

PRICE REDUCED – RARE DEVELOPMENT OPPORTUNITY

OAKLEY HIGH-PROFILE – OFFICE- RETAIL

4894-4896 Ridge Avenue, Cincinnati, OH 45209

OFFERING SUMMARY:

REDUCED PRICE: \$295,000

LOT SIZE: .32-.42+/- Acres

ZONING: CC-M

MARKET: Cincinnati/Dayton

PROPERTY OVERVIEW:

Land available for medical, office or retail. Excellent location at Alamo & Ridge ramp to Kennedy Connector, I-71 & OH-562 (Norwood Lateral).

PROPERTY HIGHLIGHTS:

- High-Profile, Accessible Location
- Adjacent Development Underway
- Join CinFed Credit Union HQ, Ferguson Showroom, Chipotle, Aspen Dental and more!



RIDGE AVENUE

DISNEY STREET

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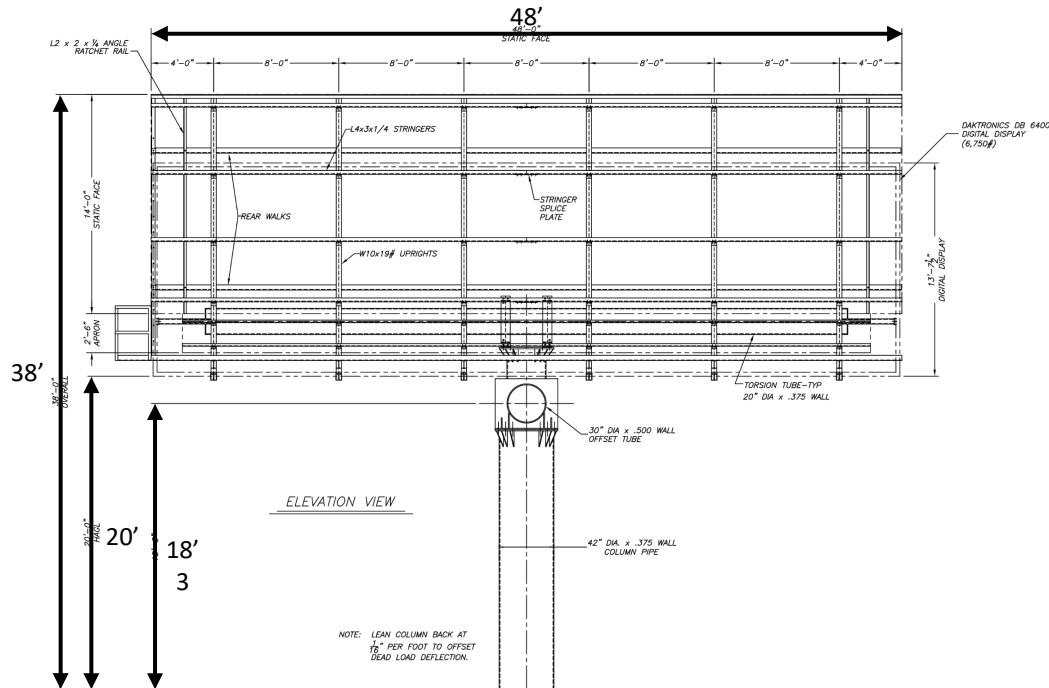
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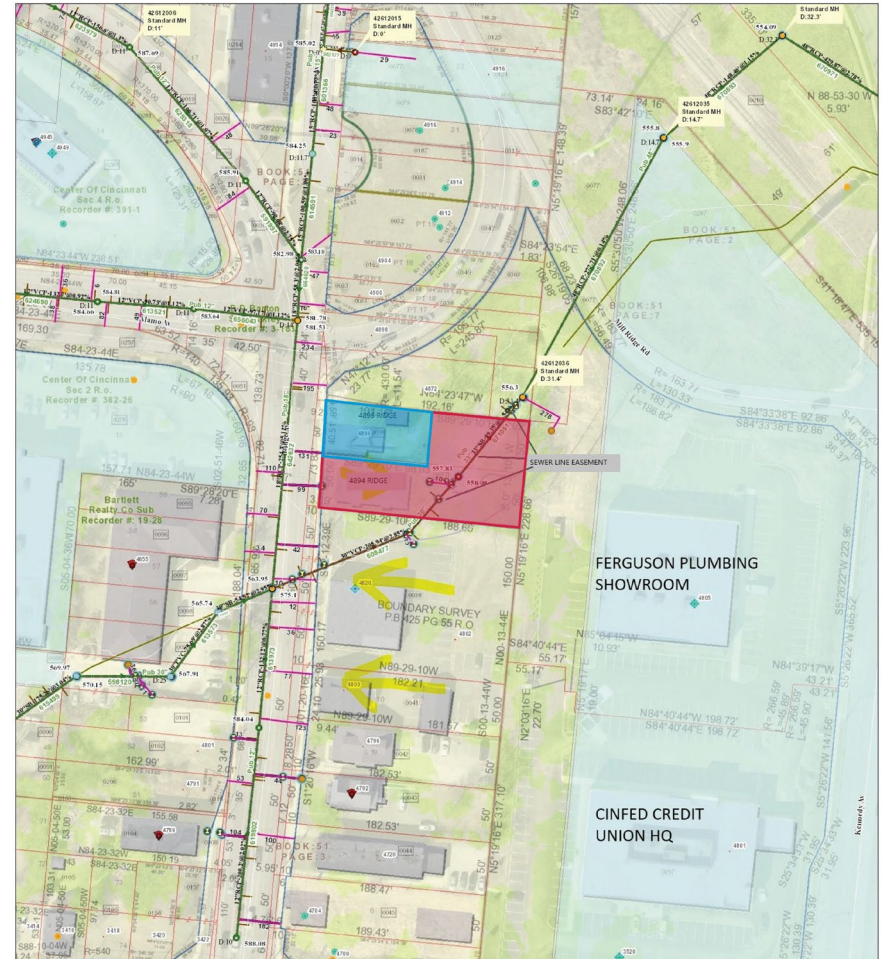


PRICE REDUCED – RARE DEVELOPMENT OPPORTUNITY ADJACENT BILLBOARD LOT | SEWER EASEMENT

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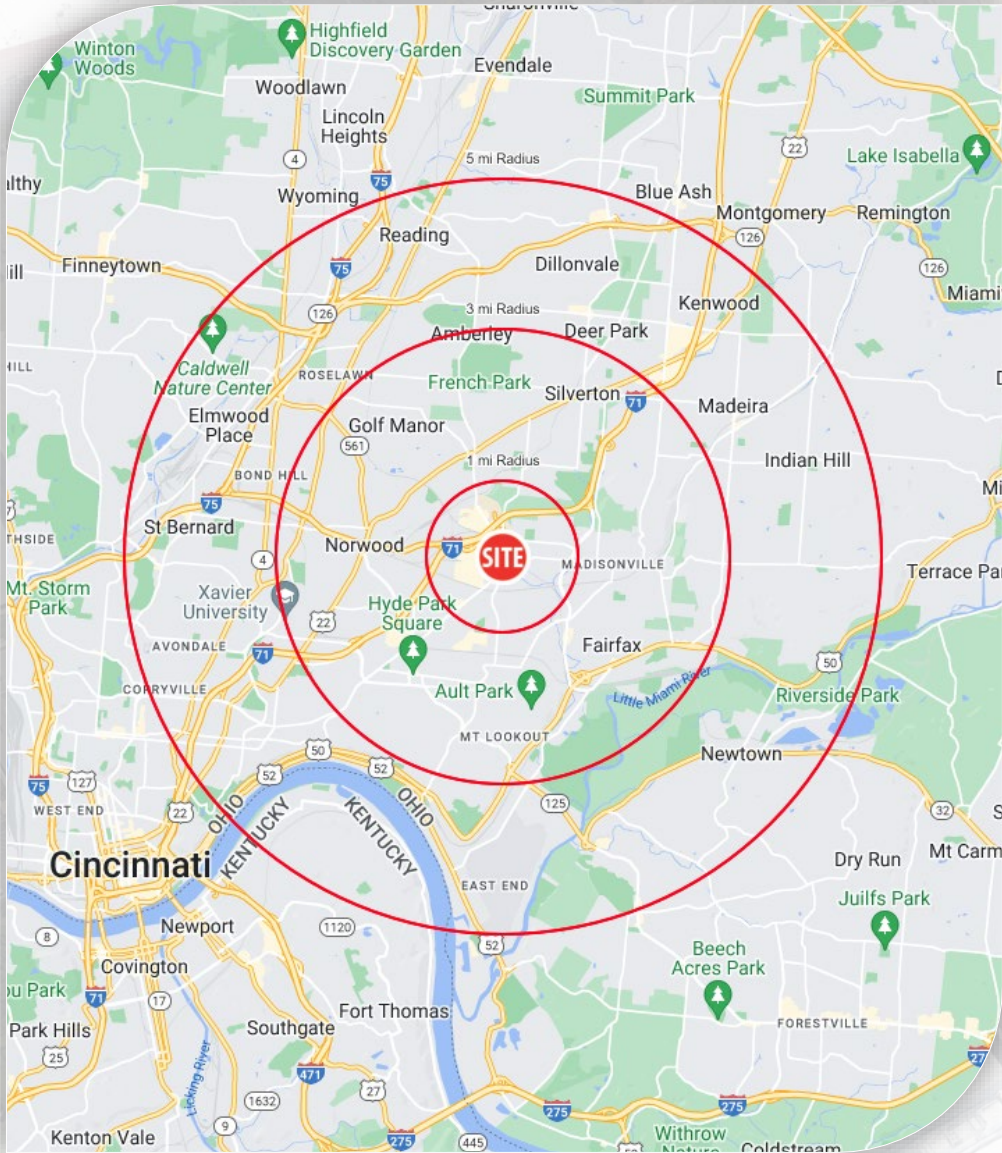


SEWER EASEMENT



4894-4896 RIDGE AVENUE, CINCINNATI, OH 45209

DEMOGRAPHICS



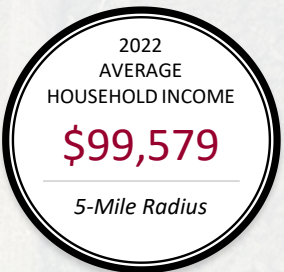
1 mi radius 3 mi radius 5 mi radius

Population			
2022 Estimated Population	9,614	110,319	233,414
2027 Projected Population	9,713	110,460	233,676
2020 Census Population	9,523	111,315	235,266
2010 Census Population	7,882	105,617	228,745
Projected Annual Growth 2022 to 2027	0.2%	-	-
Historical Annual Growth 2010 to 2022	1.8%	0.4%	0.2%

Households			
2022 Estimated Households	5,260	51,858	105,491
2027 Projected Households	5,330	52,114	105,930
2020 Census Households	5,234	52,296	106,248
2010 Census Households	4,336	49,354	103,071
2022 Est. Average Household Income	\$87,931	\$101,460	\$99,579
2022 Est. Median Household Income	\$73,751	\$72,438	\$69,515
2022 Est. Per Capita Income	\$48,374	\$47,855	\$45,199

Daytime Demographics			
2022 Est. Total Businesses	606	4,438	9,892
2022 Est. Total Employees	9,886	54,594	151,275

Traffic Counts			
Ridge Road			20,107 VPD
Madison Road			30,389 VPD
I-75			137,162 VPD



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