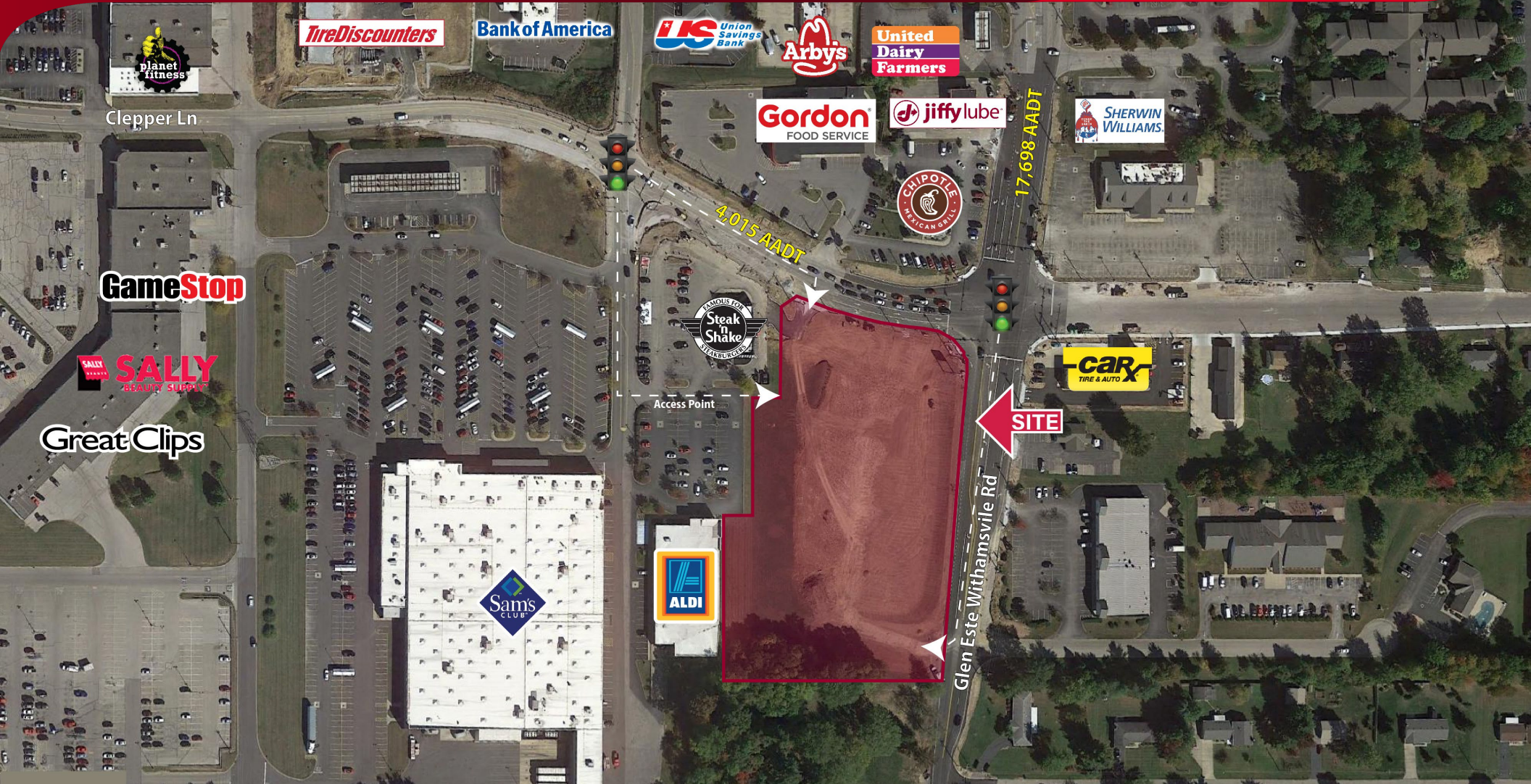


DEVELOPMENT LAND FOR SALE EASTGATE, CINCINNATI, OH

Clepper Lane & Glen Este Withamsville Road, Union Township, OH 45245



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All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

DEVELOPMENT LAND FOR SALE: 5 – 10 ACRES EASTGATE, CINCINNATI, OH

Clepper Lane & Glen Este Withamsville Road, Union Township, OH 45245

PROPERTY HIGHLIGHTS

AVAILABLE: 5 – 10 Acres

- 5-acre development parcel at signalized major traffic corner with possible expansion to 10 acres
- Seeking anchor tenants for build-to-suit: 10,000 – 60,000 SF
- Outparcel available
- Opportunity zone
- New pylon signage
- Neighbors include Walmart, Sam's Club, Aldi, and Gordon Food Service
- Route 32 signage available



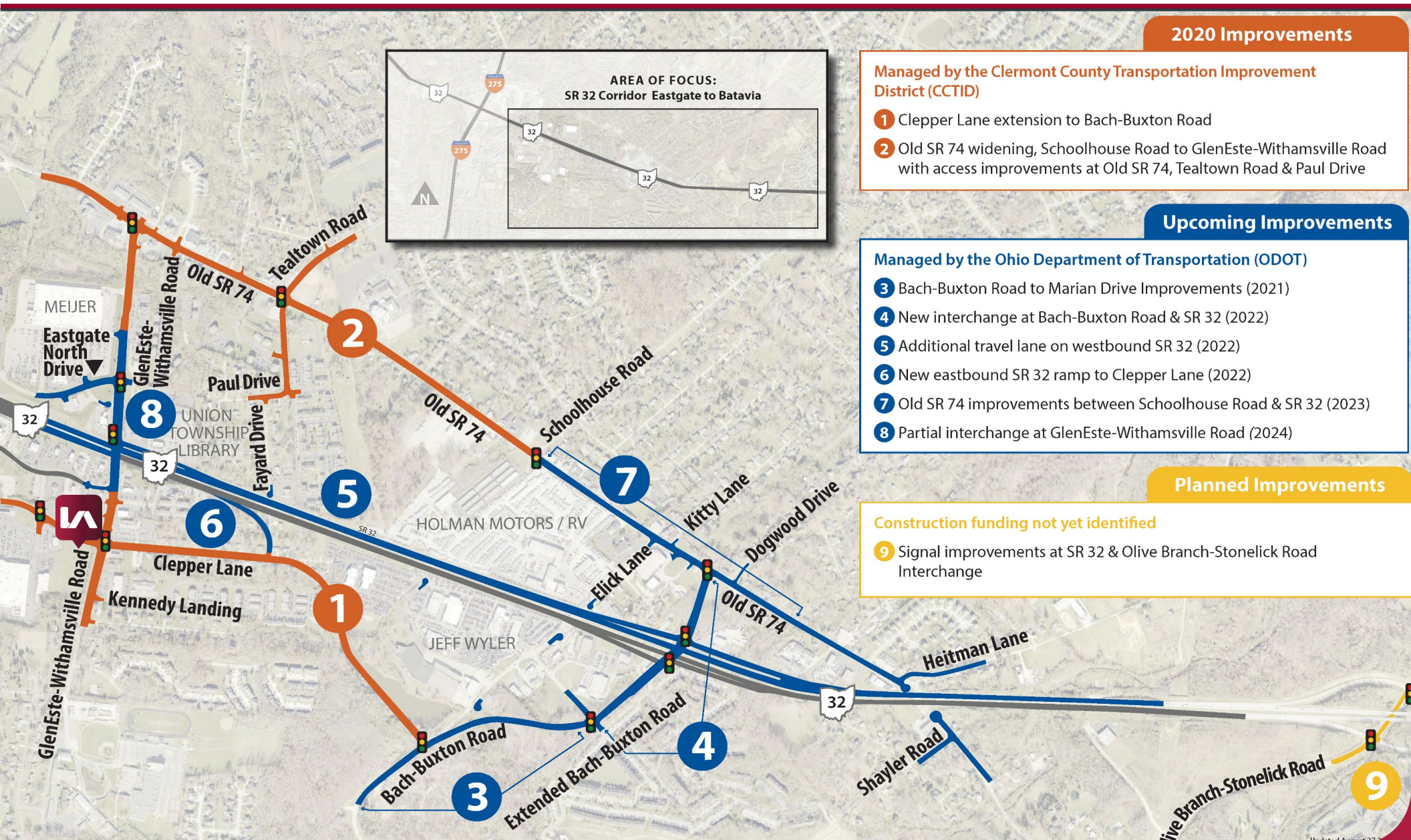
DEVELOPMENT LAND FOR SALE: 5 – 10 ACRES EASTGATE, CINCINNATI, OH

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RECENTLY COMPLETED ROAD IMPROVEMENTS EASTGATE, CINCINNATI, OH

Clepper Lane & Glen Este Withamsville Road, Union Township, OH 45245



2020 Improvements

- Managed by the Clermont County Transportation Improvement District (CCTID)
- 1 Clepper Lane extension to Bach-Buxton Road
 - 2 Old SR 74 widening, Schoolhouse Road to GlenEste-Withamsville Road with access improvements at Old SR 74, Tealtown Road & Paul Drive

Upcoming Improvements

- Managed by the Ohio Department of Transportation (ODOT)
- 3 Bach-Buxton Road to Marian Drive Improvements (2021)
 - 4 New interchange at Bach-Buxton Road & SR 32 (2022)
 - 5 Additional travel lane on westbound SR 32 (2022)
 - 6 New eastbound SR 32 ramp to Clepper Lane (2022)
 - 7 Old SR 74 improvements between Schoolhouse Road & SR 32 (2023)
 - 8 Partial interchange at GlenEste-Withamsville Road (2024)

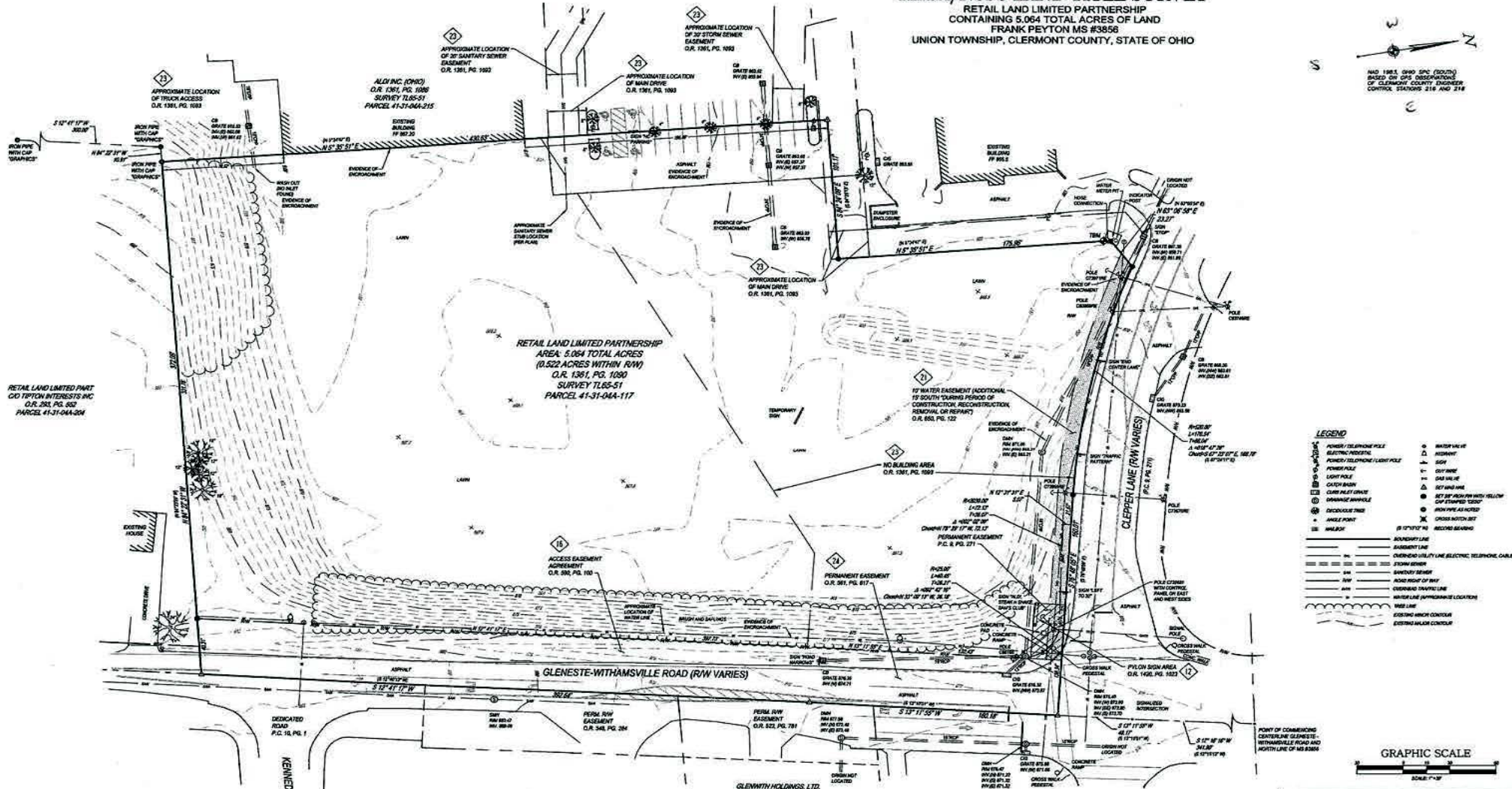
Planned Improvements

- Construction funding not yet identified
- 9 Signal improvements at SR 32 & Olive Branch-Stonelick Road Interchange

DEVELOPMENT LAND FOR SALE: 5 – 10 ACRES EASTGATE, CINCINNATI, OH

Clepper Lane & Glen Este Withamsville Road, Union Township, OH 45245

ALTA/NSPS LAND TITLE SURVEY RETAIL LAND LIMITED PARTNERSHIP CONTAINING 5.064 TOTAL ACRES OF LAND FRANK PEYTON MS #3856 UNION TOWNSHIP, CLERMONT COUNTY, STATE OF OHIO



LEGEND

⊕	POWER TELEPHONE POLE	⊕	WATER METER
⊖	ELECTRIC POLE	⊖	SEWER
⊕	POWER TELEPHONE / LIGHT POLE	⊖	SEWER
⊕	POTENTIAL	⊖	SEWER
⊕	LIGHT POLE	⊖	SEWER
⊕	CATCH BASIN	⊖	SEWER
⊕	CONCRETE DRIVE	⊖	SEWER
⊕	DRAINAGE MANHOLE	⊖	SEWER
⊕	DECOMMISSIONED TREE	⊖	SEWER
⊕	WATER POINT	⊖	SEWER
⊕	WELL	⊖	SEWER
⊕	BOUNDARY LINE	⊖	SEWER
⊕	JUDGMENT LINE	⊖	SEWER
⊕	ENLARGED UTILITY LINE (ELECTRIC, TELEPHONE, CABLE)	⊖	SEWER
⊕	STORM SEWER	⊖	SEWER
⊕	SEWER	⊖	SEWER
⊕	ROAD RIGHT OF WAY	⊖	SEWER
⊕	CONCRETE DRIVE	⊖	SEWER
⊕	WATER LINE (APPROXIMATE LOCATION)	⊖	SEWER
⊕	TRAIL LINE	⊖	SEWER
⊕	EXISTING WALKWAY	⊖	SEWER
⊕	EXISTING MAJOR CONTOUR	⊖	SEWER



BENCHMARK
C/M TURN
GLAUCON COUNTY ENGINEER CONTROL STATION NO. 218 AT THE SOUTHWEST CORNER OF THE INTERSECTION OF GLENESTE-WITHAMSVILLE ROAD AND GLENN ROAD.
ELEV. = 806.74
SQUARE CUT ON THE SOUTHEAST CORNER OF A CONCRETE PAD FOR A WATER METER PIT LOCATED NEAR WESTERN BY THE INTERSECTION OF CLEPPER LANE AND GLENESTE-WITHAMSVILLE ROAD AND BEING 30' SOUTH OF THE END OF PAVEMENT FOR CLEPPER LANE.
ELEV. = 807.82

FLOOD STATEMENT:
THE SUBJECT PARCEL LIES WITHIN "ZONE X" AS INDICATED BY THE FLOOD INSURANCE RATE MAP (FIRM) MAP NUMBER 300610000E, WITH EFFECTIVE DATE 2/17/2015 PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY. "ZONE X" IS DESCRIBED AS AREA OF MINIMAL FLOOD HAZARD.



NO.	DATE	REVISIONS	DESCRIPTION

ALTA/NSPS LAND TITLE SURVEY
RETAIL LAND LIMITED PARTNERSHIP
CLEPPER LANE
UNION TOWNSHIP
SCALE: 1"=30'
DATE: 4-4-2016
DESIGN: N/A
DRAWING: STB
CHECKED: JBA
FRANK PEYTON MS #3856
CLERMONT COUNTY, OHIO
CESQ
CREATION TO COMPLETION
www.cesqinc.com
JOB NO.: 752006
SHEET NO.

DEVELOPMENT SCENARIO STRIP CENTER WITH OUTPARCEL

Clepper Lane & Glen Este Withamsville Road, Union Township, OH 45245



DEVELOPMENT SCENARIO OFFICE/HOTEL WITH OUTPARCEL

Clepper Lane & Glen Este Withamsville Road, Union Township, OH 45245



DEVELOPMENT SCENARIO BIG BOX RETAILERS

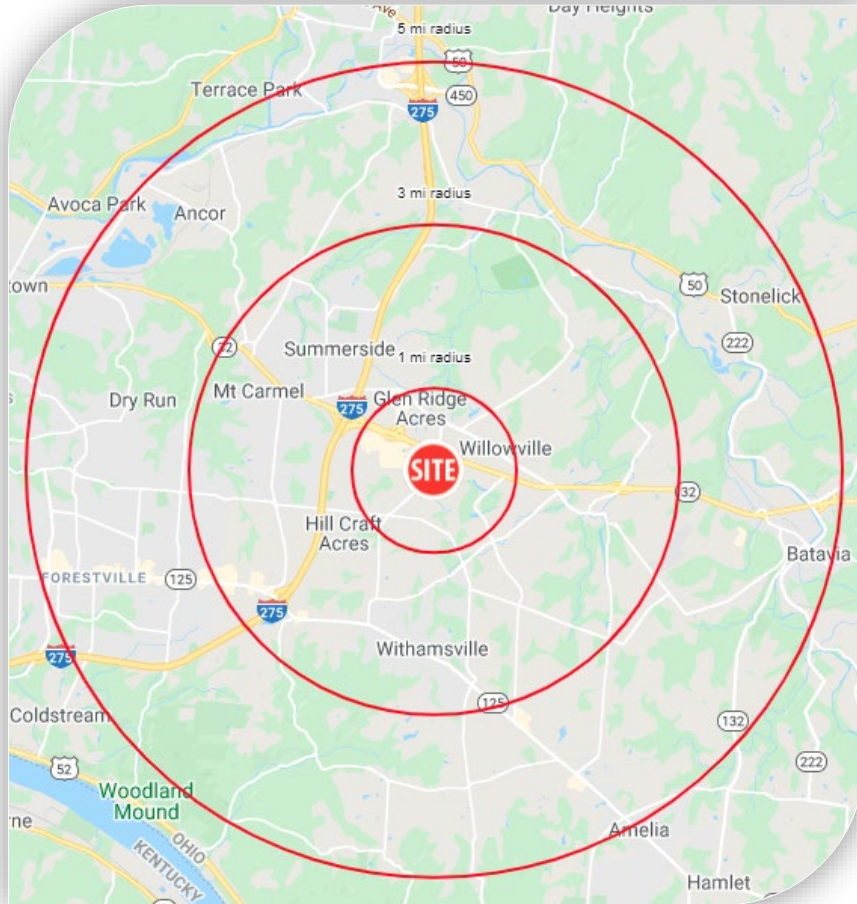
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DEVELOPMENT LAND FOR SALE: 5 – 10 ACRES

EASTGATE, CINCINNATI, OH

Clepper Lane & Glen Este Withamsville Road, Union Township, OH 45245



	1 mi radius	3 mi radius	5 mi radius	
POPULATION	2020 Estimated Population	5,328	49,832	97,704
	2025 Projected Population	5,401	50,404	98,298
	2010 Census Population	4,787	47,520	94,269
	2000 Census Population	4,009	43,653	86,413
	Projected Annual Growth 2020 to 2025	0.3%	0.2%	0.1%
	Historical Annual Growth 2000 to 2020	1.6%	0.7%	0.7%
HOUSEHOLDS	2020 Estimated Households	2,244	20,451	38,868
	2025 Projected Households	2,307	20,981	39,520
	2010 Census Households	1,944	18,916	36,613
	2000 Census Households	1,734	17,158	32,933
	Projected Annual Growth 2020 to 2025	0.6%	0.5%	0.3%
	Historical Annual Growth 2000 to 2020	1.5%	1.0%	0.9%
AGE	2020 Est. Population Under 10 Years	10.6%	11.6%	12.4%
	2020 Est. Population 10 to 19 Years	11.4%	11.6%	12.4%
	2020 Est. Population 20 to 29 Years	18.6%	15.2%	12.6%
	2020 Est. Population 30 to 44 Years	19.1%	19.7%	19.4%
	2020 Est. Population 45 to 59 Years	17.1%	18.8%	19.4%
	2020 Est. Population 60 to 74 Years	15.7%	16.6%	17.2%
	2020 Est. Population 75 Years or Over	7.5%	6.5%	6.5%
	2020 Est. Median Age	37.1	37.6	38.9
MARITAL STATUS & GENDER	2020 Est. Male Population	48.6%	49.0%	48.9%
	2020 Est. Female Population	51.4%	51.0%	51.1%
	2020 Est. Never Married	34.3%	30.3%	27.4%
	2020 Est. Now Married	38.6%	46.4%	51.8%
	2020 Est. Separated or Divorced	18.6%	17.4%	15.3%
	2020 Est. Widowed	8.4%	5.9%	5.6%
INCOME	2020 Est. HH Income \$200,000 or More	2.9%	6.2%	10.2%
	2020 Est. HH Income \$150,000 to \$199,999	9.4%	7.2%	8.5%
	2020 Est. HH Income \$100,000 to \$149,999	16.3%	17.7%	18.5%
	2020 Est. HH Income \$75,000 to \$99,999	12.2%	14.8%	13.6%
	2020 Est. HH Income \$50,000 to \$74,999	19.8%	20.5%	19.0%
	2020 Est. HH Income \$35,000 to \$49,999	13.6%	11.1%	9.8%
	2020 Est. HH Income \$25,000 to \$34,999	8.5%	8.7%	7.3%
	2020 Est. HH Income \$15,000 to \$24,999	13.2%	7.0%	6.6%
	2020 Est. HH Income Under \$15,000	4.1%	6.6%	6.3%
	2020 Est. Average Household Income	\$71,035	\$89,223	\$107,938
	2020 Est. Median Household Income	\$63,044	\$71,213	\$82,286
	2020 Est. Per Capita Income	\$30,094	\$36,705	\$43,016
	Other	2020 Est. Total Businesses	304	1,521
2020 Est. Total Employees		5,469	21,829	43,842