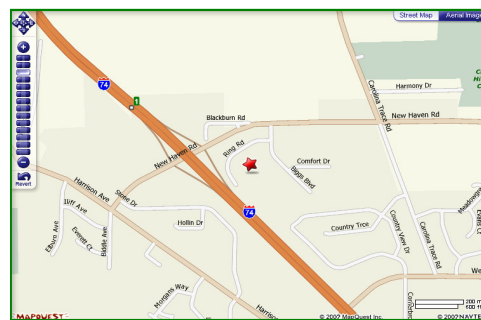


AVAILABLE FOR SALE OR LEASE Prime Development Land



- 1.25 acres
- Excellent Demographics
- Highway Visibility
- Bigg's and Home Depot anchored retail center
- Immediately off I-74 / New Haven Rd. exit
- Across street from planned Wal-mart development
- New Haven Overpass completed



For further information, please contact:
Craig A. Roberts, owner / agent

(513) 762-7622

E-mail: craig.roberts@capitalrealestate.org

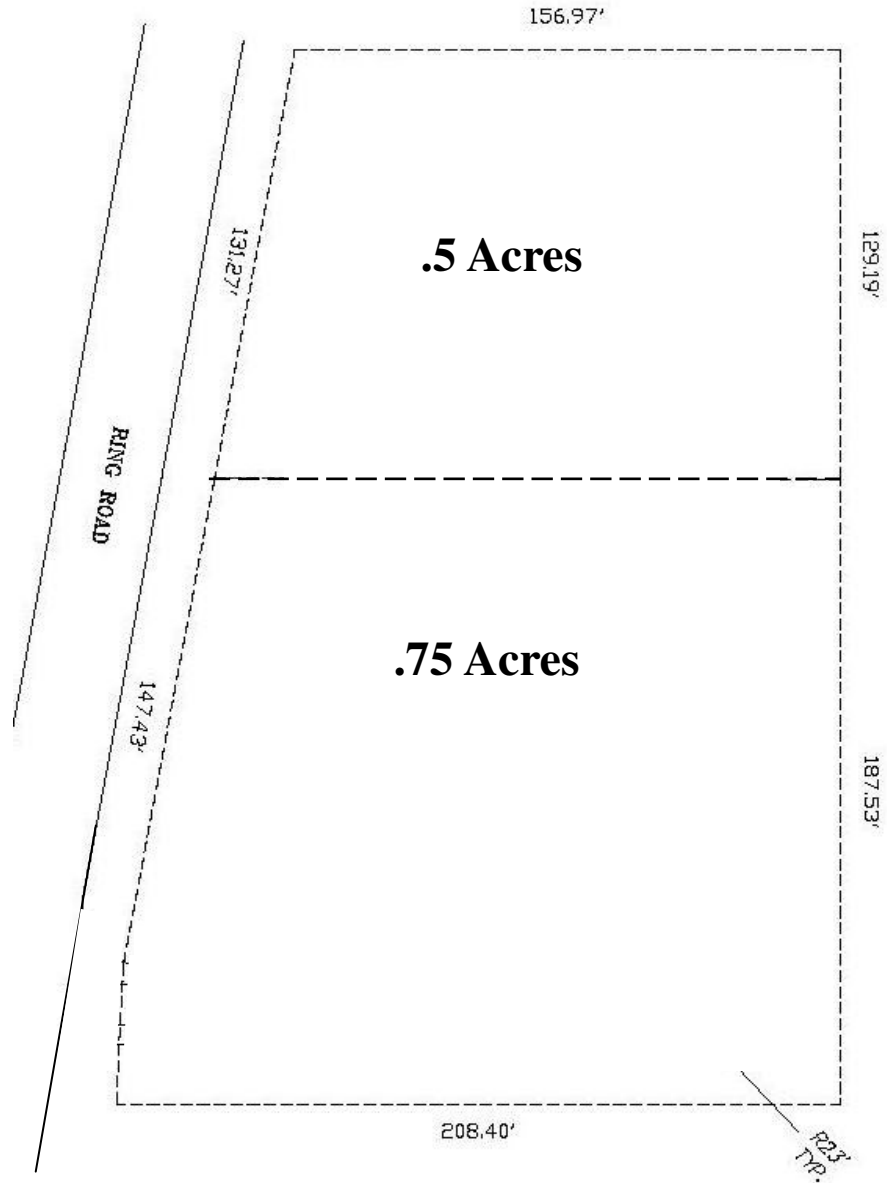
Information submitted herein has been obtained from reliable sources. We have no reason to doubt its accuracy, but we do not guarantee it.

General Specifications

Property ID:	561-0011-0045-00 (.751 acres) and 561-0011-0055-00 (.5 acres)
Property Type:	Commercial
Municipality:	Harrison, Ohio
Land Area:	Total of 1.25 acres (adjacent .5 acre and .75 acre parcels)
Zoning:	B-4 General Business District
Lot Dimensions:	See attached Site Plan
Sewer:	City of Cincinnati
Water:	Cincinnati Water Works
Electric:	Cinergy
Gas:	Cinergy
Sale Price	\$750,000 per acre
Lease Price	1% of value per month for year one, annual COL increase thereafter, lease term of 10 years or more required.

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Site Plan



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