

EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$399,000
Available SF:	
Lot Size:	3.763 Acres
Price / Acre:	\$106,032
Zoning:	Commercial

PROPERTY OVERVIEW

An excellent land offering at Ohio 125 in Cincinnati, presenting a flexible opportunity for a wide range of commercial development uses. This vacant parcel provides a clean slate for an investor or developer seeking to create a project tailored to specific business goals. With no existing building improvements to remove or repurpose, the site supports efficient planning and streamlined site design. Whether the intended use is future development, long-term investment, or land banking, this property offers versatility, simplicity, and strong positioning for a buyer looking to secure commercial ground.

PROPERTY HIGHLIGHTS

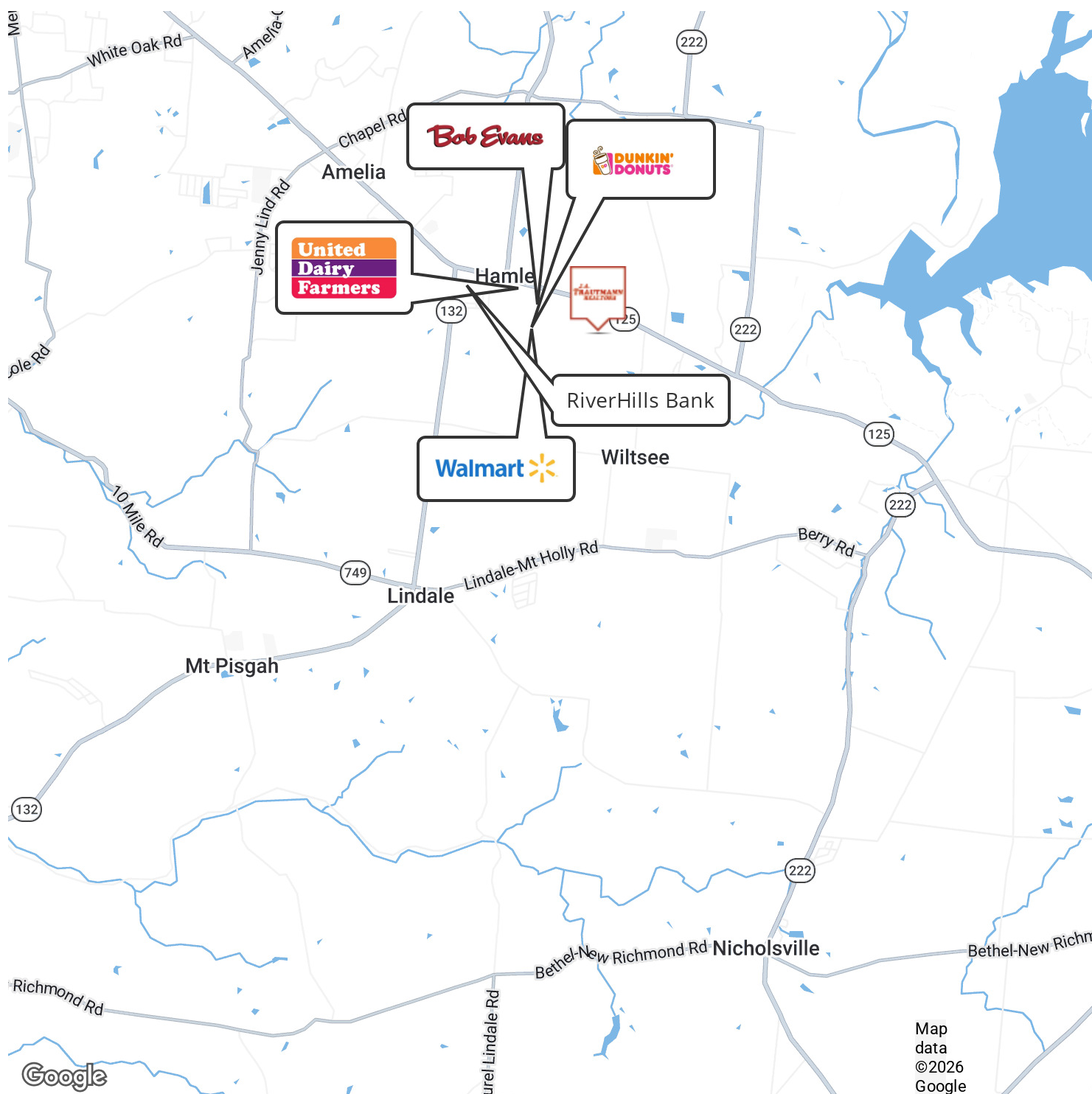
- Vacant commercial land with flexible development potential
- Excellent opportunity for investors and developers
- Clean site with no existing building improvements
- 320 Feet of Frontage on State Route 125. Suitable for a variety of commercial uses
- Strong option for future build-to-suit development
- Rare land offering in a commercial corridor

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LAND FOR SALE

RETAILER MAP

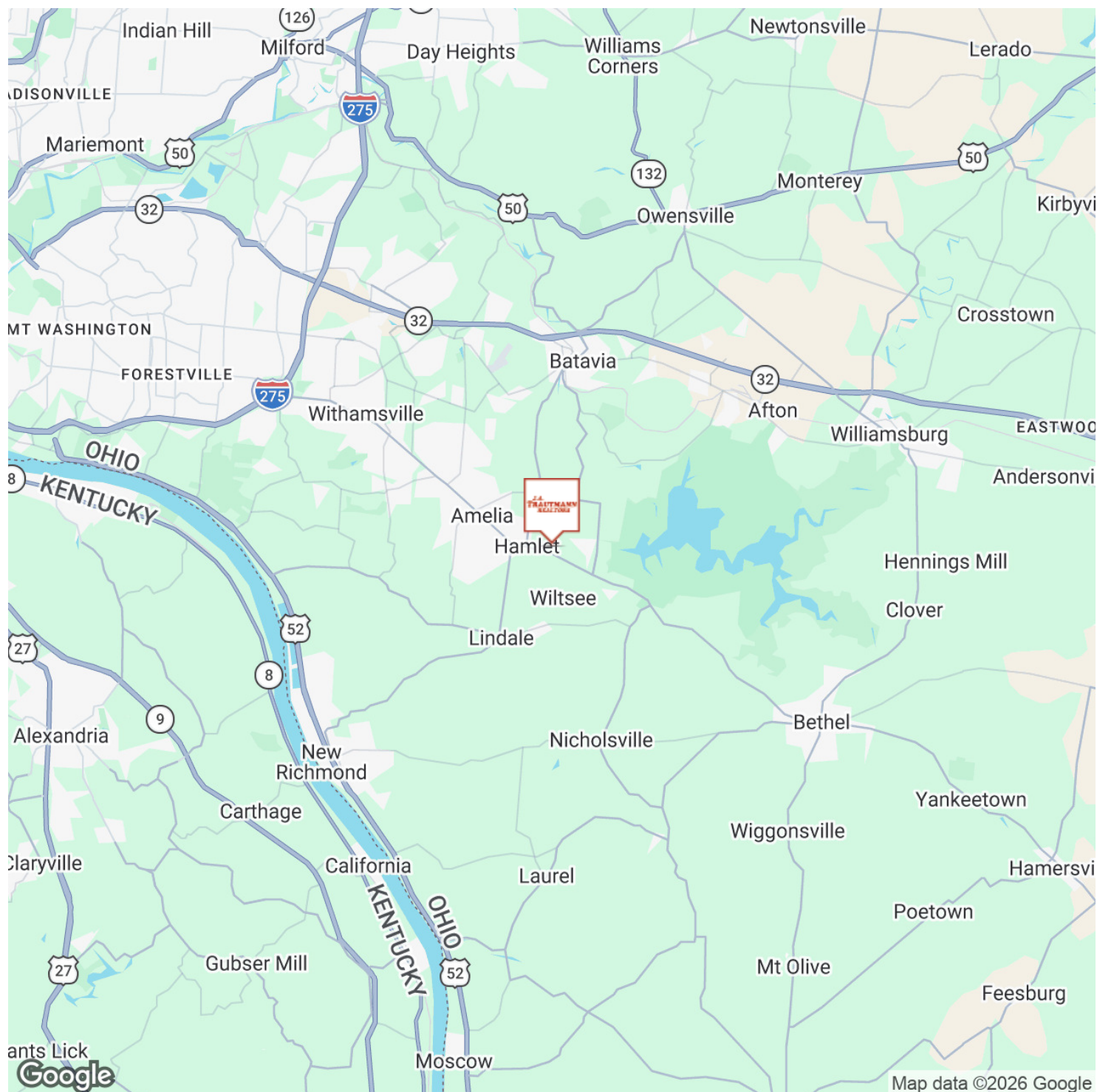


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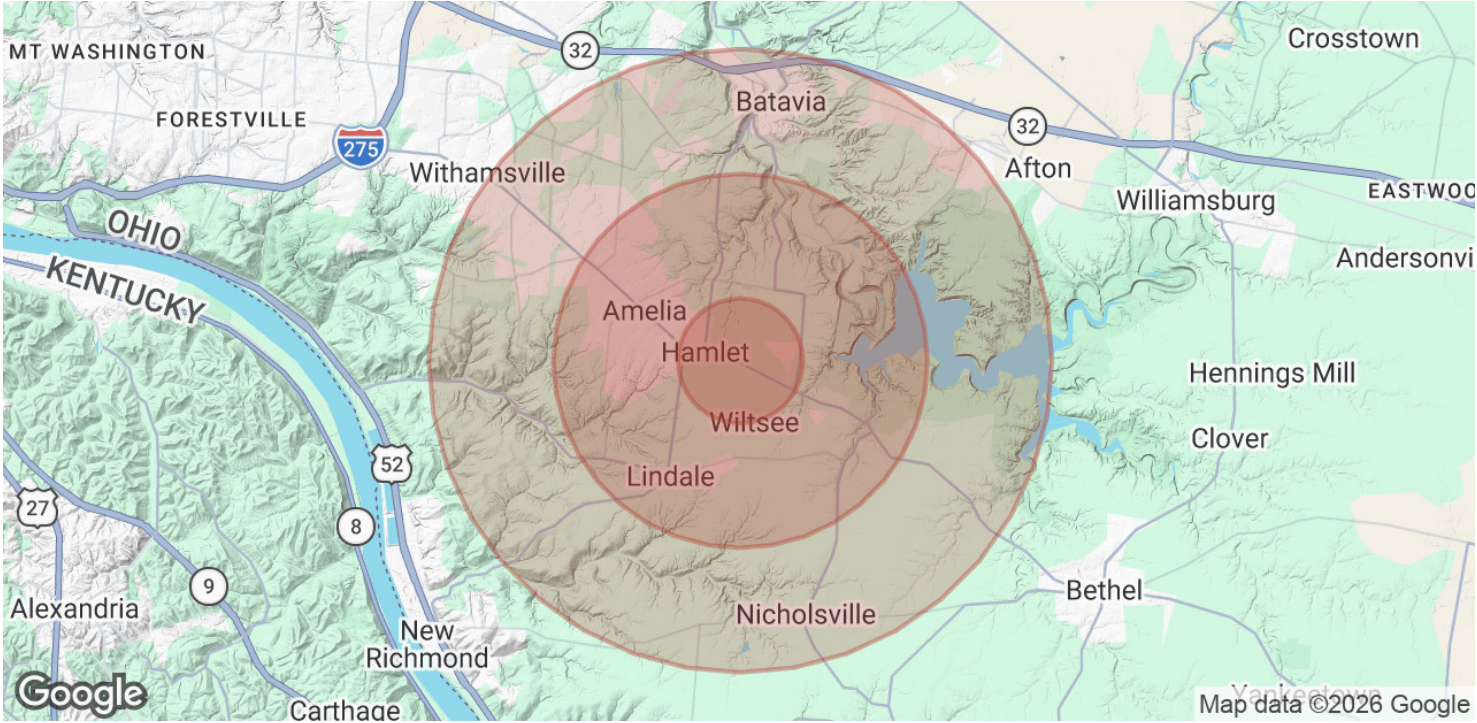
LOCATION MAP



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LAND FOR SALE



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	1,776	19,127	46,567
Average Age	33.1	35.9	38.8
Average Age (Male)	30.6	35.1	38.1
Average Age (Female)	38.9	38.2	40.7

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	765	7,501	18,368
# of Persons per HH	2.3	2.5	2.5
Average HH Income	\$70,062	\$89,819	\$95,625
Average House Value	\$195,395	\$219,073	\$240,903

2023 American Community Survey (ACS)

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