

FOR LEASE LAND
AUGUST 30, 2023

6370 PLEASANT AVE.

6372 PLEASANT AVE., FAIRFIELD, OH 45014



LEGACY
COMMERCIAL PROPERTY

Presented By:

Legacy Commercial Property

847.904.9200

info@legacypro.com

LEGACY COMMERCIAL PROPERTY
209 Powell Place
Brentwood, TN 37027
<http://legacypro.com>

6370 PLEASANT AVE.

6372 PLEASANT AVE., FAIRFIELD, OH 45014

EXECUTIVE SUMMARY



OFFERING SUMMARY

Lease Rate:	Negotiable
Available SF:	414,929
Lot Size:	9.63 Acres
Zoning:	Neighborhood Business District (C1)

PROPERTY OVERVIEW

Build To Suit:

Excellent opportunity to develop a new commercial business from the ground up. Easy access off of John Gray Road and Pleasant Ave with potential for large parking area and even a potential drive through. Attracting more business flow and income with little to no competitors around the area.

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6370 PLEASANT AVE.

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EXECUTIVE SUMMARY



OFFERING SUMMARY

Lease Rate:	Negotiable
Available SF:	366,537
Lot Size:	8.41 Acres
Zoning:	Neighborhood Business District (C1)

PROPERTY OVERVIEW

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EXECUTIVE SUMMARY



OFFERING SUMMARY

Lease Rate:	Negotiable
Available SF:	45277
Lot Size:	1.04 Acres
Zoning:	Neighborhood Business District (C1)

PROPERTY OVERVIEW

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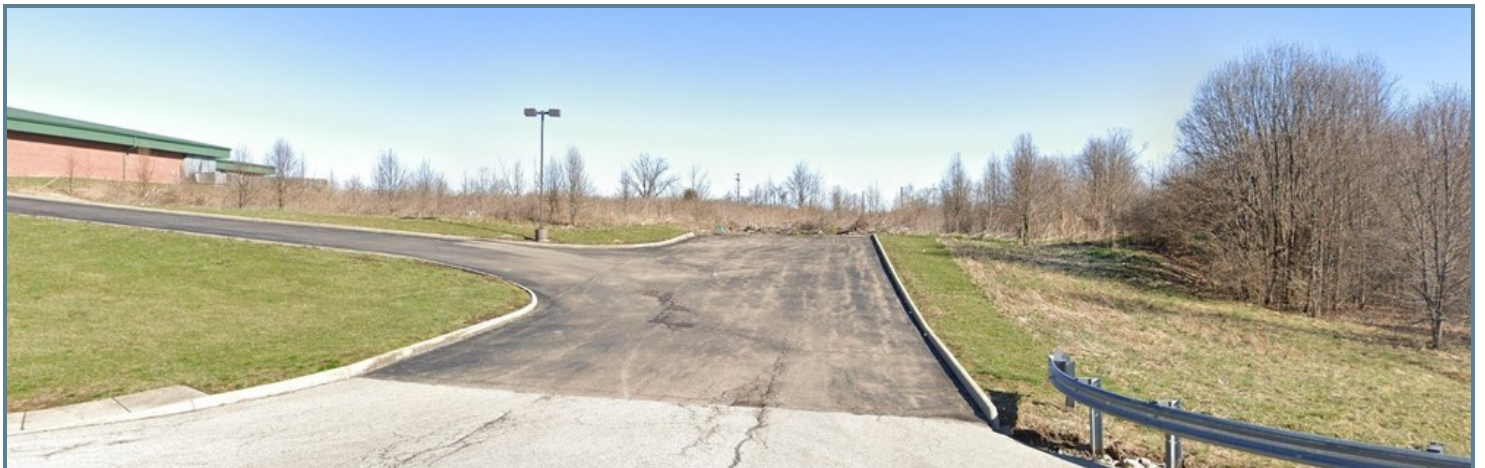
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ADDITIONAL PHOTOS



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ADDITIONAL PHOTOS



RENT ROLL

TENANT NAME	UNIT NUMBER	UNIT SIZE (SF)	LEASE START	LEASE END	ANNUAL RENT	% OF GLA	PRICE PER SF/YR
Stay Fit 24 #6502	A	3,349			\$0	28.58	\$0.00
Cincy Smoke Shop	B	1,246			\$0	10.64	\$0.00
DoorDash	C	7,121			\$0	60.78	\$0.00
Highland Pure Water & Ice #4309 12/31/2019	KIOSK	0			\$0	0.0	
Totals/Averages		11,716			\$0		\$0.00

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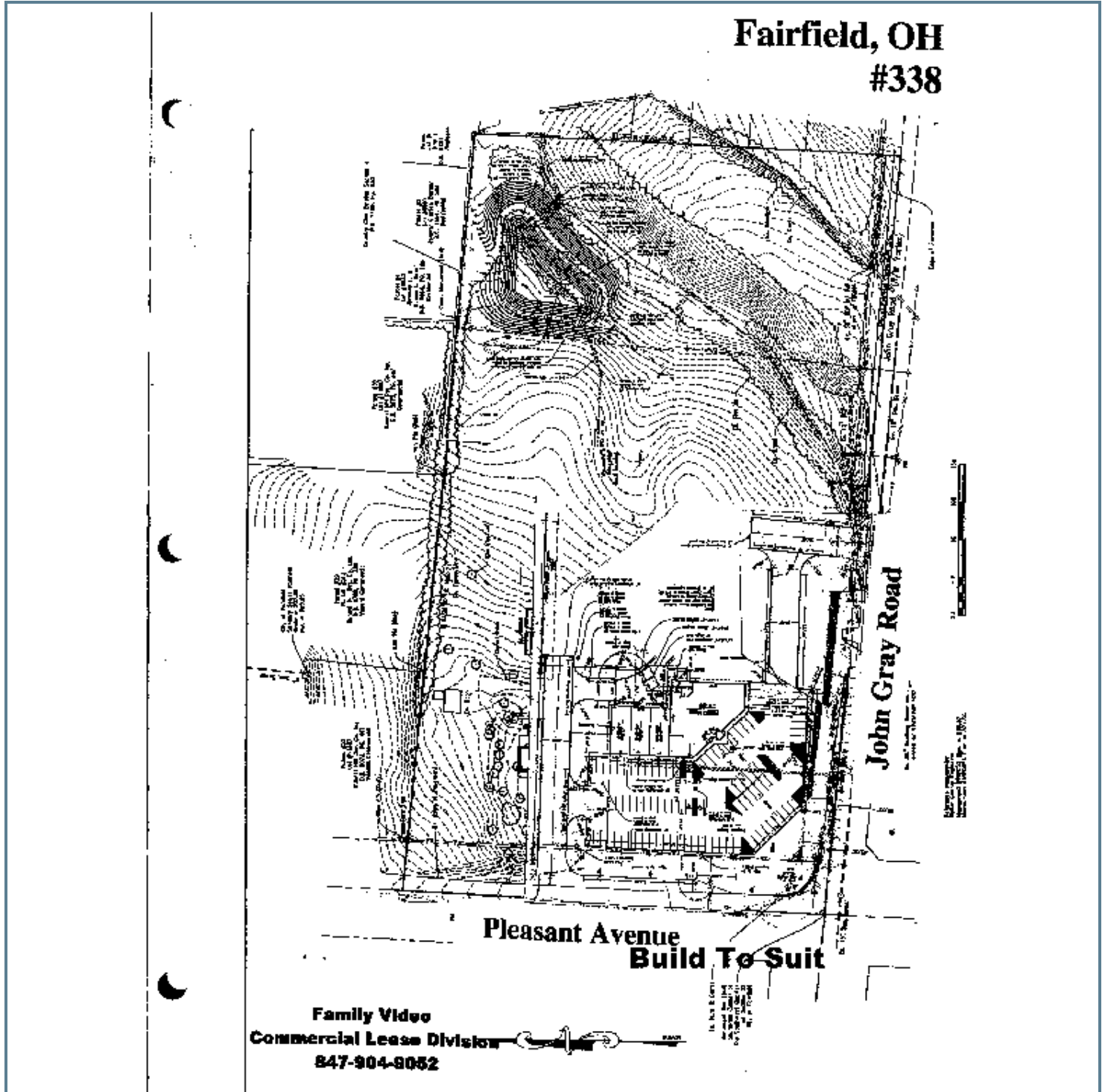
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SITE PLAN



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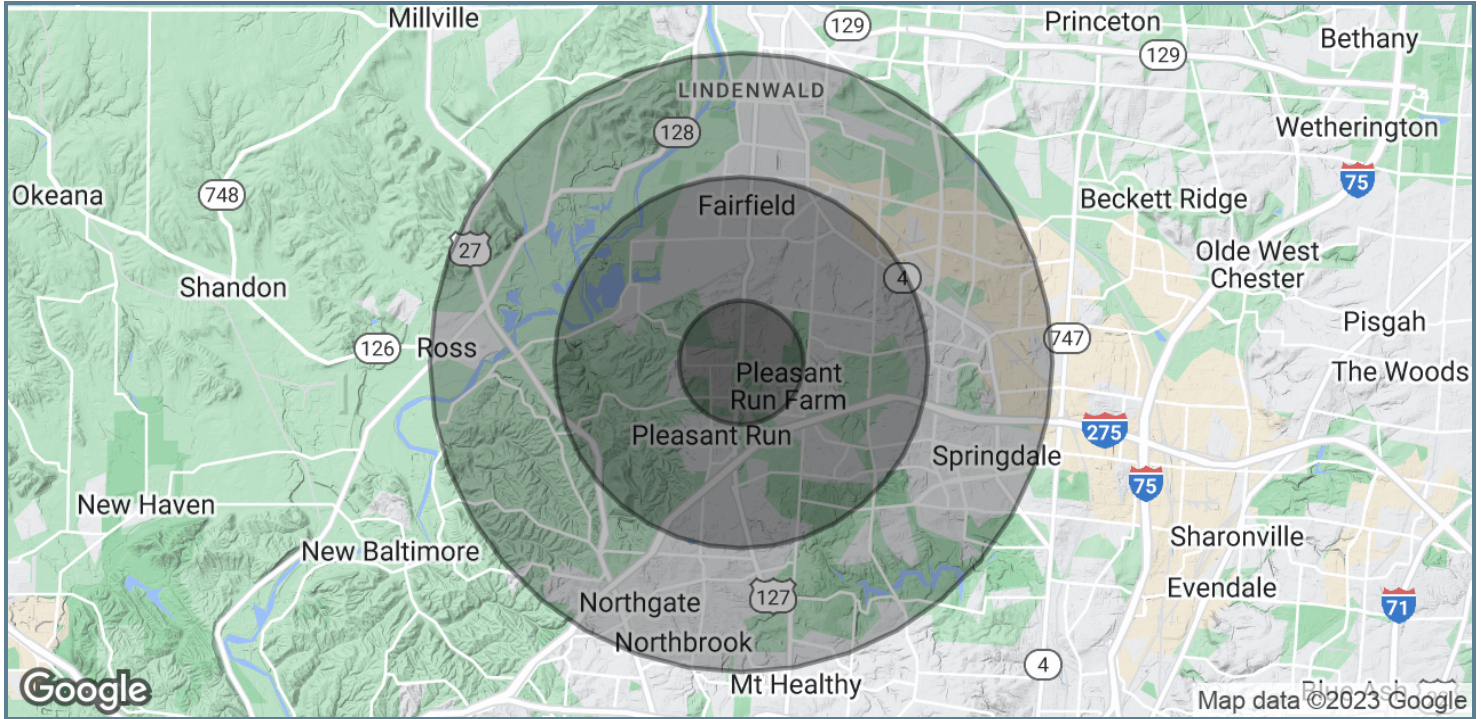
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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	9,216	60,423	130,548
Average age	42.1	39.4	38.8
Average age (Male)	39.6	37.3	36.4
Average age (Female)	43.9	41.8	40.9
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	3,875	25,343	55,532
# of persons per HH	2.4	2.4	2.4
Average HH income	\$81,719	\$75,998	\$67,983
Average house value	\$161,580	\$144,759	\$129,047

* Demographic data derived from 2020 ACS - US Census

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