LAND FOR SALE

VINTAGE REALTY



1.8872	COMMERCIAL	$85,000
ACRES	ZONING	PRICE

A 1.8872-acre commercially zoned corner property in Hamilton Township that may be an ideal opportunity for a dental or orthodontic practice.

U.S. 22/3 & Appaloosa Circle

HAMILTON TOWNSHIP • WARREN COUNTY • OHIO

MAUREEN SHARIB | Vintage Realty | Ohio Real Estate Broker #211758

513-646-7306

U.S. 22/3 & APPALOOSA CIRCLE · HAMILTON TOWNSHIP

Three Reasons to Take a Look

01

9,637–11,662

VEHICLES PER DAY · 2022 OKI

NEARLY 10,000–12,000 VEHICLES DAILY

2022 OKI traffic counts show 9,637 to 11,662 vehicles per day at count locations along U.S. 22/3 in the immediate area.

02 · NEARLY

5,700

DISTRICT STUDENTS

NEARLY 5,700 DISTRICT STUDENT BODY IN FIVE SCHOOLS

The property is within eye-line view and walking distance of Little Miami High School and Little Miami Middle School, serving nearly 2,850 students in grades 6–12.

03

$119,478

MEDIAN HOUSEHOLD INCOME

A GROWING, HIGH-INCOME COMMUNITY

Hamilton Township has approximately 30,000 residents and a median household income of $119,478.



Site photo: panoramic view of the lot from Appaloosa Circle



Site photo: sign location along U.S. 22/3



Site photo: street frontage

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CONCEPT VISUALIZATION

ARTISTIC RENDERINGS

DISCLAIMER: Below are AI artistic renderings generally following the stage II preliminary site engineering previously performed at this site. You are responsible for your own due diligence and site suitability evaluation. The Stage II preliminary site engineering is attached.



AI artistic rendering of a possible building, not an actual photo.



AI artistic rendering of possible signage, not an actual photo.

FOR ORTHODONTISTS, PEDIATRIC & FAMILY DENTISTS, AND MULTI-DOCTOR PRACTICES

Put Your Practice in the Path

For an orthodontist, pediatric dentist, family dentist, or expanding multi-doctor practice, this is an opportunity to own the land, own the building and own the signage—while putting your practice directly in the path of the families you want to reach.

OWN THE DIRT. OWN THE BUILDING. OWN THE SIGN.



Site photo: the corner at Appaloosa Circle

If you're considering expanding or relocating your practice—now or in the next few years—I'd like to show you the property.

Call or text me to arrange a quick site visit.

513-646-7306

Or text **"PROPERTY"** and I'll send you the information.

LISTING BROKER

Maureen Sharib

VINTAGE REALTY

Ohio Real Estate Broker #211758

513-646-7306

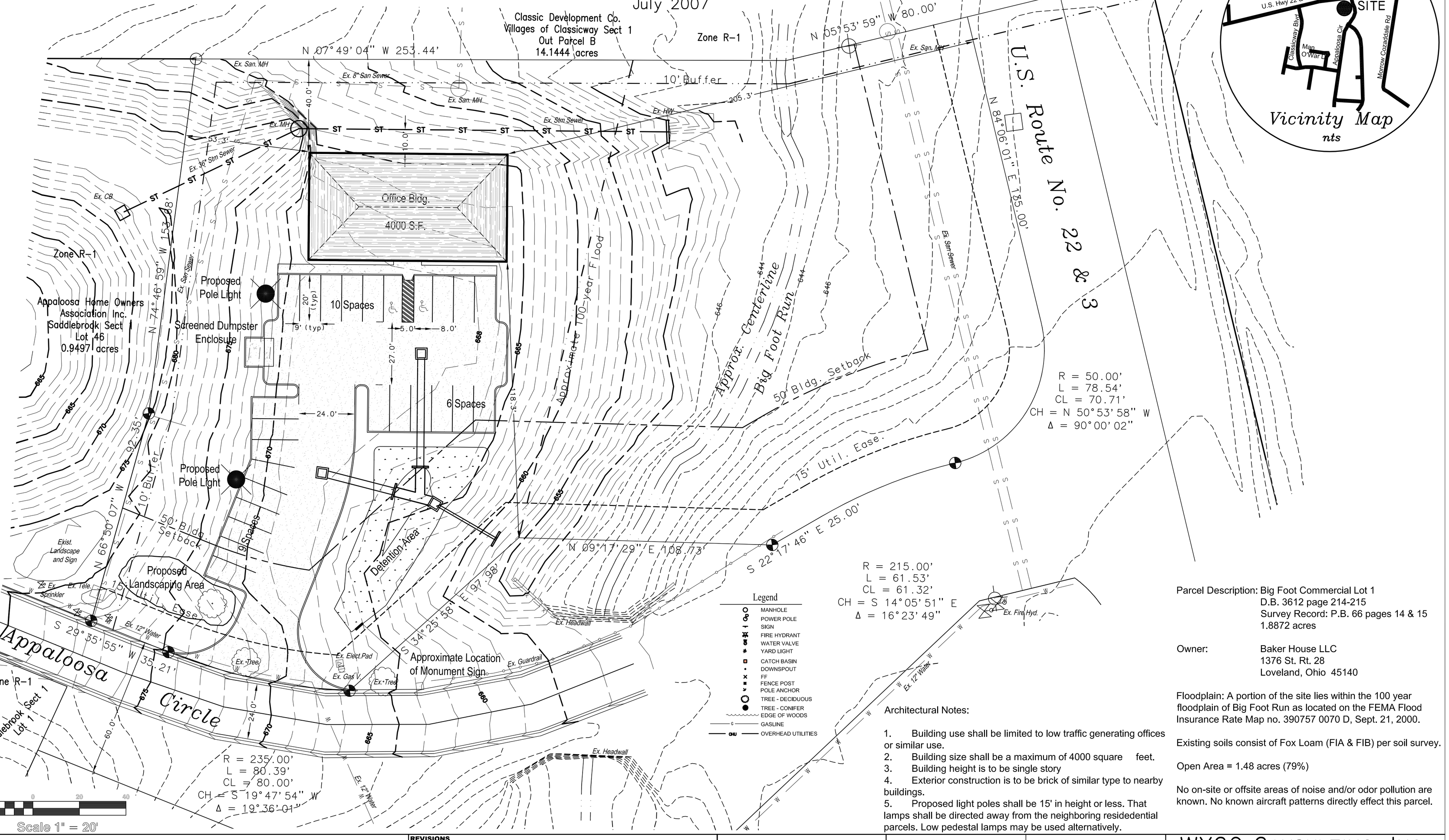
1.8872 Acres | Commercial | $85,000
U.S. 22/3 & Appaloosa Circle
Hamilton Township • Warren County • Ohio

Attachment: Stage II Preliminary Site Engineering

The following pages reproduce the Stage II preliminary site plans for Big Foot Commercial – Lot 1, in full and unchanged. You are responsible for your own due diligence and site suitability evaluation.

Big Foot Commercial – LOT 1

Military Survey No. 520
1.8872 Acres
July 2007



Legend

- MANHOLE
- POWER POLE
- SIGN
- FIRE HYDRANT
- WATER VALVE
- YARD LIGHT
- CATCH BASIN
- DOWNSPOUT
- FF
- FENCE POST
- POLE ANCHOR
- TREE - DECIDUOUS
- TREE - CONIFER
- EDGE OF WOODS
- GASLINE
- OVERHEAD UTILITIES

Architectural Notes:

1. Building use shall be limited to low traffic generating offices or similar use.
2. Building size shall be a maximum of 4000 square feet.
3. Building height is to be single story
4. Exterior construction is to be brick of similar type to nearby buildings.
5. Proposed light poles shall be 15' in height or less. That lamps shall be directed away from the neighboring residedential parcels. Low pedestal lamps may be used alternatively.

Parcel Description: Big Foot Commercial Lot 1
D.B. 3612 page 214-215
Survey Record: P.B. 66 pages 14 & 15
1.8872 acres

Owner: Baker House LLC
1376 St. Rt. 28
Loveland, Ohio 45140

Floodplain: A portion of the site lies within the 100 year floodplain of Big Foot Run as located on the FEMA Flood Insurance Rate Map no. 390757 0070 D, Sept. 21, 2000.

Existing soils consist of Fox Loam (FIA & FIB) per soil survey.

Open Area = 1.48 acres (79%)

No on-site or offsite areas of noise and/or odor pollution are known. No known aircraft patterns directly effect this parcel.

Stage II – Prelim. Site Plan

REVISIONS ----- ---

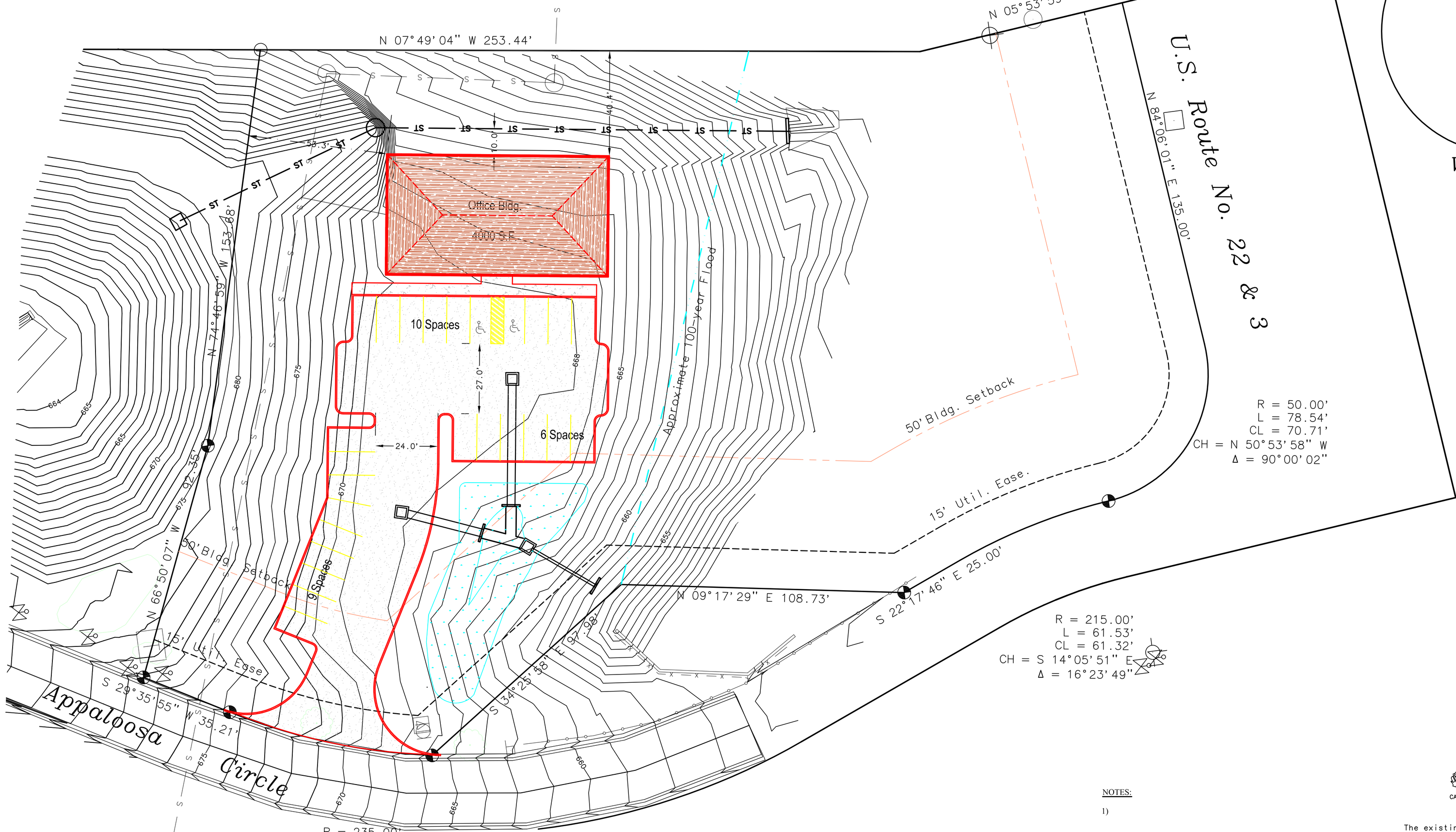
DESIGNED BY: sgp	HORIZ. SCALE: 1" = 20'
DATE: 6/27/07	VERT. SCALE: ---
PROJECT NO.: 1356	SHEET NO.: 1 of 1

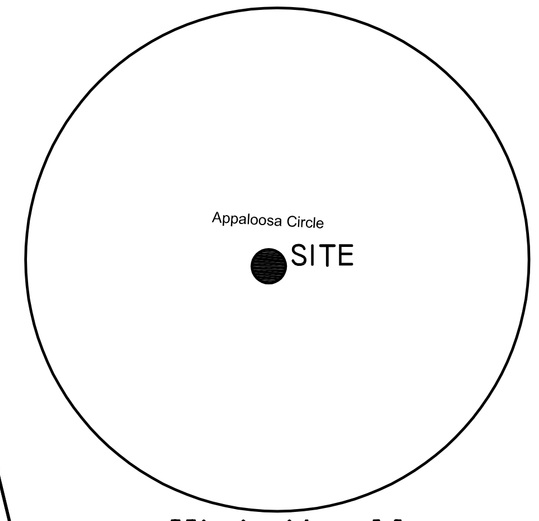
PROJECT
Big Foot Commercial – LOT 1

WYCO CONSULTING, INC.
10 Stadia Drive
Franklin, Ohio 45005
937–743–9926

Big Foot Commercial – LOT 1

Military Survey No. 520
1. Acres
July 2007





Vicinity Map
nts

NOTES:

1)

2 WORKING DAYS
BEFORE YOU DIG
CALL TOLL FREE 800-362-2764
OHIO UTILITIES PROTECTION SERVICE

The existing utility information depicted on the site plan are approximate locations. The contractor is responsible for confirming the location of all existing utilities prior to and in coordination with new utilities layout and installation. All underground utilities shall be located two working days before any excavation occurs. Call 1-800-362-2764 (toll free). Ohio Utilities Protection Service non-members must be called directly.

Stage II – Prelim. Site Plan

REVISIONS ----- ----

DESIGNED BY: sgp	**HORIZ. SCALE:** 1" = 20'
DATE: 6/27/07	**VERT. SCALE:** ---
PROJECT NO.: 1356	**SHEET NO.:** 1 of 1

PROJECT *Big Foot Commercial – LOT 1*

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