



9730 Cincinnati Columbus Road

Cincinnati, Ohio 45241

Property Overview

Retail development opportunity located at 9730 Cincinnati-Columbus Road in West Chester Township, OH. The site is approved for a 6,730 SF retail building (can either be single tenant or multi-tenant) and offers exceptional visibility and access along a major commercial corridor. Situated within a thriving trade area surrounded by dense residential neighborhoods, schools, and national retailers, this property is ideal for a build-to-suit or owner-user. With utilities available and site engineering in place, the property is well-positioned for immediate development in one of Greater Cincinnati's most active suburban markets.

Offering Summary

Sale Price:	\$750,000
Lot Size:	0.5909 Acres

For More Information

Billy Gillman

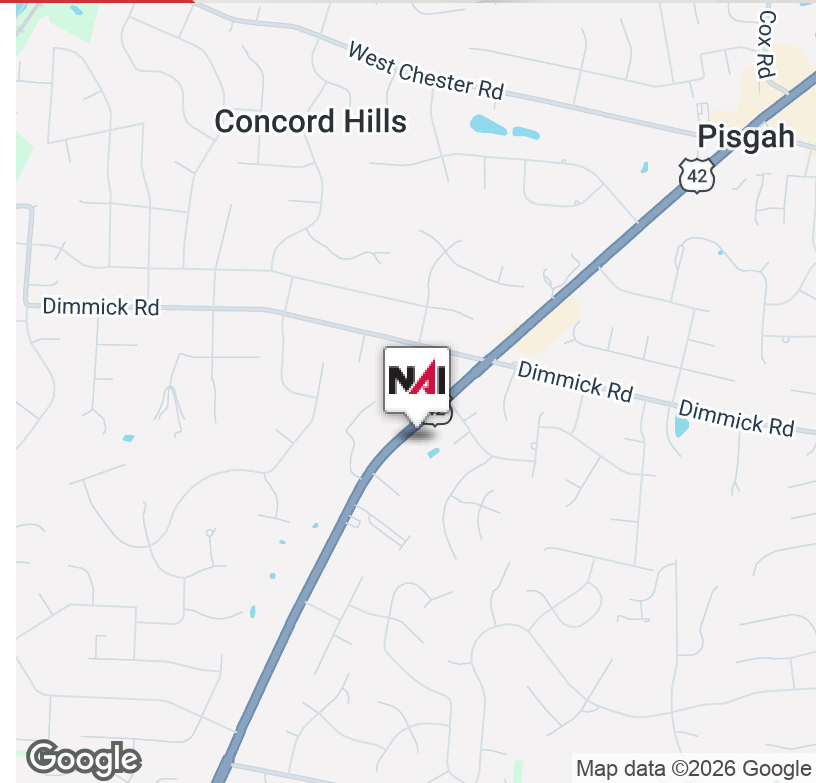
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Property Highlights

- Site size: 0.5909 acres
- Approved for up to 6,710 SF building
- 20 dedicated parking spaces with additional overflow parking at the existing retail building
- Asking price: \$750,000.00
- Water, sewer, gas are at the street
- Electric will come from the nearby pole

Demographics

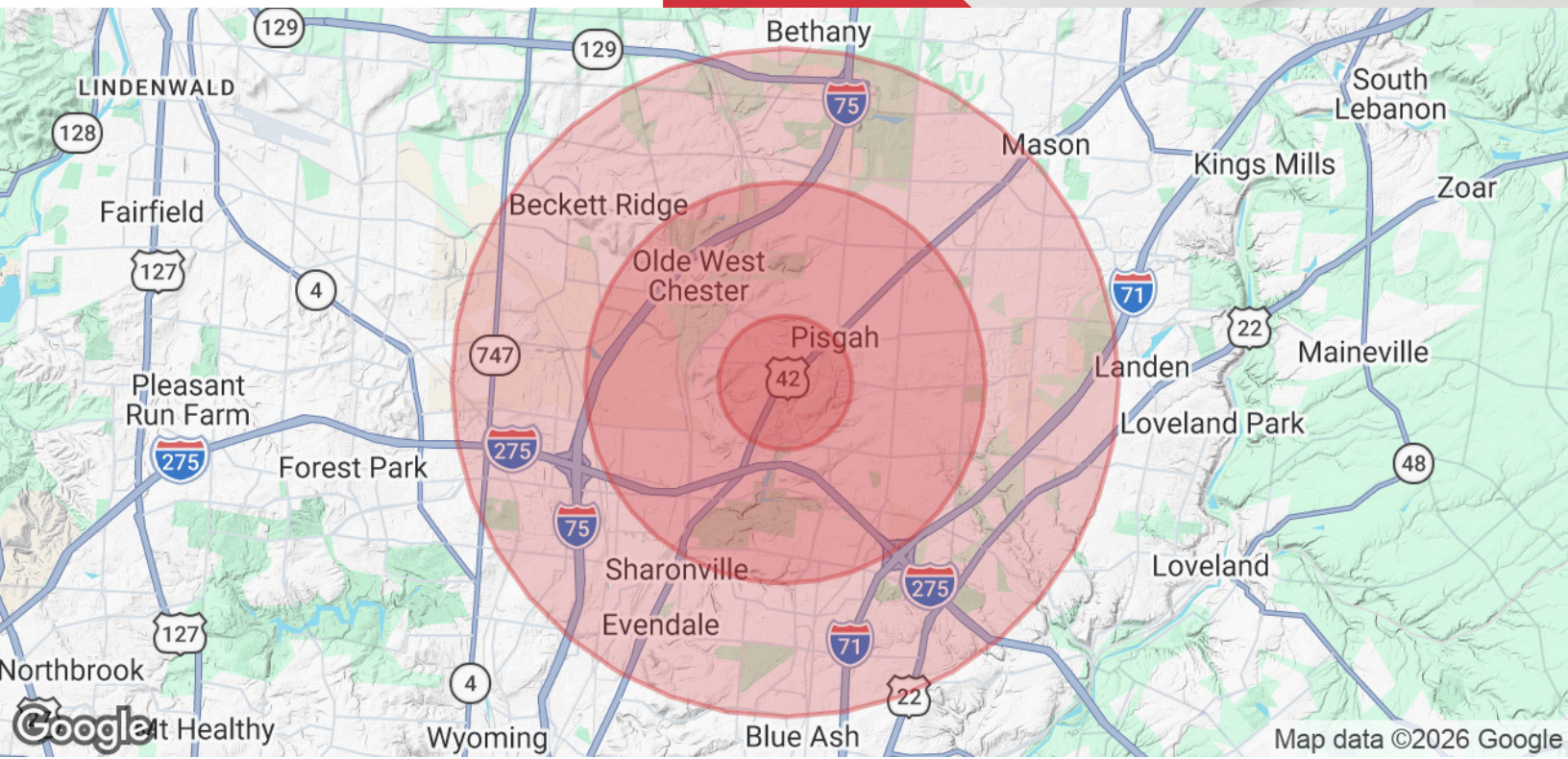
	1 Mile	3 Miles	5 Miles
Total Households	2,451	18,555	57,962
Total Population	6,277	47,675	149,588
Average HH Income	\$153,632	\$137,518	\$143,240



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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