



## 9730 Cincinnati Columbus Road

Cincinnati, Ohio 45241

### Property Overview

Exceptional residential development opportunity in the heart of West Chester Township. The property is fully approved for 25 townhomes and offers a truly shovel-ready site with civil engineering completed, sewer and water already stubbed, and architectural drawings available. This project allows a builder or developer to move quickly toward construction in one of Greater Cincinnati's most desirable suburban communities.

### Offering Summary

Sale Price:	\$1,800,000
Lot Size:	5.428 Acres

### For More Information

#### Billy Gillman

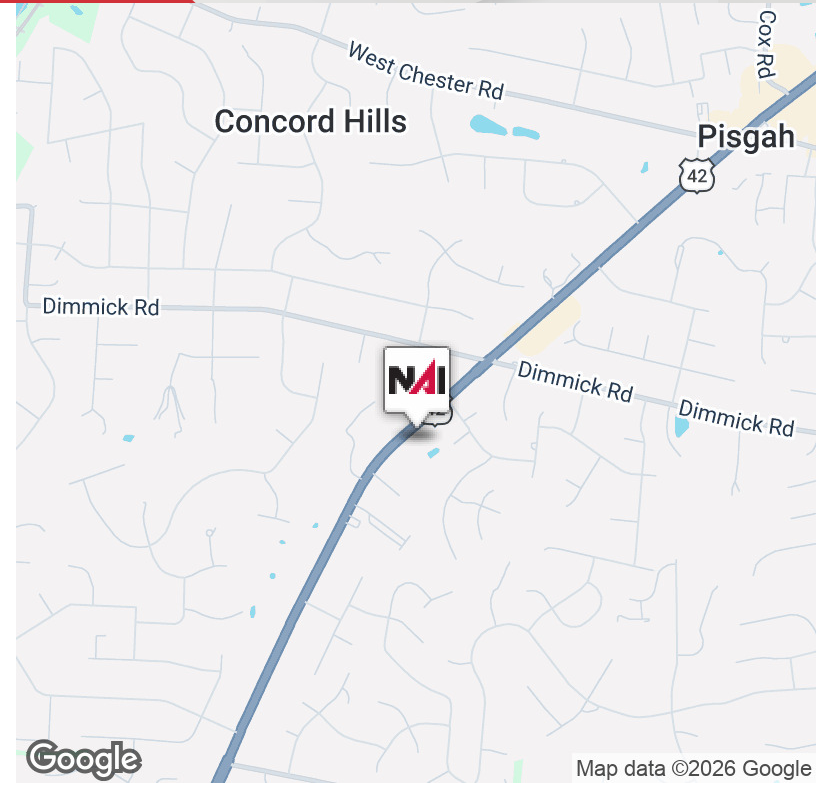
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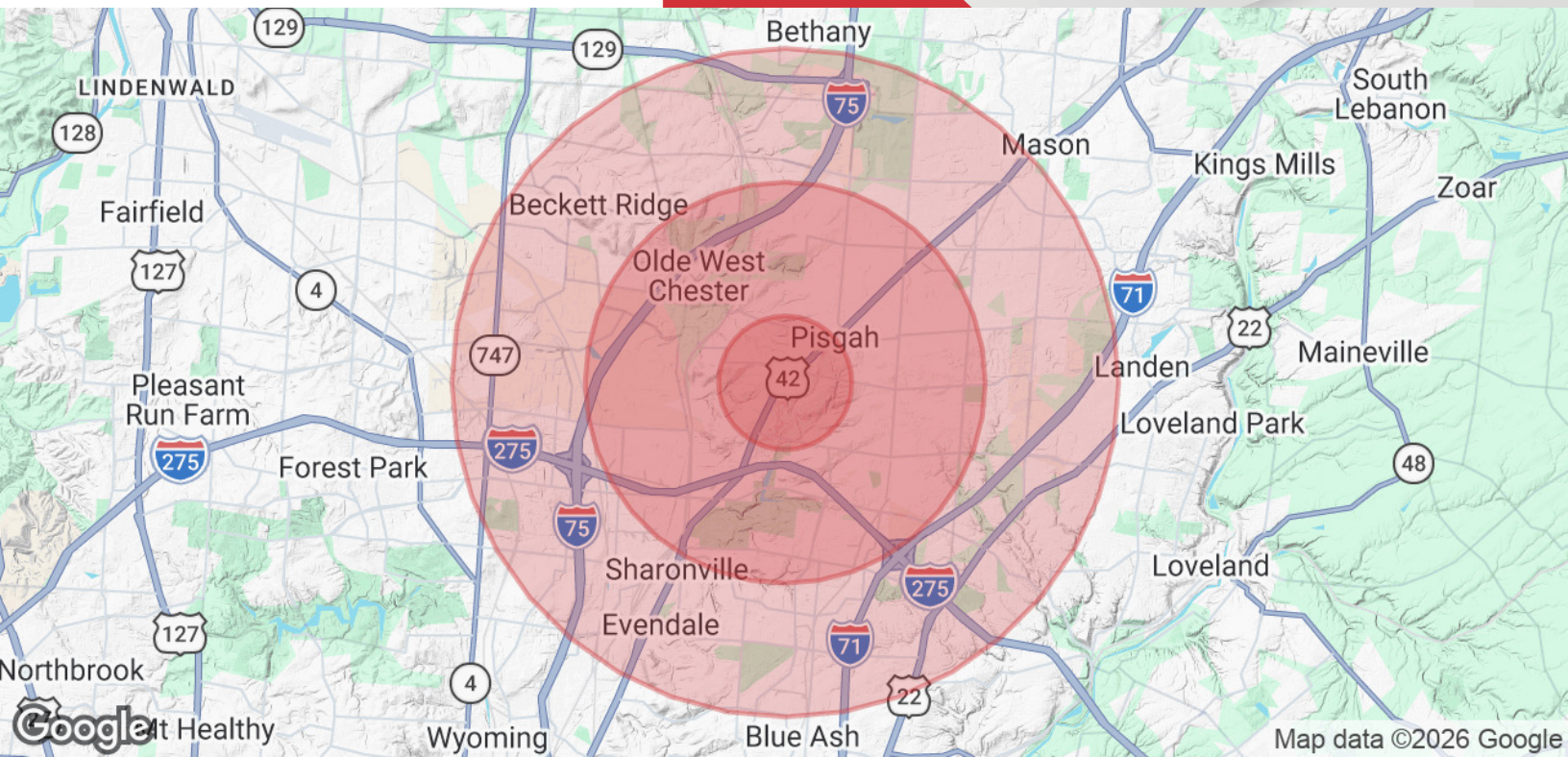
## Property Highlights

- Fully approved for 25 townhome units
- Civil engineering completed – ready for construction
- Utilities stubbed – sewer and water on site
- Architectural drawings available
- Located in West Chester Township, a high-demand suburban market
- Strong demographics and top-rated Lakota School District
- Excellent access to I-75, I-275, and major retail corridors
- Ideal for builders or residential developers seeking a shovel-ready project

## Demographics

	1 Mile	3 Miles	5 Miles
Total Households	2,451	18,555	57,962
Total Population	6,277	47,675	149,588
Average HH Income	\$153,632	\$137,518	\$143,240





### Population

	1 Mile	3 Miles	5 Miles
Total Population	6,277	47,675	149,588
Average Age	45	42	41
Average Age (Male)	45	41	40
Average Age (Female)	45	43	42

### Households & Income

	1 Mile	3 Miles	5 Miles
Total Households	2,451	18,555	57,962
# of Persons per HH	2.6	2.6	2.6
Average HH Income	\$153,632	\$137,518	\$143,240
Average House Value	\$349,212	\$354,153	\$394,415

Demographics data derived from AlphaMap