

For Sale

LAND

0.91 Acres



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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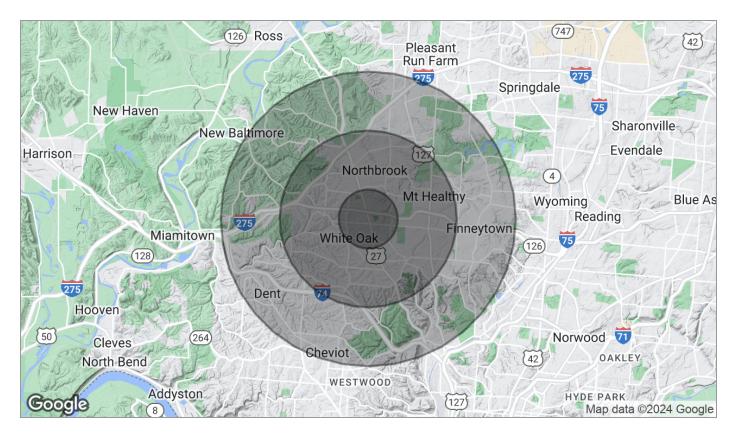
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Population	1 Mile	3 Miles	5 Miles	
TOTAL POPULATION	10,860	90,268	193,191	
MEDIAN AGE	38.0	38.4	37.8	
MEDIAN AGE (MALE)	37.8	36.4	35.7	
MEDIAN AGE (FEMALE)	38.8	39.1	38.9	
Households & Income	1 Mile	3 Miles	5 Miles	
TOTAL HOUSEHOLDS	4,351	36,951	79,150	
# 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

