

FOR SALE OR GROUND LEASE

VACANT LAND

6000 COLERAIN AVE., CINCINNATI, OH 45239



1.0 ACRE / COMMERCIAL LAND AVAILABLE

cushmanwakefield.com

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PROPERTY HIGHLIGHTS

- 1 acre land parcel available in Colerain
- 200' of frontage on Colerain Ave
- Zoned commercial
- Traffic counts of 42k per day
- Just north of Blue Rock Road & Kipling Ave
- Across from Dollar Tree
- 1.7 miles south of Ronald Regan Highway
- Call for more information on ground lease options

LAND SIZE

1.0 Acre

MARKET

Colerain

ASKING PRICE

\$325,000



NEIGHBORHOOD DEMOGRAPHICS



POPULATION

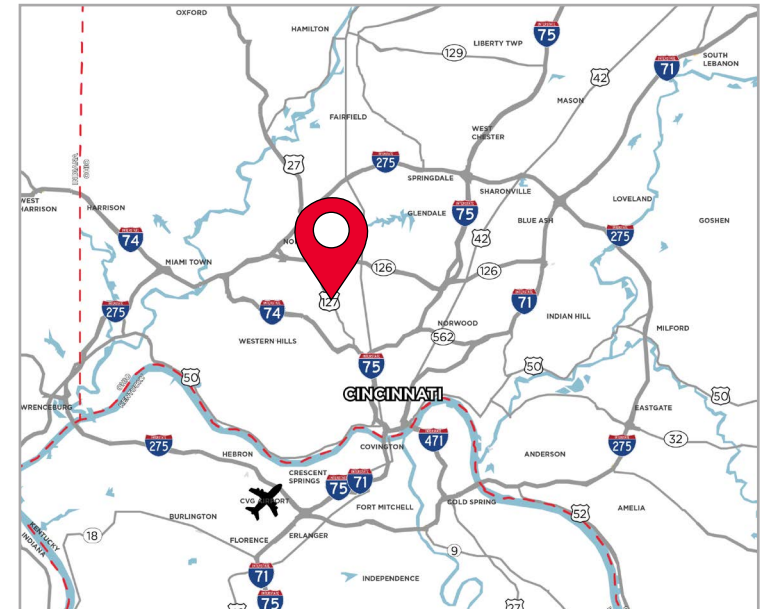


AVG. HH INCOME



DAYTIME POP.

1 Mile	14,400	\$55,511	8,797
3 Mile	88,185	\$62,880	45,021
5 Mile	216,731	\$64,765	115,658



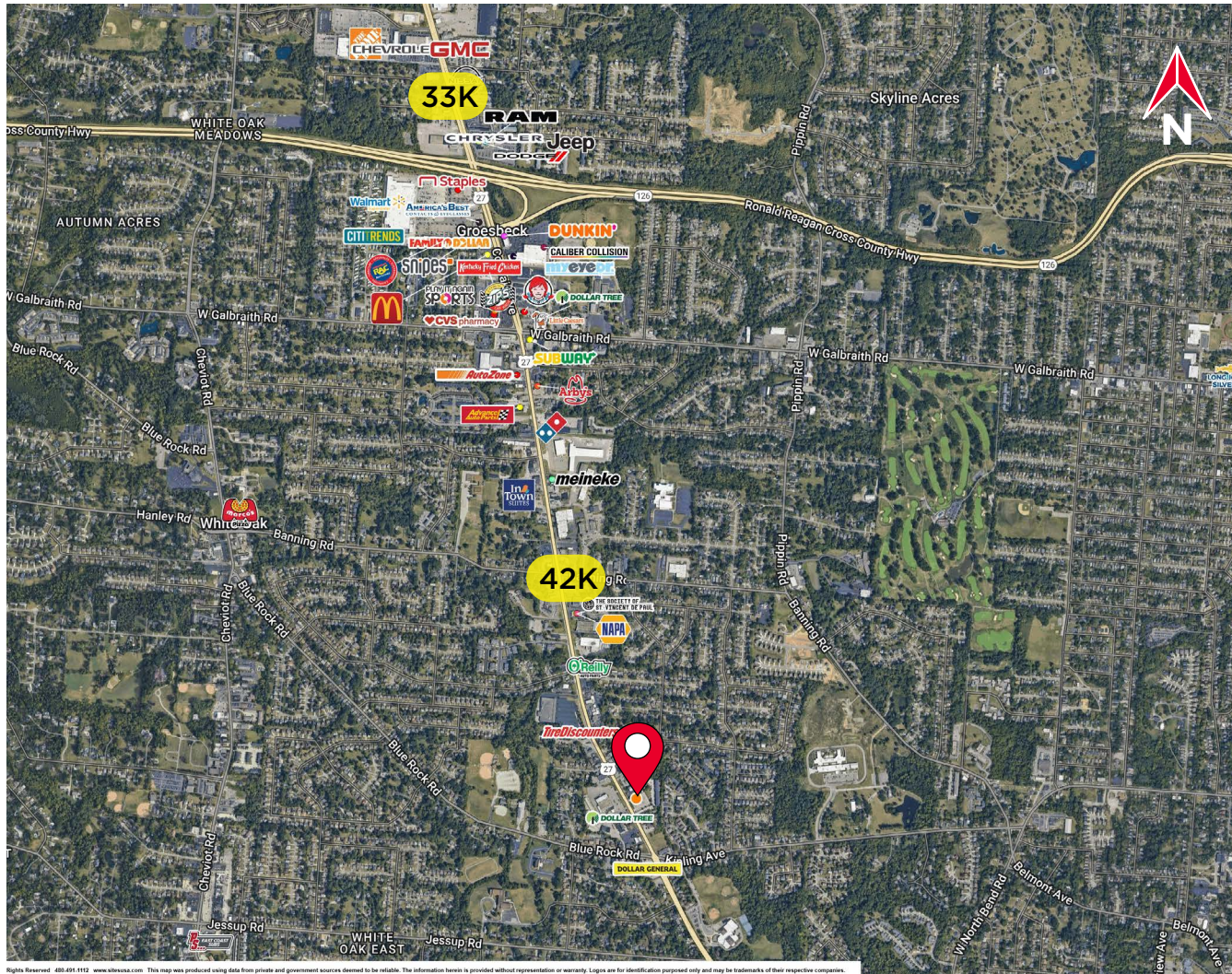
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SUBMARKET AERIAL



For More Information, please contact:

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