

GROUND LEASE AVAILABLE

6401 COLERAIN AVE

6401 Colerain Ave | Cincinnati OH 45239



TC Bartoszek
tc@lee-associates.com
C 513.535.0563

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

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AVAILABLE:

LOT: 1 Acre

PRICING: \$35,000 Ground Lease

PROPERTY HIGHLIGHTS:

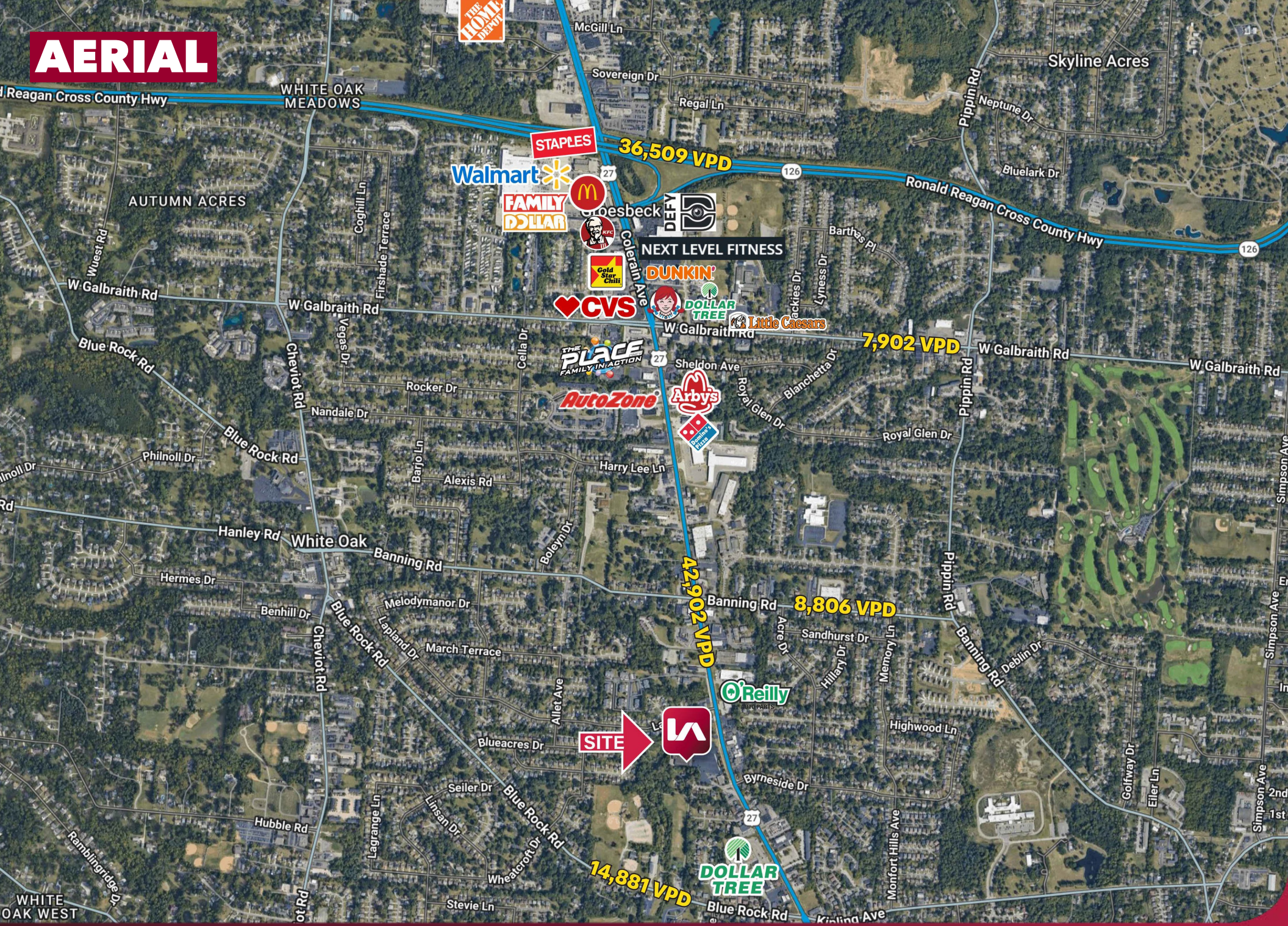
- 1 acre ground lease
- ±491' frontage on Colerain Ave
- Zoned Commercial
- Strong visibility along major retail corridor

TRAFFIC COUNTS:

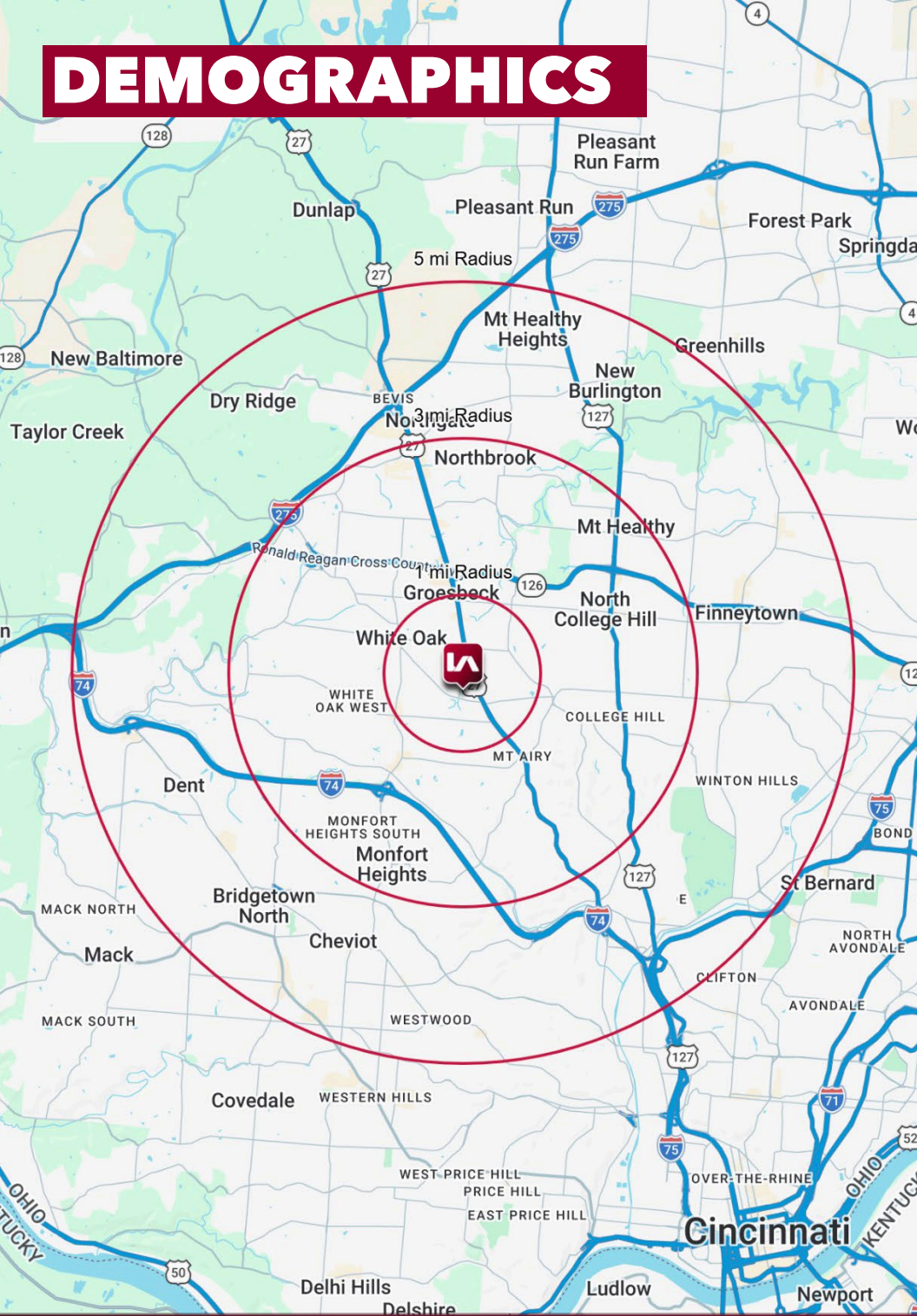
- SR-27 – 42,902 VPD
- Blue Rock Rd. – 14,881 VPD
- SR 126 – 36,509 VPD



AERIAL



DEMOGRAPHICS



	1 MI RADIUS	3 MI RADIUS	5 MI RADIUS
POPULATION			
2025 Estimated Population	15,091	88,161	210,650
2030 Projected Population	14,541	85,656	204,220
2020 Census Population	15,267	89,521	213,051
2010 Census Population	15,042	87,245	206,843
Projected Annual Growth 2025 to 2030	-0.7%	-0.6%	-0.6%
Historical Annual Growth 2010 to 2025	-	-	0.1%
HOUSEHOLDS			
2025 Estimated Households	6,419	36,614	88,405
2030 Projected Households	6,224	35,787	86,229
2020 Census Households	6,513	37,134	88,922
2010 Census Households	6,351	36,075	85,756
Projected Annual Growth 2025 to 2030	-0.6%	-0.5%	-0.5%
Historical Annual Growth 2010 to 2025	-	-	0.2%
AGE			
2025 Est. Population Under 10 Years	13.4%	12.7%	13.2%
2025 Est. Population 10 to 19 Years	13.3%	13.6%	13.5%
2025 Est. Population 20 to 29 Years	12.3%	11.1%	11.6%
2025 Est. Population 30 to 44 Years	21.0%	19.7%	20.5%
2025 Est. Population 45 to 59 Years	17.3%	17.3%	16.8%
2025 Est. Population 60 to 74 Years	15.9%	17.5%	17.1%
2025 Est. Population 75 Years or Over	6.8%	8.0%	7.3%
2025 Est. Median Age	36.4	39.0	38.2
MARITAL STATUS & GENDER			
2025 Est. Male Population	47.8%	47.8%	47.8%
2025 Est. Female Population	52.2%	52.2%	52.2%
2025 Est. Never Married	40.5%	37.9%	40.3%
2025 Est. Now Married	37.3%	40.5%	39.1%
2025 Est. Separated or Divorced	16.5%	15.3%	14.6%
2025 Est. Widowed	5.8%	6.4%	6.0%
INCOME			
2025 Est. HH Income \$200,000 or More	2.4%	6.6%	6.6%
2025 Est. HH Income \$150,000 to \$199,999	6.3%	7.8%	7.3%
2025 Est. HH Income \$100,000 to \$149,999	18.7%	15.7%	15.8%
2025 Est. HH Income \$75,000 to \$99,999	10.6%	12.4%	12.1%
2025 Est. HH Income \$50,000 to \$74,999	20.4%	16.8%	17.2%
2025 Est. HH Income \$35,000 to \$49,999	10.4%	12.2%	12.9%
2025 Est. HH Income \$25,000 to \$34,999	8.5%	7.9%	8.1%
2025 Est. HH Income \$15,000 to \$24,999	12.5%	7.4%	7.3%
2025 Est. HH Income Under \$15,000	10.2%	13.2%	12.6%
2025 Est. Average Household Income	\$75,461	\$89,215	\$87,802
2025 Est. Median Household Income	\$56,760	\$65,809	\$67,111
2025 Est. Per Capita Income	\$32,134	\$37,201	\$36,961
2025 Est. Total Businesses	435	2,425	6,056
2025 Est. Total Employees	4,429	19,634	51,939