

VILLAGE SQUARE OUTLETS Of Blue Ash



5738 CORNELL ROAD

28,800 SF in 18 Individually Owned Store Fronts

Designed for specialty retail use, the property offers separate self contained retail condominiums in a demographically superior location with easy access to I-275 at Reed Hartman Highway. Nearby establishments include McDonalds, Marriott, and many corporations including Procter & Gamble. Each unit is 1800 SF in two (2) floors plus a full basement. Offered to own @ \$275,000 or to lease @ \$16 per foot plus CAM, this is an opportunity of note.

- Minutes to Reed Hartman I-275 Exit
- New Marriott Hotel Location
- Zoned C2 Planned Commercial District
- 2006 5 Mile Radius Population 131,986
- 2006 5 Mile Radius Avg HH Income \$101,882
- Finish Your Interior from White Box
- Retail / Restaurant Use
- 18 Individual Store Fronts
- Perfect for Specialty Outlet Mall
- Antiques / Bridal / Toys / Consignment
- Passport Health / Nursery / Daycare

ADDRESS: 5738 Cornell Rd
SUBURB: Blue Ash
LOT SIZE: 1.340 Acres
SEMI-ANNUAL TAX: N/A
EASEMENTS: Of Record

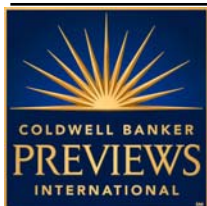
RESTRICTIONS: Of Record
AGE: Under Construction
CONSTRUCTION: Brick, Hardy Plank
FOUNDATION: Poured
BASEMENT: Full

ROOF: Asphalt Shingle
HEAT: Heat Pump
COOLING: Central Air
WATER: Public
SEWER: Public

Quoting: \$275,000 or \$16 / FOOT PLUS CAM

MLS#: 1093314

All information contained herein while believed to be accurate is not warranted.



Exclusively Represented By: Gail S. Coughlin

Mobile: 604-1731

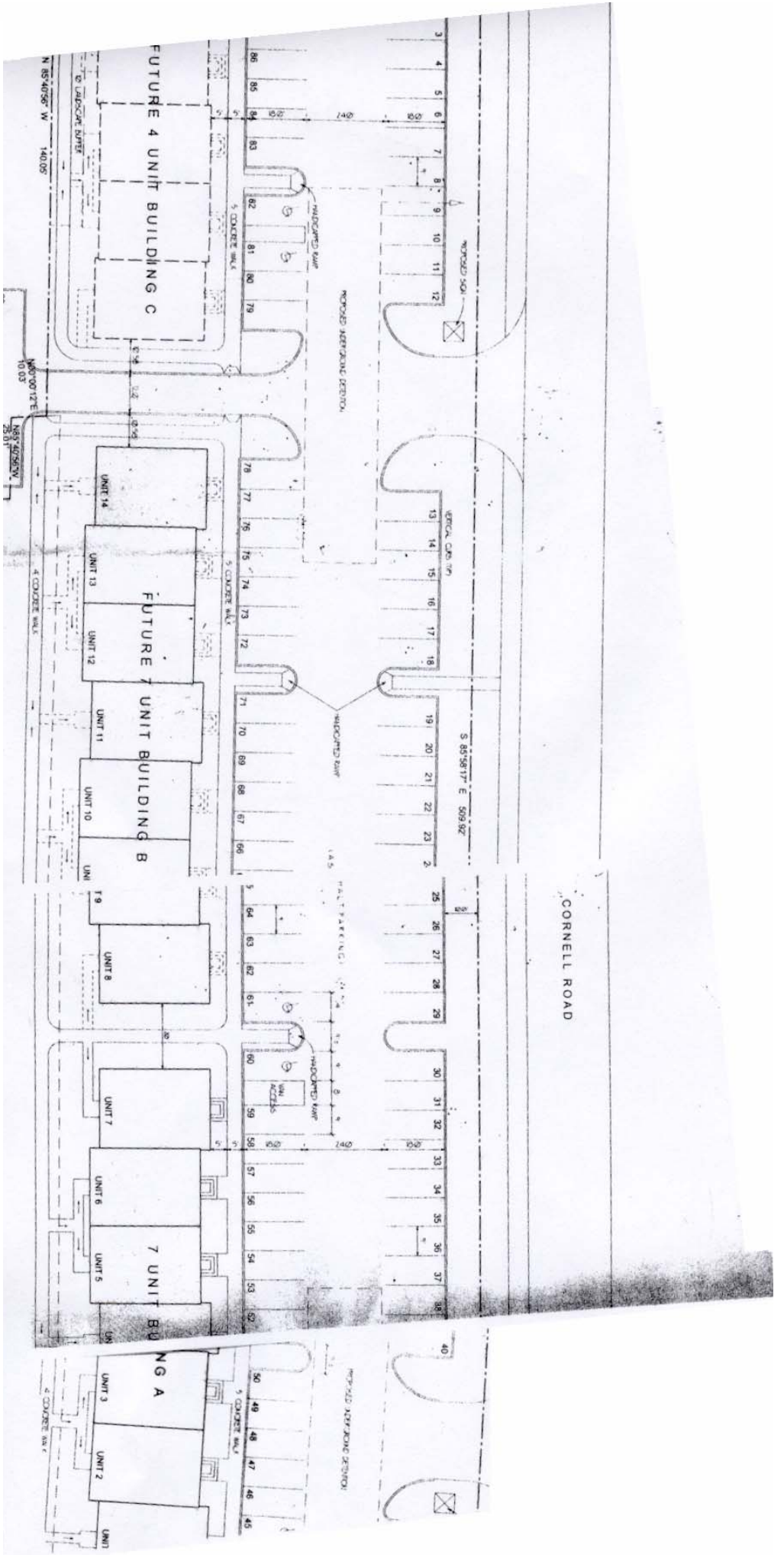
www.gcoughlin.com



COLDWELL BANKER WEST SHELL

OWNED & OPERATED BY NRT, INC.





Unit Dimensions: 24' 4 1/2" X 33' 1"

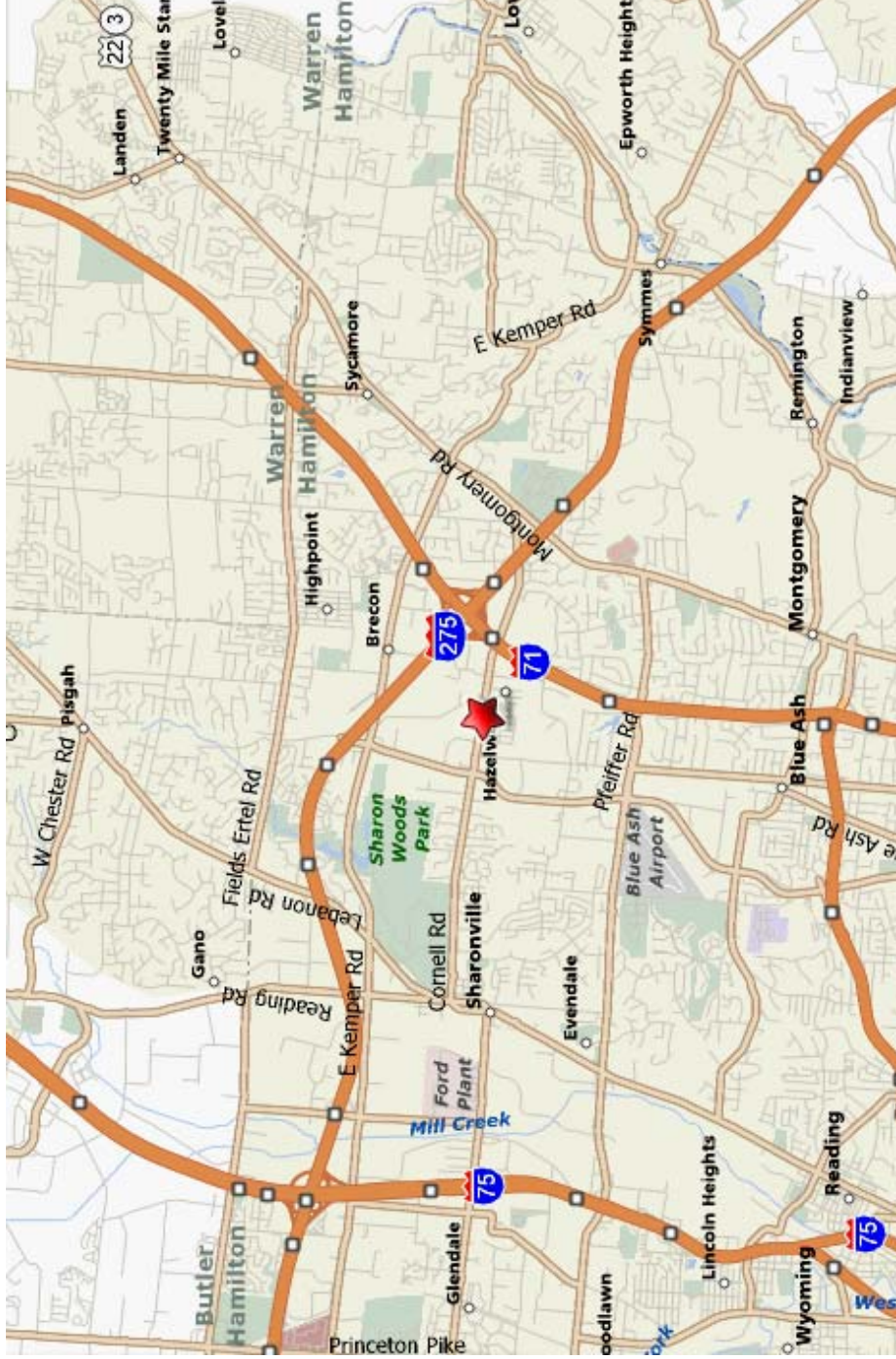
NOTE: ALL INFORMATION CONTAINED HEREIN BELIEVED TO BE ACCURATE BUT IS NOT WARRANTED

Proforma Operating Expenses

Cleaning	\$
Gas & Electric	\$
Water	\$
Property Taxes	\$
Lawn Care / Snow Removal	\$
Insurance	\$
Total Expenses	\$



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