

FOR SALE: DEVELOPMENT OPPORTUNITY

4801 Ridge Ave.
Cincinnati, OH 45212



Josh Willmann
Lead Commercial Advisor



kw ADVISORS

EXECUTIVE SUMMARY

Property Overview:

Baron Group Commercial is pleased to present this prime Oakley development opportunity located at 4801 Ridge Avenue in one of Cincinnati's most active redevelopment corridors. Zoned CC-P (Commercial Community-Pedestrian), allowing for a variety of development opportunities. Ideally positioned among established residential neighborhoods, restaurants, retail, and office users with strong traffic counts and excellent visibility. Vacant site allows buyers to begin planning and development without demolition costs. Adjacent to a vacant city-owned parcel, offering potential future assemblage or site planning opportunities. Convenient access to I-71, Oakley Square, Hyde Park, Rookwood Commons, and surrounding business districts.

Property Details:

- Offered at: \$249,000
- 8,886 Square Feet (0.204 acres), Cleared Site
- Commercial Community - Pedestrian (CC-P) Zoned
- 68' of Ridge Avenue Frontage
- ~25,000 VPD on Ridge



OAKLEY LOCATION OVERVIEW



SITE IMAGES



SITE IMAGES



LISTING AGENT



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