FORMER MULTI-TENANT QSR

103 Glover Dr | Mount Orab, OH 45154

Retail
Investment Opportunity
Offering Memorandum

EXCLUSIVELY LISTED BY

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PROPERTY OVERVIEW

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

INVESTMENT HIGHLIGHTS

$1,250,000	±1.0 AC	±6,913 SF
List Price	Lot Size	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

S
McDonald's
Wendy's
bomgaars
Kroger
MARATHON
snap FITNESS 24-7
CareFirst Urgent Care
32 ± 22,800 VPD
KFC
TACO BELL
Arby's
LaRosa's FAMILY PIZZERIA
DUNKIN'
68 ± 16,500 VPD
Skyline CHILI
Glover Rd
TireDiscounters
Subject Property
Advance Auto Parts
DQ
AutoZone
BURGER KING

103 Glover Dr
Mount Orab, OH 45154

±6,913 SF
GLA

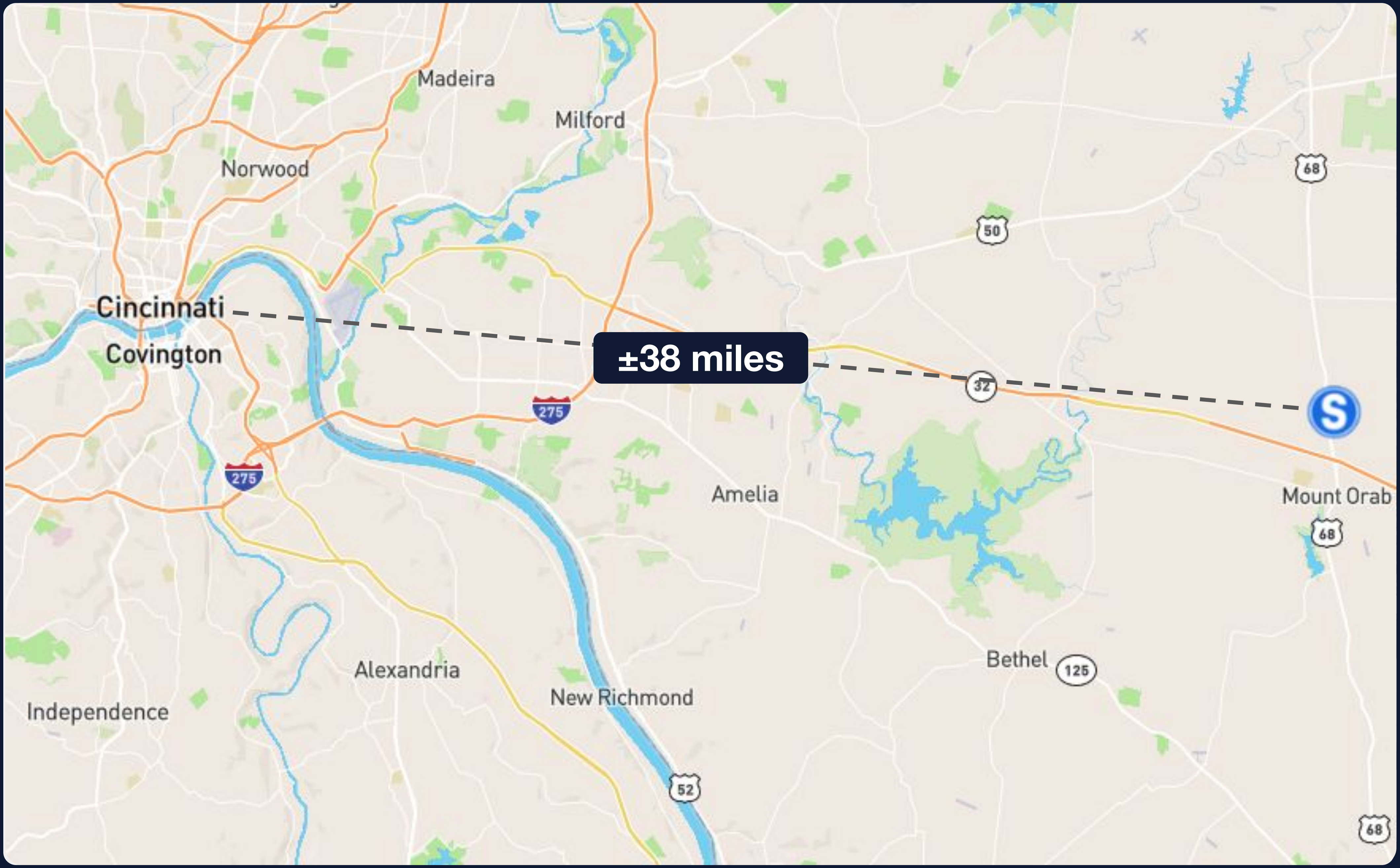
2000
Year Built

±39,300 VPD
Route 68 & Hwy 32

Value Add
Opportunity

±1.0 AC
Lot Size

MARKET OVERVIEW



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

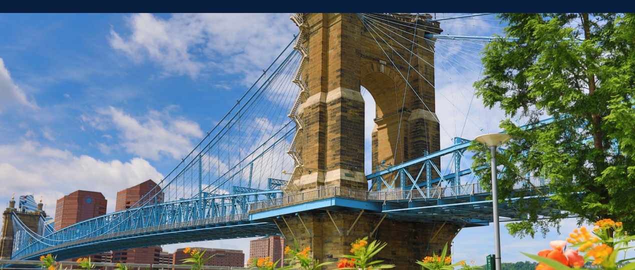
Population	3-Mile	5-Mile	10-Mile
Five-Year Projection	6,957	12,182	35,251
Current Year Estimate	6,630	11,670	34,154
2020 Census	6,538	11,796	34,246
Growth Current Year-Five-Year	4.94%	4.39%	3.21%
Households	**3-Mile**	**5-Mile**	**10-Mile**
Five-Year Projection	2,683	4,730	13,803
Current Year Estimate	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

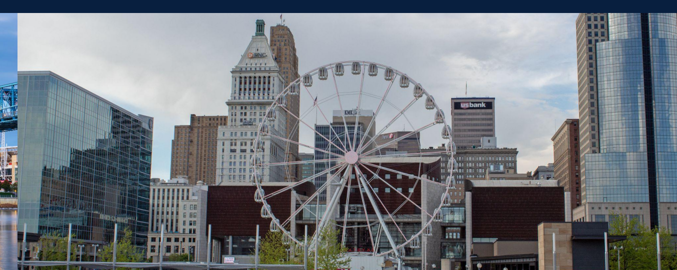
CINCINNATI, OH MSA

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	Annual Visitors	Tourism Economic Impact	GDP
2,302,815	**25.9 Million**	**$6.5 Billion**	**$198.9 Billion**





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