

# FOR SALE

6054 Harrison Avenue Cincinnati, OH 45247

**NAI**Bergman



## Land | 0.73 Acres

- .73 Acre Parcel for Retail Development
- 32,000+ CPD
- Neighboring retailers include: Lowes, O'Reilly Autoparts, Panera Bread, McAlisters, United Dairy Farmers, and more!
- 130 feet of Frontage
- Call for Pricing

### DEMOGRAPHICS

STATS	POPULATION	AVG. HH INCOME
1 MILE	5,663	\$83,461
3 MILES	57,567	\$85,969
5 MILES	163,450	\$73,297



Map data ©2024 Google



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No Warranty Or Representation, Express Or Implied, Is Made As To The Accuracy Of The Information Contained Herein, And The Same Is Submitted Subject To Errors, Omissions, Change Of Price, Rental Or Other Conditions, Prior Sale, Lease Or Financing, Or Withdrawal Without Notice, And Of Any Special Listing Conditions Imposed By Our Principals. No Warranties Or Representations Are Made As To The Condition Of The Property Or Any Hazards Contained Therein Any To Be Implied.



**4695 Lake Forest Drive**

**Cincinnati, OH 45242**

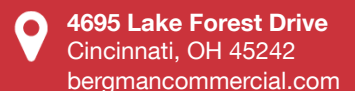
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## Population

	1 Mile	3 Miles	5 Miles
Total population	5,663	57,567	163,450
Median age	40.1	40.9	38.6
Median age (male)	39.4	40.2	37.4
Median age (Female)	39.2	41.4	39.9

## Households & Income

	1 Mile	3 Miles	5 Miles
Total households	2,492	24,641	71,894
# of persons per HH	2.3	2.3	2.3
Average HH income	\$83,461	\$85,969	\$73,297
Average house value	\$154,790	\$170,622	\$150,810

\* Demographic data derived from 2020 ACS - US Census