



8325 Colerain Avenue

Cincinnati, Ohio 45239

Property Features

- Retail land - Colerain @ Ronald Reagan
- Next to McDonalds and newly built KFC
- Sits near Wal-Mart, Staples, BW3, US Bank, Wendy's
- High Traffic Colerain Corridor at Ronald Reagan Hwy - 45,885 CPD
- Access to Traffic Signal
- For Sale / Build to Suit / Ground Lease Opportunity
- Sale Price - \$595,000
- Ground Lease- \$62,500 yr

| Demographics | 1 Mile | 3 Miles | 5 Miles |
|--------------------|----------|----------|----------|
| Total Population: | 10,860 | 90,268 | 193,191 |
| Average HH Income: | \$58,091 | \$59,357 | \$58,824 |



For more information:

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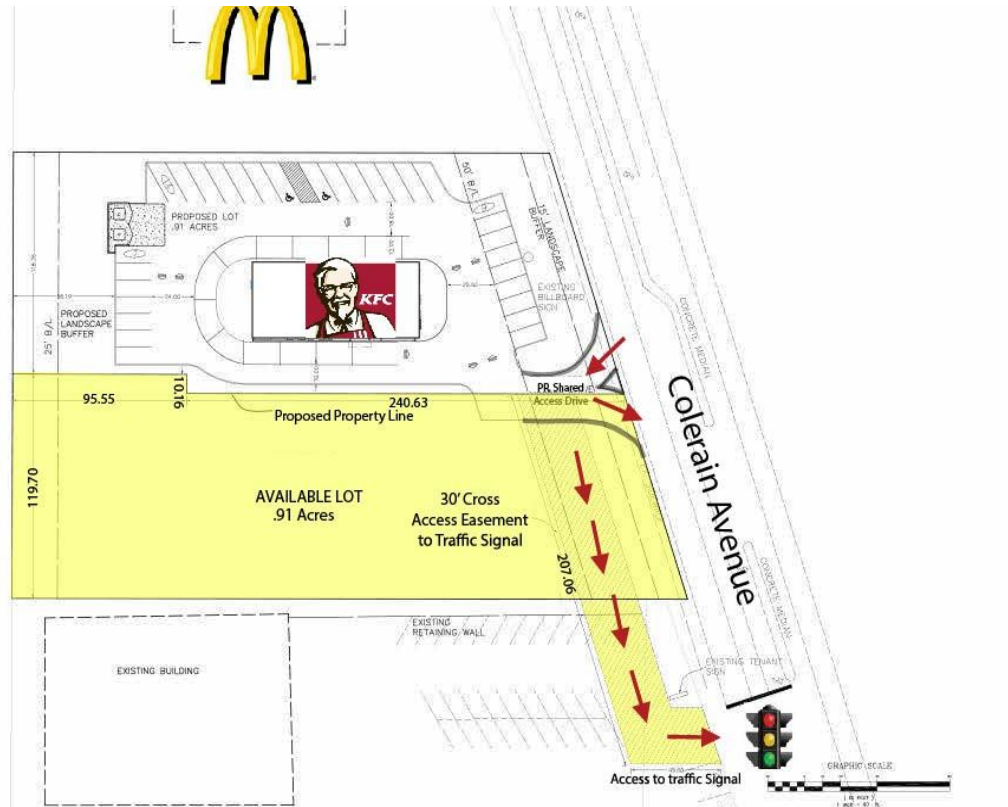
Retail Land Available on High Traffic Corridor - Colerain Ave

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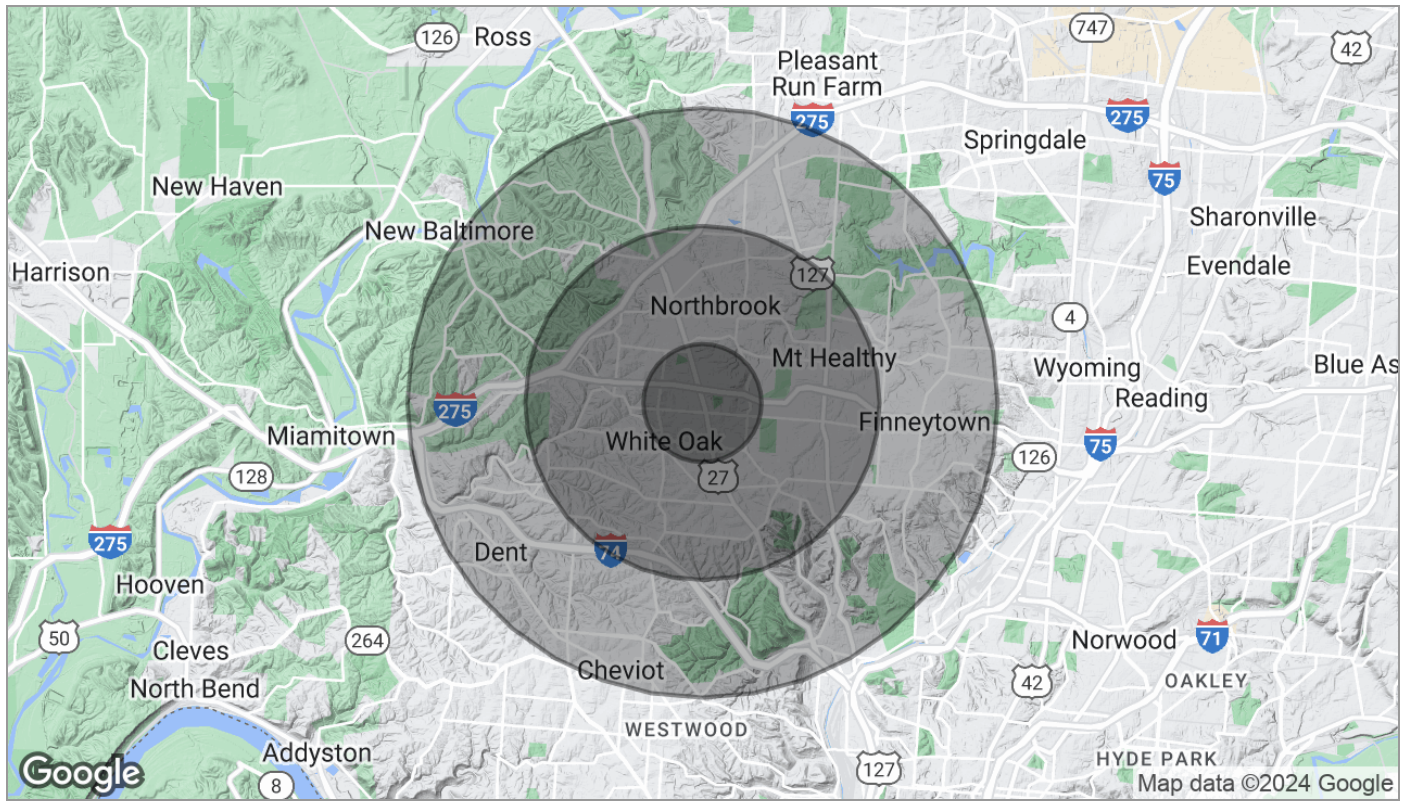


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| Population | 1 Mile | 3 Miles | 5 Miles |
|---------------------|-----------|-----------|-----------|
| TOTAL POPULATION | 10,860 | 90,268 | 193,191 |
| MEDIAN AGE | 38.0 | 38.4 | 37.8 |
| MEDIAN AGE (MALE) | 37.8 | 36.4 | 35.7 |
| MEDIAN AGE (FEMALE) | 38.8 | 39.1 | 38.9 |
| Households & Income | 1 Mile | 3 Miles | 5 Miles |
| TOTAL HOUSEHOLDS | 4,351 | 36,951 | 79,150 |
| # OF PERSONS PER HH | 2.5 | 2.4 | 2.4 |
| AVERAGE HH INCOME | \$58,091 | \$59,357 | \$58,824 |
| AVERAGE HOUSE VALUE | \$138,055 | \$150,033 | \$164,155 |
| Race | 1 Mile | 3 Miles | 5 Miles |
| % WHITE | 87.8% | 70.4% | 65.1% |
| % BLACK | 9.2% | 26.4% | 31.1% |
| % ASIAN | 0.5% | 0.6% | 0.8% |
| % HAWAIIAN | 0.0% | 0.0% | 0.0% |
| % INDIAN | 0.0% | 0.1% | 0.1% |
| % OTHER | 0.3% | 0.3% | 0.5% |
| Ethnicity | 1 Mile | 3 Miles | 5 Miles |
| % HISPANIC | 1.6% | 1.6% | 1.8% |

* Demographic data derived from 2020 ACS - US Census