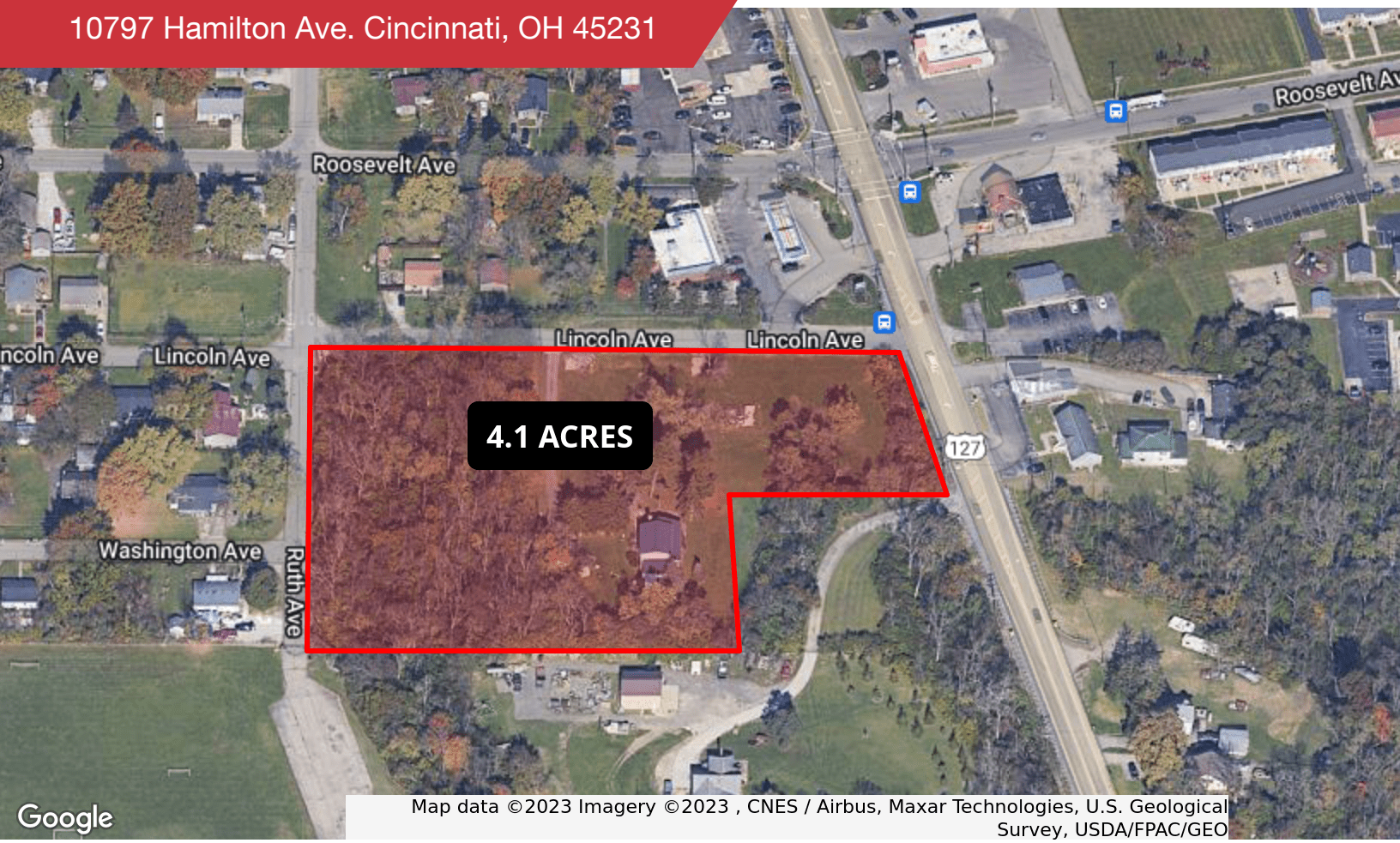
FOR SALE

10797 Hamilton Ave. Cincinnati, OH 45231

NAI Bergman



Land | 4.1 Acres

- 4.1 acres
- Zoned for both residential (R-3) and business (B-2) uses
- Located approximately 1 mile south of I-275
- Prime for redevelopment
- $100,000/acre
- 16,849 VPD - Hamilton Ave.
- 180' Frontage on Hamilton Ave.



DEMOGRAPHICS

STATS	POPULATION	AVG. HH INCOME
1 MILE	7,664	$55,563
3 MILES	63,077	$66,505

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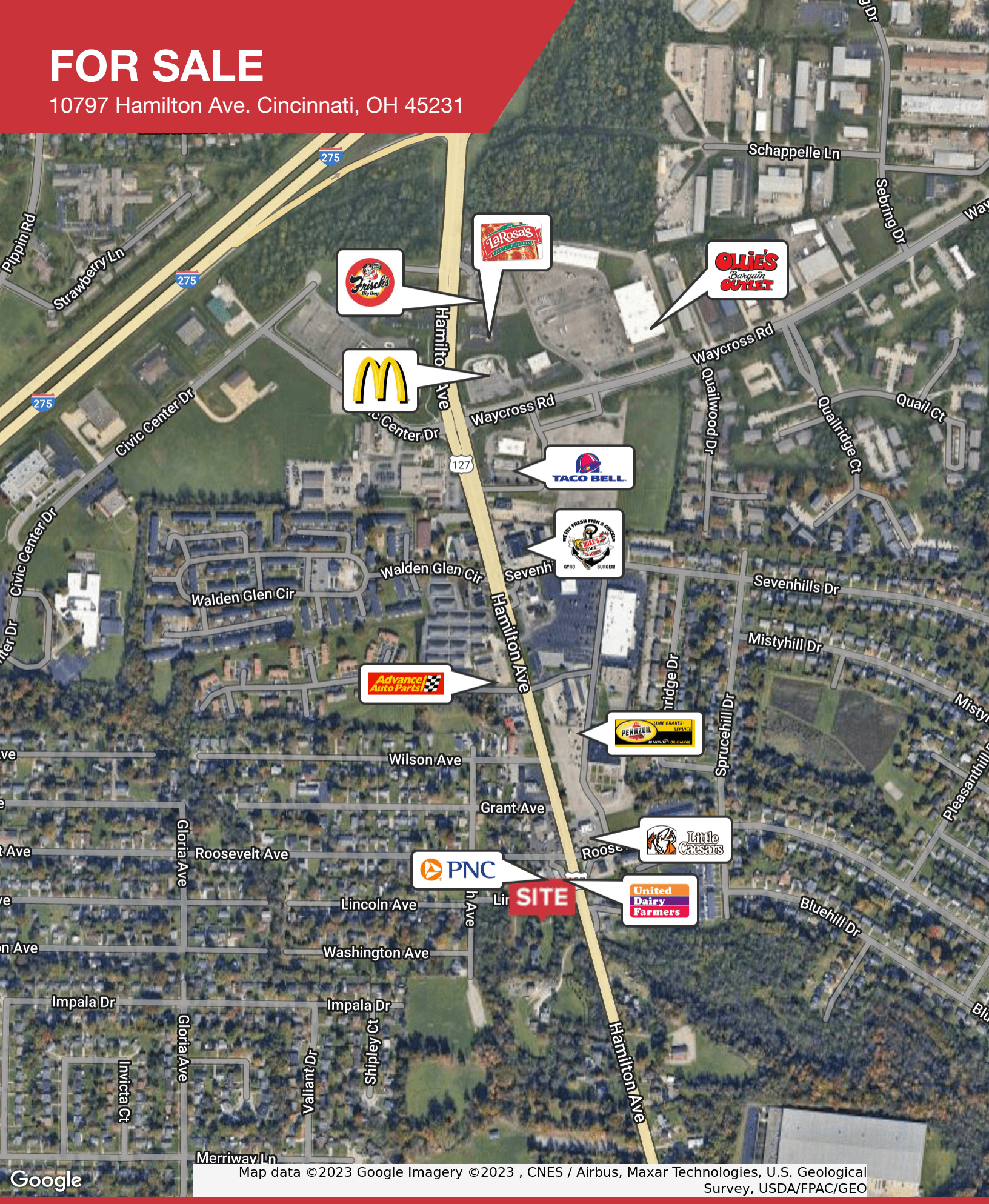
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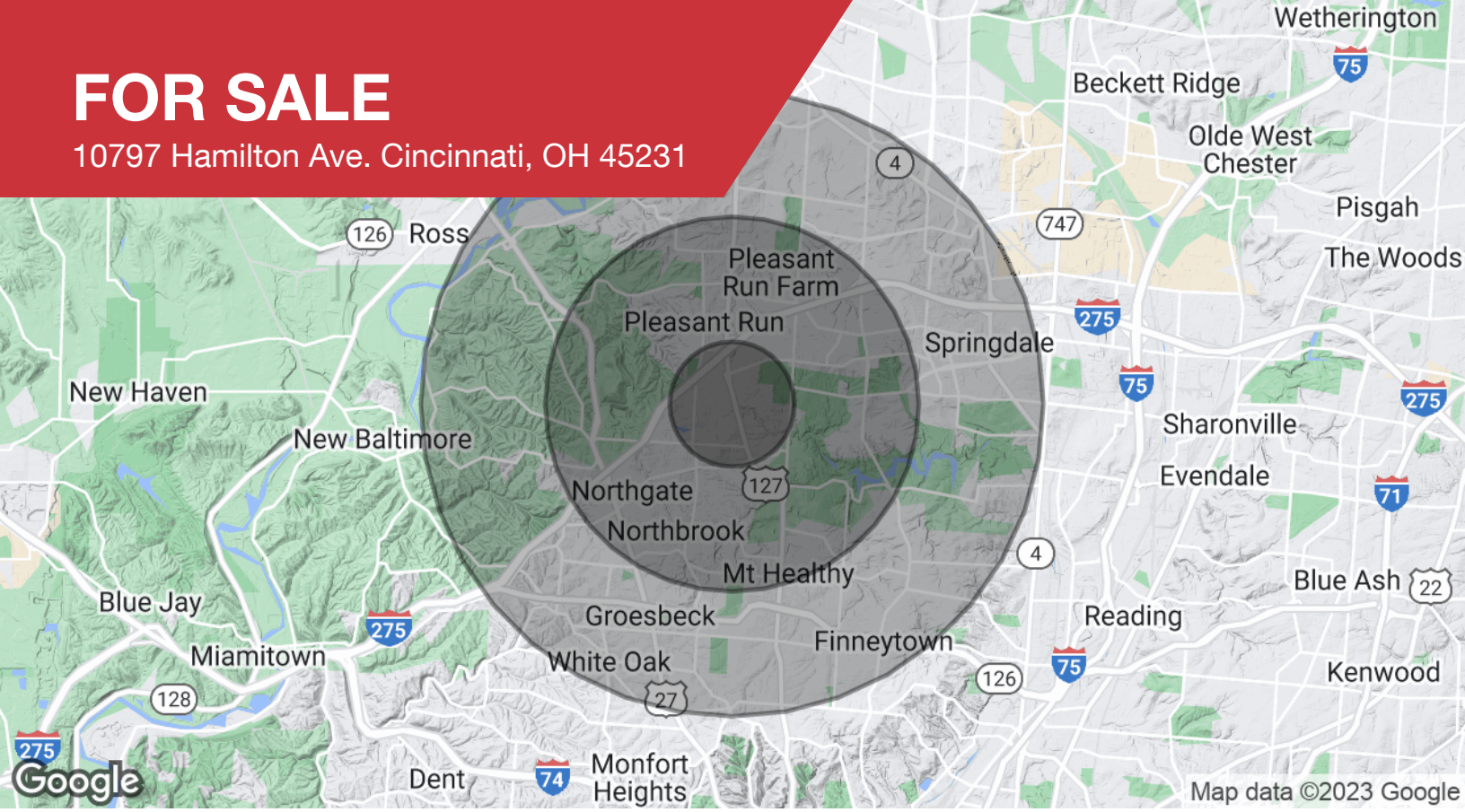
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Population	1 Mile	3 Miles	5 Miles
Total population	7,664	63,077	174,760
Median age	33.7	39.2	39.7
Median age (male)	35.0	36.8	37.2
Median age (Female)	36.4	41.4	41.8

Households & Income	1 Mile	3 Miles	5 Miles
Total households	2,985	26,701	74,467
# of persons per HH	2.6	2.4	2.3
Average HH income	$55,563	$66,505	$72,037
Average house value	$107,280	$123,719	$134,714

** Demographic data derived from 2020 ACS - US Census*

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