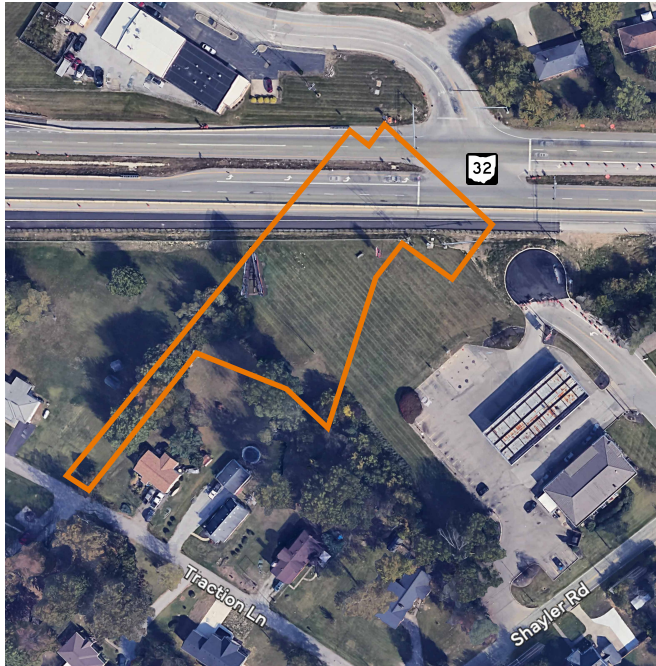


# BATAVIA LAND FOR SALE

[View Listing](#)



**1.3 ACRES TOTAL**  
**0.7 ACRES OF USABLE LAND**  
**\$135,000**

## TRAFFIC COUNTS

Street/Intersection	VPD
Old State Route 74	47,034
Batavia Pike	14,000

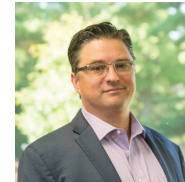
## DEMOGRAPHICS

Radius	1 Mile	3 Mile	5 Mile
Population	7,447	39,514	95,140
Daytime Population	5,026	39,216	85,894
Households	3,517	16,257	38,779
Average HH Income	\$89,058	\$102,206	\$107,337

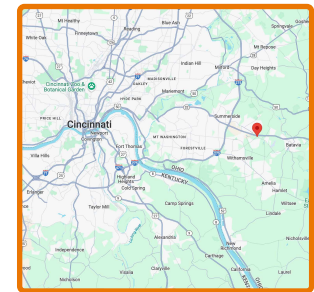
## FEATURES

- Located in one of Cincinnati's most dominant and vibrant commercial districts, the Eastgate Batavia corridor has experienced tremendous growth in the past ten years bringing new residential and commercial development
- The area offers a variety of shopping including several national big-box traffic drivers, restaurants, hotels, banks, and retail
- Sits on OH S.R. 32, which boasts impressive traffic counts of 47,034 vehicles passing the site daily
- Excellent visibility for business recognition or advertisement in a heavily trafficked retail corridor that caters to both local residents and commuters makes this a sought-after location for businesses looking to capitalize on existing traffic, market demand, and a thriving community
- Easy access to I-275 (75,900 VPD) and nearby attractions like the popular Eastgate Mall, Jungle Jims, and Union Township Veterans Memorial Park
- Strong and growing daytime employment with several headquarters, medical, etc. located nearby such as TQL, American Modern Insurance, Mercy Health, and Cincinnati Children's
- Surrounded by some of the highest income demographics in the region
- Its advantageous positioning, close to major thoroughfares and near Cincinnati's robust Eastgate retail corridor, not only offers the opportunity to create a distinct brand presence in a high-demand area but ensures a stable and long-term tenant base - the perfect setting for your business to flourish

**Todd Vollmer**



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