

MATTHEWS™



FORMER MULTI-TENANT QSR

103 Glover Dr | Mount Orab, OH 45154

Retail
Investment Opportunity

Offering Memorandum

EXCLUSIVELY LISTED BY



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68 ±16,500 VPD



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PROPERTY OVERVIEW

Former Multi-Tenant QSR
103 Glover Dr Mount Orab, OH 45154



INVESTMENT HIGHLIGHTS

\$1,500,000

List Price

±1.0 AC

Lot Size

±6,913 SF

GLA

Property Highlights

- **Strong Retail Corridor** – Situated along a heavily trafficked commercial stretch surrounded by national retailers including Starbucks, Arby's, Taco Bell, KFC, Burger King, AutoZone, and Advance Auto Parts
- **Modern Retail Trade Area** – Majority of surrounding development constructed in the 2000s or newer, reflecting continued retailer investment and strong long-term viability
- **Development / Value-Add Opportunity** – Ideal for retail, QSR, medical, service retail, or redevelopment users seeking presence in an established trade area
- **Strong Traffic Counts** – Approx. ±16,500 VPD on the primary corridor with immediate access to nearby highway seeing ±22,800 VPD
- **±1.0 Acre Site** – Ample land area supporting multiple retail concepts, redevelopment, or re-tenanting opportunities
- **Near Signalized Intersection** – High visibility positioning with strong ingress/egress near a lighted intersection
- **Existing Drive-Thru** – Drive-thru window and stacking lane remain in place





32 ± 22,800 VPD



68 ± 16,500 VPD



Subject Property

Glover Rd



103 Glover Dr
Mount Orab, OH 45154

±6,913 SF
GLA

2000
Year Built

±39,300 VPD
Route 68 & Hwy 32

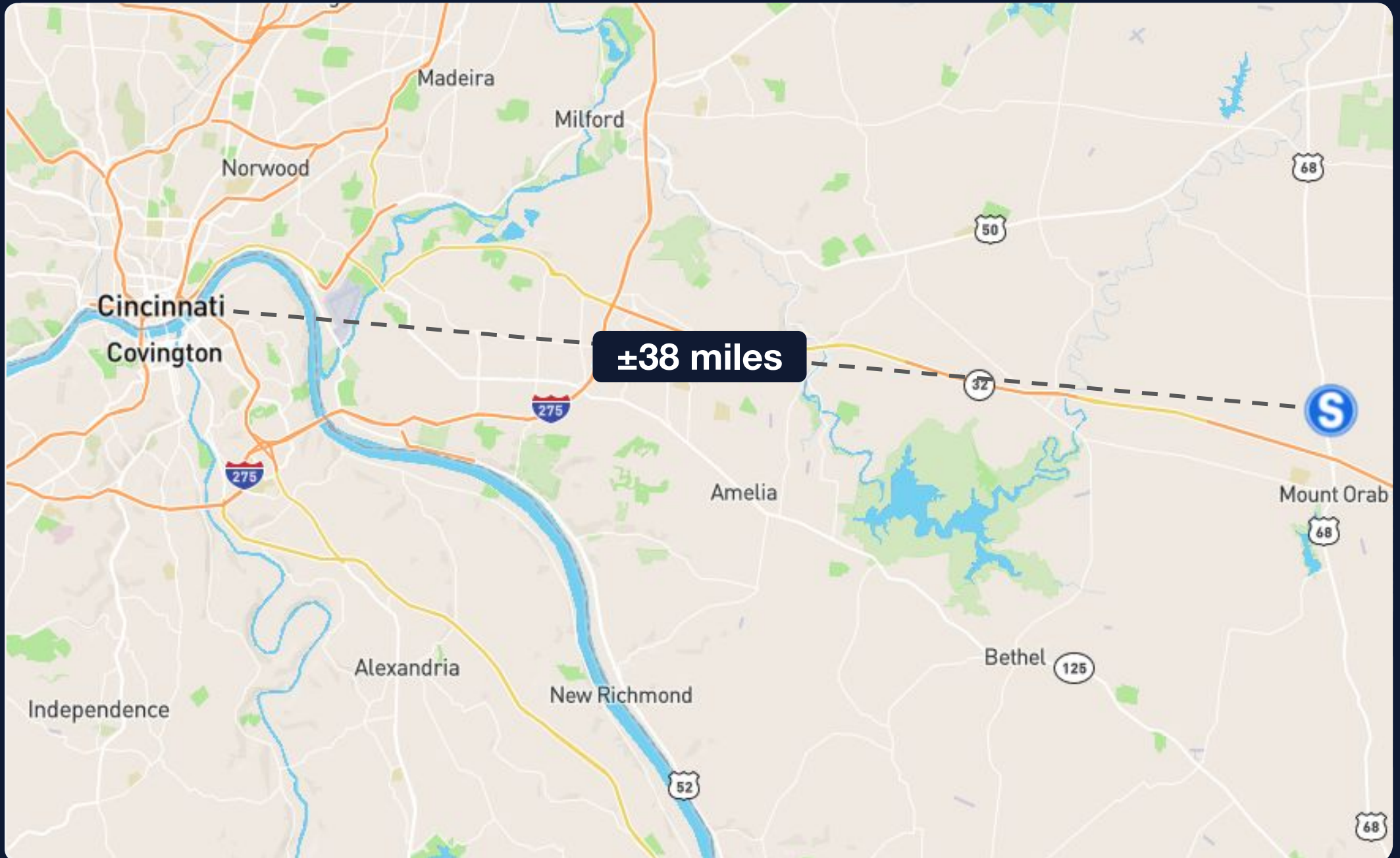
Value Add
Opportunity

±1.0 AC
Lot Size



MARKET OVERVIEW

Former Multi-Tenant QSR
103 Glover Dr Mount Orab, OH 45154



MOUNT ORAB, OH

Market Demographics



11,715
Total Population

\$60,941
Median HH Income

4,547
of Households

73%
Homeownership Rate

3,163
Employed Population

\$885
Median Rent per Month

29.8
Median Age

\$220,800
Median Property Value

Local Market Overview

Mount Orab, Ohio, is a steadily growing community positioned along State Route 32 and North High Street, two corridors that provide excellent visibility and strong daily traffic counts for retail development. The village has established itself as a retail hub for the surrounding area, with Mount Orab Pointe serving as a key anchor center. This development, anchored by a top-performing Kroger Marketplace, attracts consistent shopper traffic and supports a mix of national and regional retailers, including restaurants, auto service providers, and telecom shops. The combination of grocery, dining, and convenience-focused businesses that draws both local residents and commuters.

In addition to the established retail corridors, Mount Orab's local market is strengthened by a strong presence of small businesses in the downtown area. Local boutiques, specialty shops, and restaurants contribute to the community's character and provide shopping and dining options that differ from larger chains. Initiatives like discount card programs and the community farmers market help encourage residents to shop local, fostering customer loyalty and steady foot traffic.

Property Demographics

Population	3-Mile	5-Mile	10-Mile
Five-Year Projection	6,957	12,182	35,251
Current Year Estimate	6,630	11,670	34,154
2020 Census	6,538	11,796	34,246
Growth Current Year-Five-Year	4.94%	4.39%	3.21%
Households	3-Mile	5-Mile	10-Mile
Five-Year Projection	2,683	4,730	13,803
Current Year Estimate	2,552	4,530	13,308
2020 Census	2,519	4,519	13,141
Growth Current Year-Five-Year	5.14%	4.43%	3.72%
Growth 2020-Current Year	1.31%	0.24%	1.27%
Income	3-Mile	5-Mile	10-Mile
Average Household Income	\$97,949	\$101,644	\$97,766

CINCINNATI, OH MSA

Cincinnati, a major metropolitan hub in the Midwest, is a vibrant center of commerce, transportation, and culture. As home to a strong concentration of Fortune 500 headquarters, major financial institutions, and leading consumer goods companies, it plays a key role in national and global business. Its strategic location along the Ohio River and its extensive logistics network make it a vital crossroads for trade and distribution. The city's respected universities, innovative research centers, and renowned healthcare systems attract top talent, while its rich cultural heritage, celebrated architecture, and thriving arts and culinary scenes reinforce its influence as a center of knowledge, creativity, and innovation.

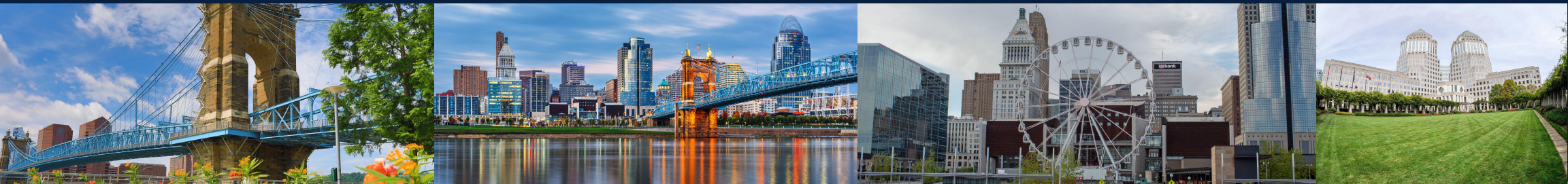
Retailers in Cincinnati benefit from a steadily growing and diverse consumer base, a mix of local residents and regional visitors, and strong community-driven shopping activity. The city's well-established retail corridors and revitalized urban districts provide excellent visibility, while its central location and extensive highway network ensure convenient access across the metro area and beyond. Supported by stable household purchasing power and a resilient, diversified economy, Cincinnati continues to foster retail expansion and sustain long-term real estate value.

Total Population
2,302,815

Annual Visitors
25.9 Million

Tourism Economic Impact
\$6.5 Billion

GDP
\$198.9 Billion



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This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at 103 Glover Dr, Mount Orab, OH, 45154 ("Property"). The Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews™. The material and information in the Offering Memorandum is unverified. Matthews™. has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants' plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Neither owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

1. The Offering Memorandum and its contents are confidential;
2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner.

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Owner and Matthews™. expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Owner or Matthews™. or any of their affiliates or any of their respective officers, directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date of this Offering Memorandum.

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