

FOR SALE
RIVER VALLEY ROAD
UNION TOWNSHIP, OH (CLERMONT COUNTY)



INDUSTRIAL SITES FOR SALE
5.85± ACRES

- Sites from 2 Acres
- Located in Union Township near Milford Parkway
- Zoned M-1 Industrial
- Building sizes from 5,000 - 50,000 SF
- Outside storage permitted
- Water, electric, gas available - Sewer is septic

PRICE: \$140,000/Acre

For more information, contact:

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Managing Director
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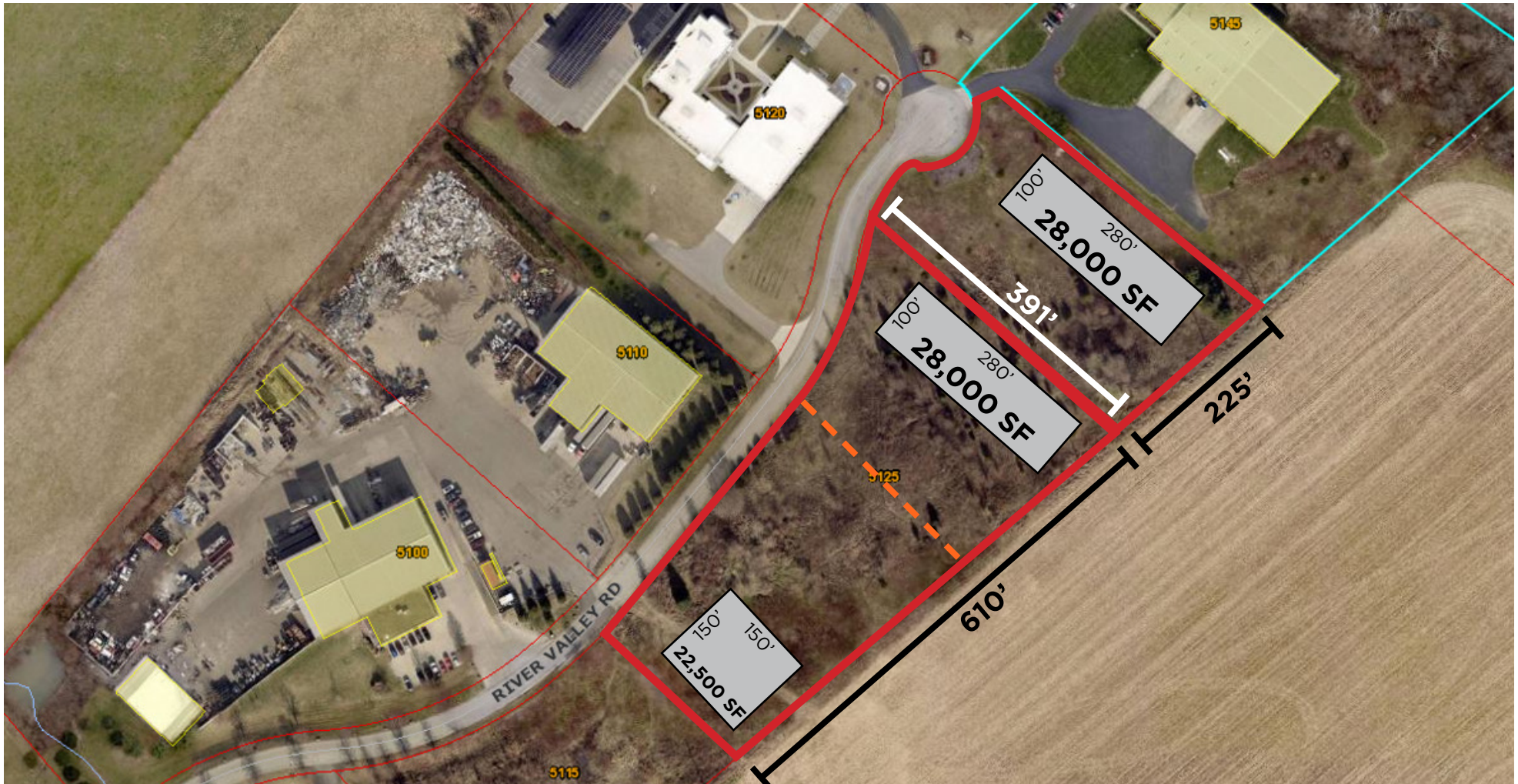
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CONCEPT PLAN



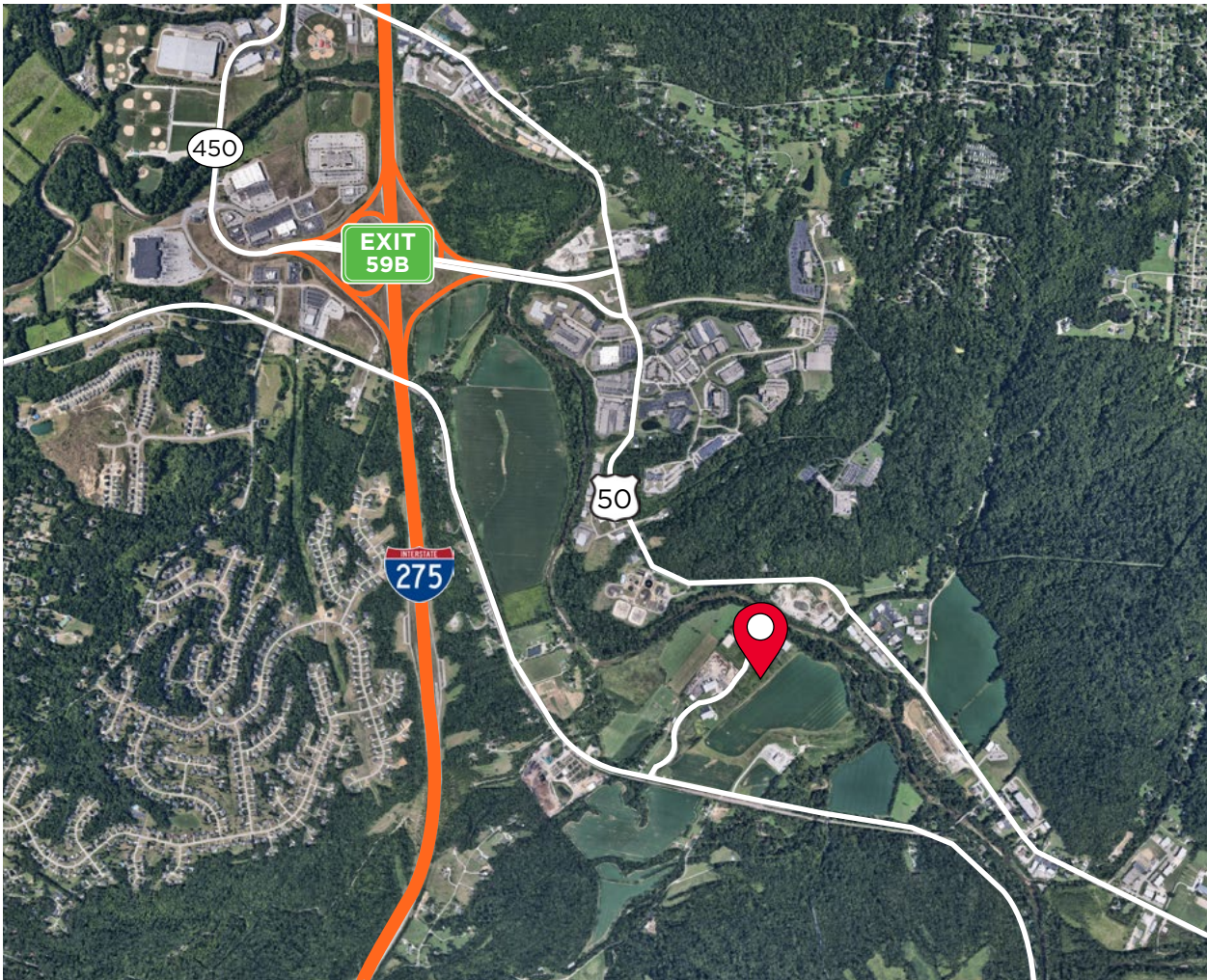
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CONCEPT PLAN



MARKET OVERVIEW

Located just east of downtown Cincinnati, Clermont County is a growing community with a population of 208,601. With its own labor force of almost 110,000 people, Clermont County is positioned well in the greater Cincinnati metro area, whose combined labor force is nearly 1.5 million. Clermont County offers a highly-skilled workforce well-suited to many fields and industries. The county's continued population growth ensures an expanding pool of workers for the area's employers from a multitude of educational backgrounds.

Clermont County provides easy access to the I-275 beltway which connects to I-71, I-75, and I-74 in Ohio, Kentucky, and Indiana. For rail transportation, Clermont County is served by the Cincinnati Eastern Railroad (CCET) line, with connections to several other regional lines.

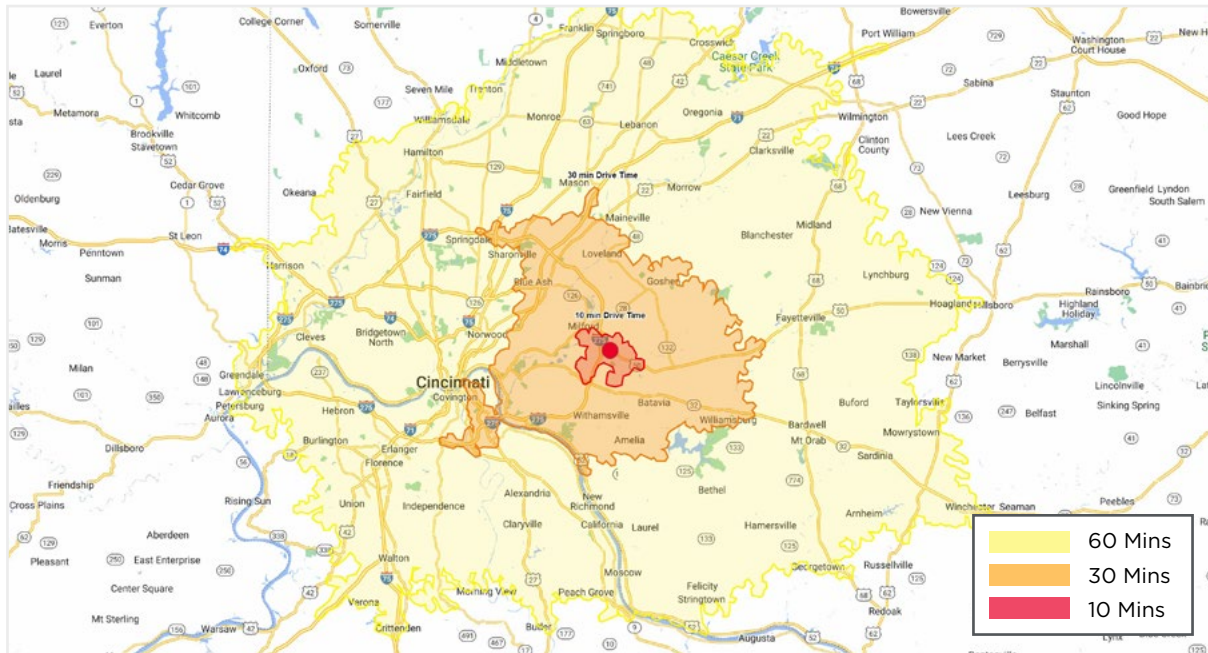
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DEMOGRAPHICS



NEIGHBORHOOD DEMOGRAPHICS

	POPULATION	AVERAGE HOUSEHOLD INCOME	LABOR FORCE POPULATION
3 Mile	28,097	\$92,861	22,424
5 Miles	81,677	\$99,941	65,479
10 Miles	357,039	\$113,930	285,998

