



WRIGHT PROPERTY ADVISORS

Available For Sale and Lease
904 State Route 28
Milford (Miami Twp), OH 45150



Sale Price: \$299,000 | Lease Rate: \$14/SF NN

Contact:

Bradley S. Wright

513.509.8463

bwright@wrightproperty.net

Wright Property Advisors, LLC

8241 Cornell Road, Suite 210

Cincinnati, OH 45249

www.wrightproperty.net

2,965 SF (0.462 Acres)

- Great Exposure
- 4 Bays
- Busy Retail Corridor
- Pylon Signage
- Versatile Property
- Located 1/4 mile from I-275

Traffic Counts:

- State Route 28 E of I-275 = 44,269 AADT in 2016
- State Route 28 in Close Proximity to Subject = 11,713 AADT in 2018

The information contained herein was lawfully obtained from sources we consider reliable. Wright Property Advisors, LLC is not responsible and expressly disclaims all liability, for errors, omissions, prior sales, withdrawal from the market or change in price. Seller and broker make no representation as to the environmental condition of the property and recommend Purchaser's independent investigation.



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Property Detail

| | |
|-------------------------|---|
| Total Building Area: | 2,965 SF |
| Year Built: | 1996 |
| Land Area: | 0.462 acres |
| Construction Type: | Masonry |
| Roof: | Metal |
| Auditorium Capacity: | Max: 505 |
| HVAC: | Office (Forced HVAC) Garage (Radiant Heat) |
| Parking: | +/- 15 off street spaces |
| Utilities: | Gas & Electric: Duke Energy (800.544.6900) Water & Sewer: Clermont County (513.732.7970) |
| Zoning: | B-2 General Business District |
| Governing Jurisdiction: | Miami Township; Clermont County |
| Parcel ID: | 182516E345; 182516E345T |

Contact:

Brad Wright Vice President 513.509.8463 bwright@wrightproperty.net

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