



# NAI Bergman

# FOR SALE

Vacant Land Parcels 2403, 2529 Glenway + 1652 & 1658 State Ave  
Cincinnati, OH 45202

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## 2403, 2529 Glenway + 1652 & 1658 State Ave

Four (4) residential parcels for sale. They are available separated, together, or as part of a larger portfolio.

### Property Highlights

- 2403 Glenway Avenue: 0.235 Acres, \$50,000
  - Potential Uses: Residential Development, Parking, Small Multifamily or Single-Family Project
- 2529 Glenway Avenue: 0.6 Acres, \$10,000
  - Potential Uses: Parking, Small Residential Project, Land, Banking
- 1652 State Ave: 0.129 Acres, \$25,000
  - Potential Uses: Parking, Small Residential Project, Land, Banking
- 1628 State Ave: 0.167 Acres, \$25,000
  - Potential Uses: Parking, Small Residential Project, Land, Banking
- Combined Sale Price: \$110,000
- Portfolio Sale Price: \$275,000

2403 Glenway Ave

# HIGHLIGHTS

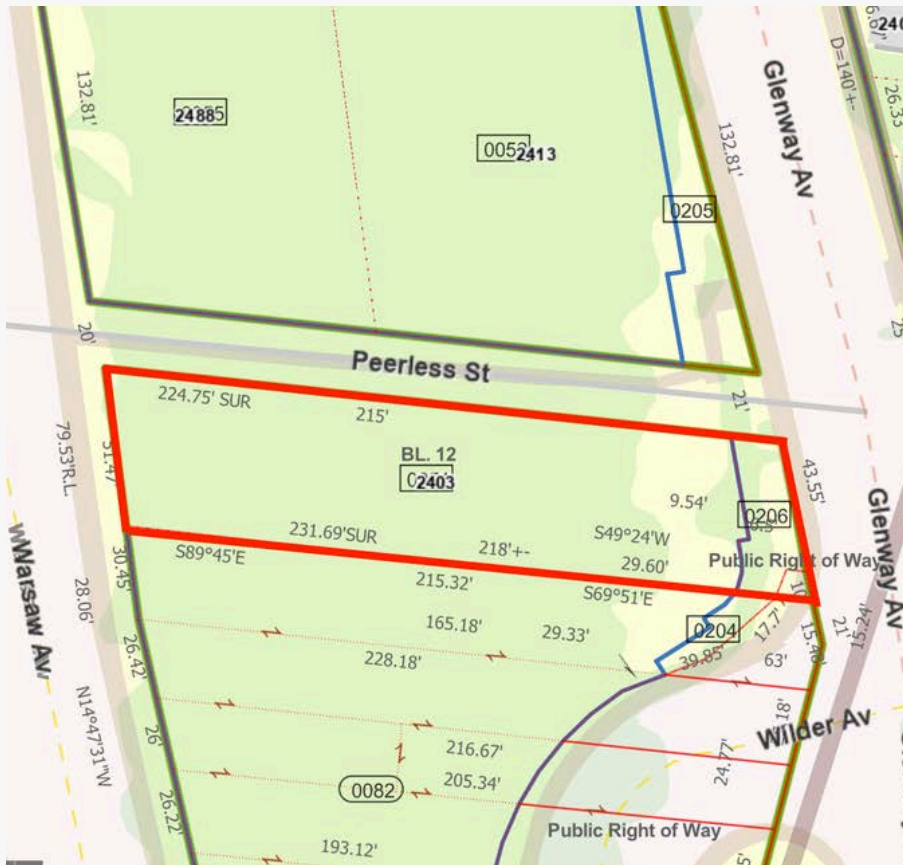
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1652 & 1658 State Ave

2529 Glenway Ave

2403 Glenway Ave



## Property Description

Sale Price	\$110,000
Property Type	Land
Lot Size	0.591 Acres
Zoning	Residential Mixed-Use – (RMX-T) & (RMX-MH)

# 2403 Glenway Ave Aerial

FOR SALE | 03



**2403 Glenway Avenue  
1 Parcel**

# 2529 Glenway Ave Aerial

FOR SALE | 04



# 1652 & 1658 State Ave Aerial

FOR SALE | 05



## CINCINNATI

Cincinnati, or the “Queen City,” was founded in 1788. It is the third largest city in Ohio and the 28<sup>th</sup> largest city in the United States. The Greater Cincinnati region encompasses a 15-county area, where Ohio, Kentucky, and Indiana meet. The metropolitan population is just over 2.15 million people. Cincinnati has a low cost of doing business and living. It is also home to the headquarters of several major corporations. This includes: Proctor & Gamble, The Kroger Company, Cintas, American Financial Group, Inc., Fifth Third Bank, Western & Southern Financial Group, The E.W. Scripps Company, and Cincinnati Bell.

Greater Cincinnati is one of the most strategically located metropolitan regions in the United States for access by manufacturing and service industries. Air, highway, river, and rail transportation give Cincinnati ready access within 600 miles of 53% of the nation’s manufacturing establishments and 57% of the nation’s value added by manufacturing. Three interstate highway systems (I-75, I-74, and I-71) and two interstate connectors (I-275 and I-471) serve the Cincinnati region and provide access to all geographic directions.

The accessibility combined with Cincinnati’s top-ranked business climate has made it a choice location for businesses small and large.

## FORTUNE 500 & 1000 HEADQUARTERED COMPANIES IN GREATER CINCINNATI



Sources: [realwealthnetwork.com](http://realwealthnetwork.com), [www.areavibes.com](http://www.areavibes.com), [www.city-data.com](http://www.city-data.com), [www.enacademic.com](http://www.enacademic.com), [www.worldpopulationreview.com](http://www.worldpopulationreview.com), [redicincinnati.com](http://redicincinnati.com)

## BUSINESS CLIMATE

Cincinnati, now with a total of nine Fortune 500 and 1000 companies, is one of the fastest growing cities in the Midwest.

A great business climate backed by strong tax incentives, innovative companies, strong educational systems, and having one of the lowest costs to do business has ranked Cincinnati 6<sup>th</sup> in the nation for attracting new and expanding companies.

## AT A GLANCE



#1 City for Young Entrepreneurs to Start Their Journey  
- bizee, 2024



#2 State for Cost of Doing Business (Ohio)  
-International Trade Administration (ITA), 2023



#3 State for Business Incentive Programs  
-Area Development, 2024



#4 State for Cost of Living  
-CNBC, 2024



#5 Best Places to Live  
-Money, 2024



14 major universities within 100 miles of Cincinnati, Ohio have a combined undergraduate enrollment rate of over 125,000 students.

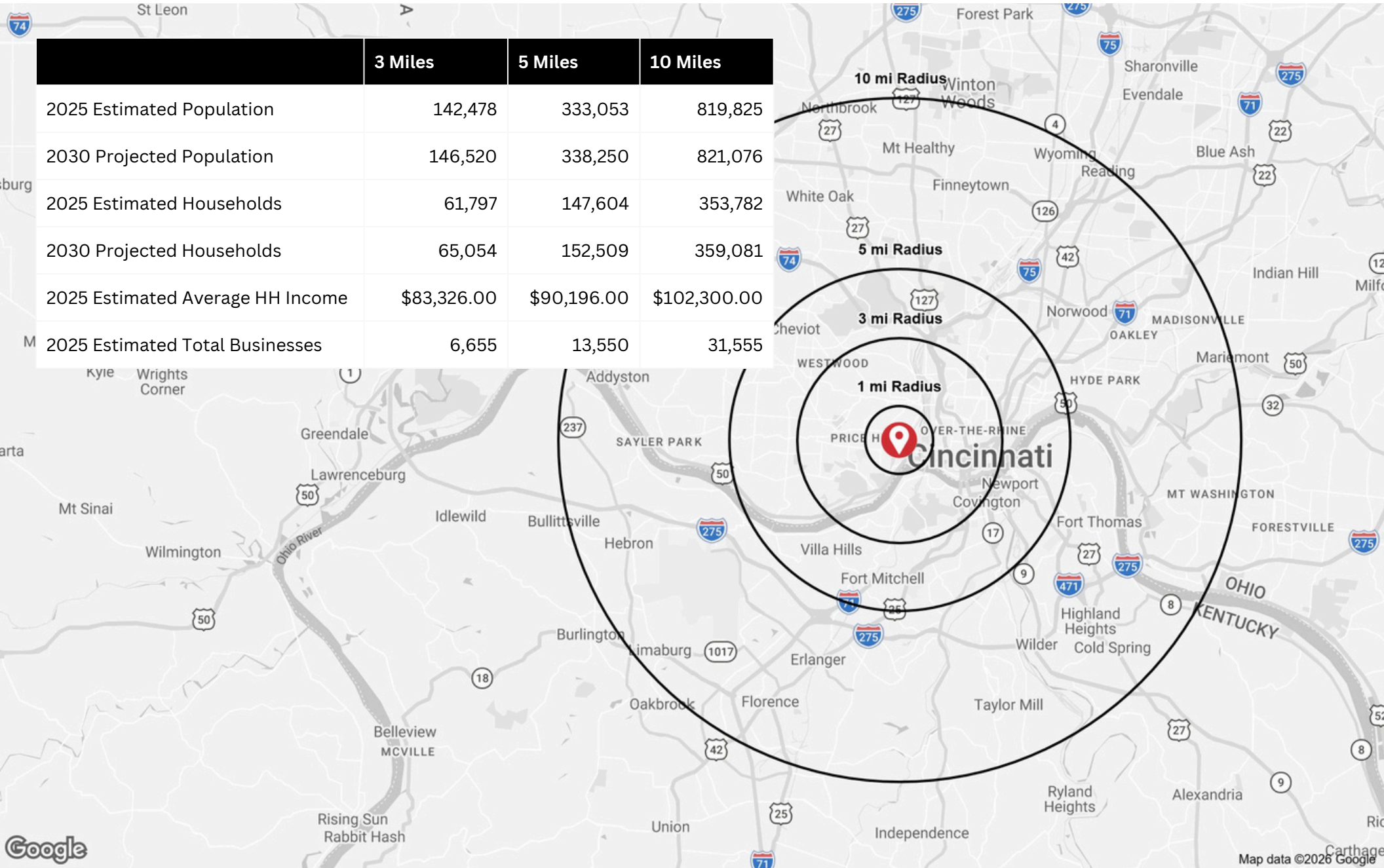
Rank	Largest Public	2024	Employee
1	Kroger Co.	\$147.12	420,000
2	Procter & Gamble	\$84.04 B	107,690
3	GE Aerospace	\$38.7 B	53,000
4	Cincinnati	\$11.34 B	5,623
5	Cintas Corp.	\$9.6 B	48,366
6	Fifth Third	\$8.48 B	18,616
7	American	\$8.32 B	8,700
8	Hillenbrand, Inc.	\$3.18 B	10,450
9	E.W. Scripps, Co.	\$2.51 B	6,038
10	Chemed Corp.	\$2.43 B	15,695

Sources: <https://www.bizjournals.com/cincinnati/subscriber-only/2025/07/04/cincinnati-21-largest-public-companies.html>, <https://redicincinnati.com/data-resources/awards-and-accolades/>, <https://www.bizjournals.com/cincinnati/subscriber-only/2025/10/03/here-are-the-16-biggest-colleges-and-universities-in-the.htm>

# MARKET OVERVIEW

FOR SALE | 08

	3 Miles	5 Miles	10 Miles
2025 Estimated Population	142,478	333,053	819,825
2030 Projected Population	146,520	338,250	821,076
2025 Estimated Households	61,797	147,604	353,782
2030 Projected Households	65,054	152,509	359,081
2025 Estimated Average HH Income	\$83,326.00	\$90,196.00	\$102,300.00
2025 Estimated Total Businesses	6,655	13,550	31,555



# THANK YOU



STAY CONNECTED

