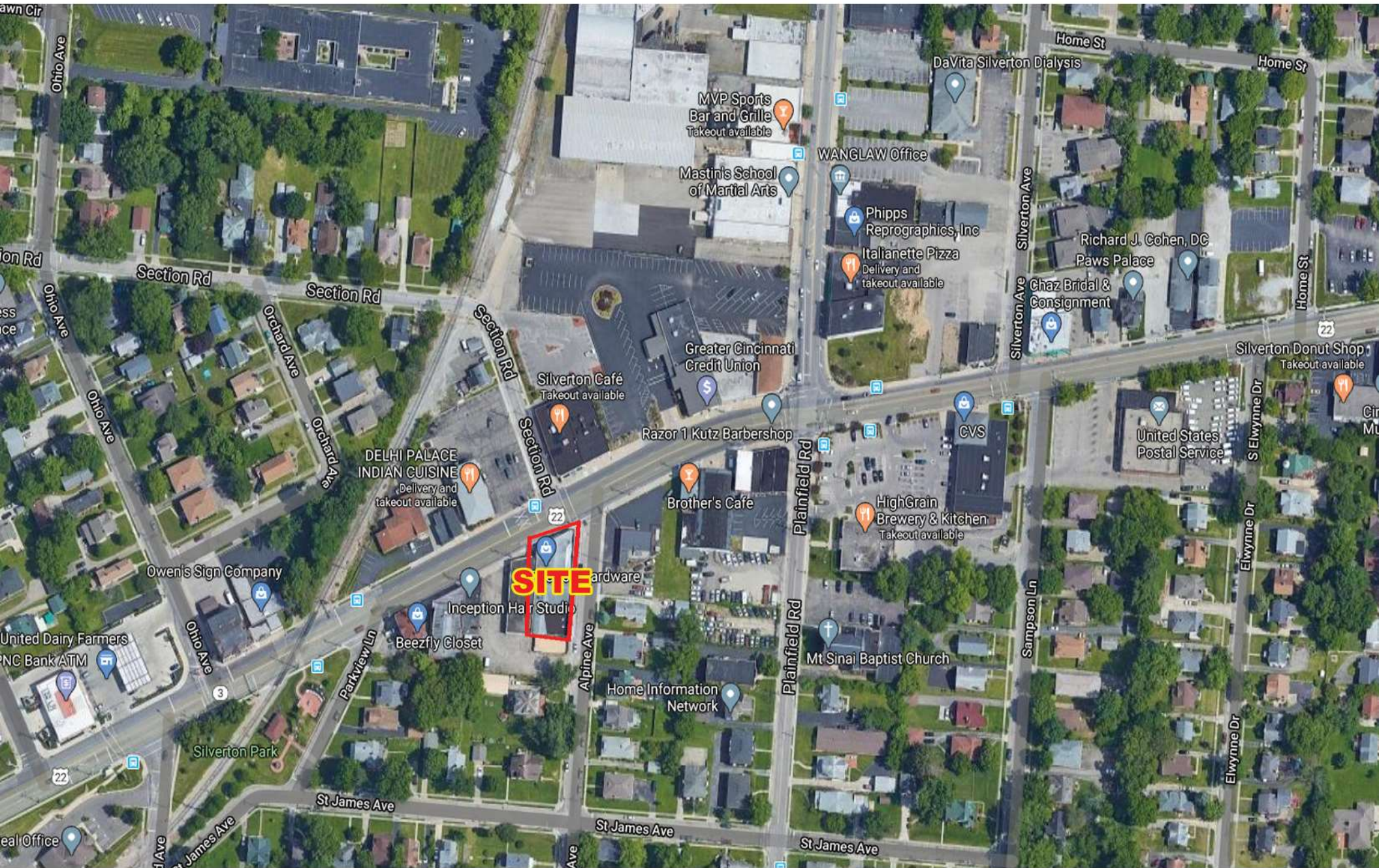
# 7144 Montgomery Rd.



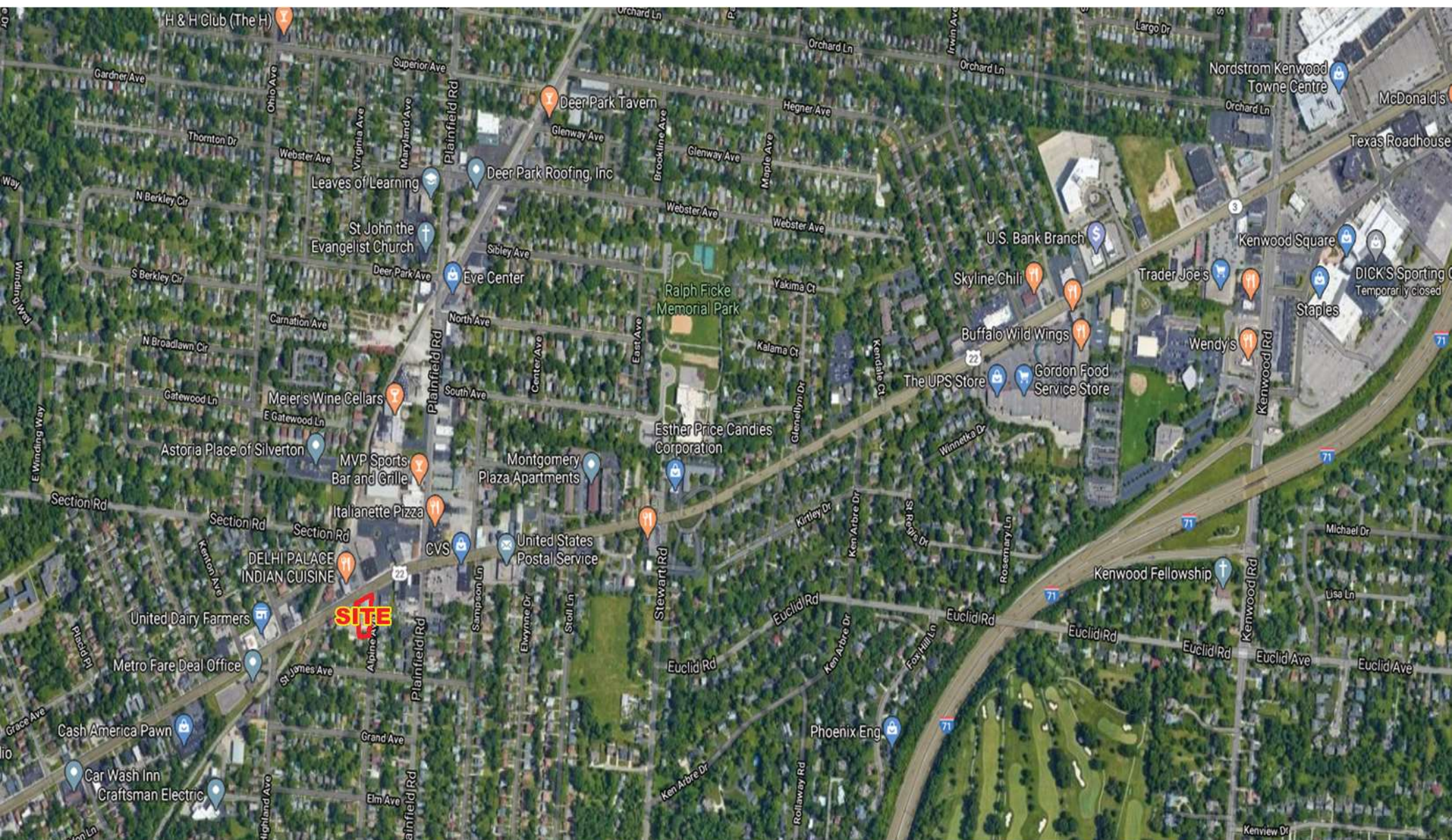




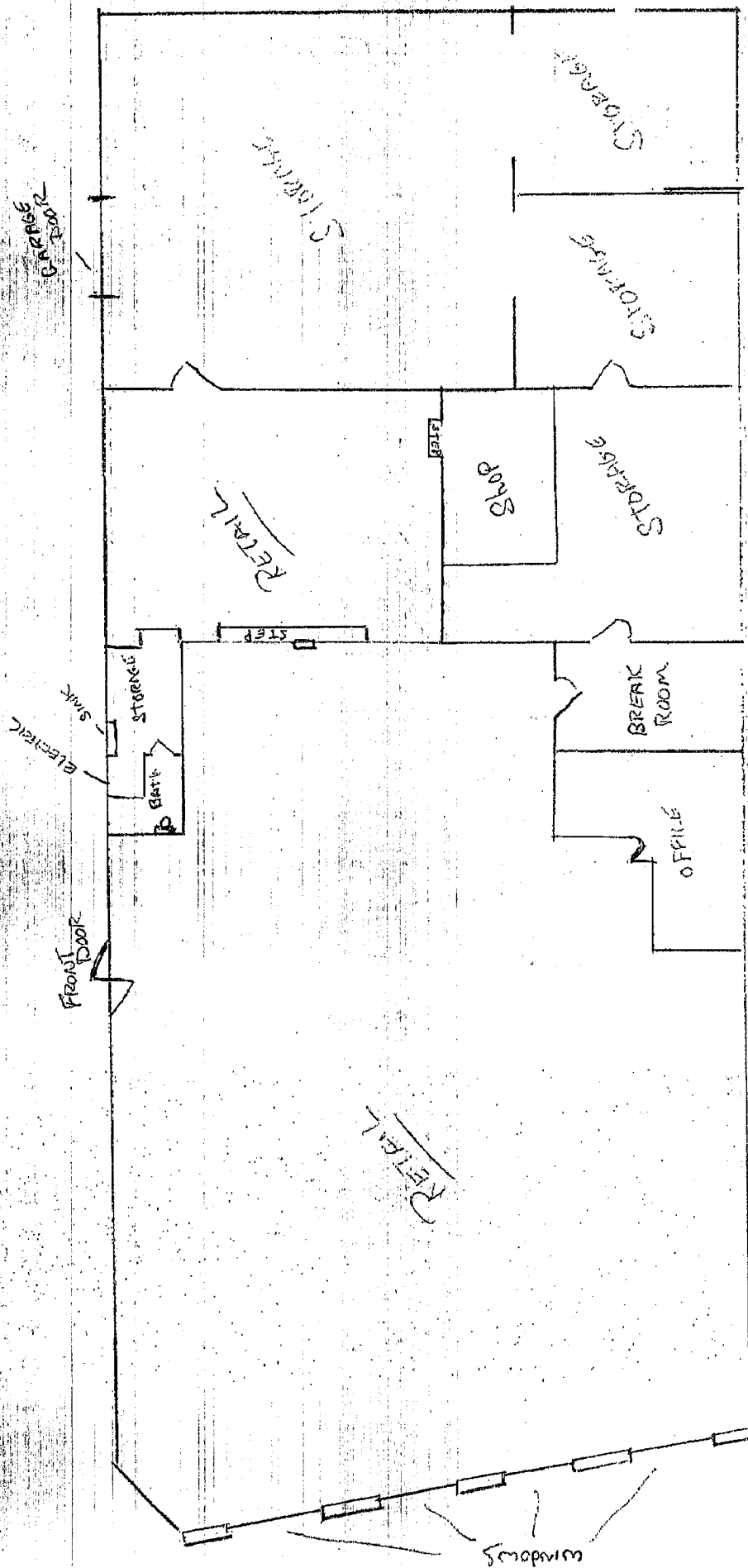












(NOT TO SCALE)

SILVERTON HARDWARE  
7141 MONTGOMERY RD

# Demographic Summary Report

7144 Montgomery Rd, Cincinnati, OH 45236

Building Type: **General Retail** Total Available: **0 SF**  
 Secondary: **Storefront** % Leased: **100%**  
 GLA: **5,976 SF** Rent/SF/Yr: **-**  
 Year Built: **-**



Radius	1 Mile	3 Mile	5 Mile
<b>Population</b>			
2024 Projection	14,370	86,676	199,857
2019 Estimate	14,356	86,363	198,721
2010 Census	14,777	87,737	199,384
Growth 2019 - 2024	0.10%	0.36%	0.57%
Growth 2010 - 2019	-2.85%	-1.57%	-0.33%
<b>2019 Population by Hispanic Origin</b>	441	2,429	6,614
<b>2019 Population</b>	14,356	86,363	198,721
White	8,025 55.90%	59,563 68.97%	137,154 69.02%
Black	5,560 38.73%	21,305 24.67%	49,881 25.10%
Am. Indian & Alaskan	30 0.21%	196 0.23%	500 0.25%
Asian	340 2.37%	3,218 3.73%	6,366 3.20%
Hawaiian & Pacific Island	8 0.06%	52 0.06%	142 0.07%
Other	393 2.74%	2,031 2.35%	4,678 2.35%
U.S. Armed Forces	0	34	54
<b>Households</b>			
2024 Projection	6,742	38,778	88,188
2019 Estimate	6,739	38,638	87,699
2010 Census	6,984	39,374	88,444
Growth 2019 - 2024	0.04%	0.36%	0.56%
Growth 2010 - 2019	-3.51%	-1.87%	-0.84%
Owner Occupied	4,217 62.58%	23,858 61.75%	50,470 57.55%
Renter Occupied	2,523 37.44%	14,780 38.25%	37,228 42.45%
<b>2019 Households by HH Income</b>	6,741	38,638	87,700
Income: <\$25,000	1,736 25.75%	7,565 19.58%	19,304 22.01%
Income: \$25,000 - \$50,000	1,730 25.66%	8,779 22.72%	19,348 22.06%
Income: \$50,000 - \$75,000	1,119 16.60%	7,170 18.56%	14,859 16.94%
Income: \$75,000 - \$100,000	860 12.76%	4,858 12.57%	10,325 11.77%
Income: \$100,000 - \$125,000	589 8.74%	3,113 8.06%	6,663 7.60%
Income: \$125,000 - \$150,000	342 5.07%	2,230 5.77%	4,931 5.62%
Income: \$150,000 - \$200,000	102 1.51%	2,015 5.22%	4,659 5.31%
Income: \$200,000+	263 3.90%	2,908 7.53%	7,611 8.68%
<b>2019 Avg Household Income</b>	\$66,049	\$83,147	\$84,494
<b>2019 Med Household Income</b>	\$48,526	\$59,130	\$57,251



The Following Information Has Been Prepared By The Everest Group  
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4/16/2020