

# FOR SALE

3610 Columbia Parkway and 400 Stanley Ave Cincinnati, OH 45226



**NAI**Bergman

Land | 0.26 Acres

- Development Opportunity
- Mixed Use and Residential Zoning
- Signalized Intersection
- Easy Access
- Excellent Visibility
- High Traffic Corridor
- Columbia Parkway Frontage
- Minutes to Mt. Lookout, Hyde Park, East Walnut Hills and Downtown



✉ **Matt Hiudt**  
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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 Are Any To Be Implied.



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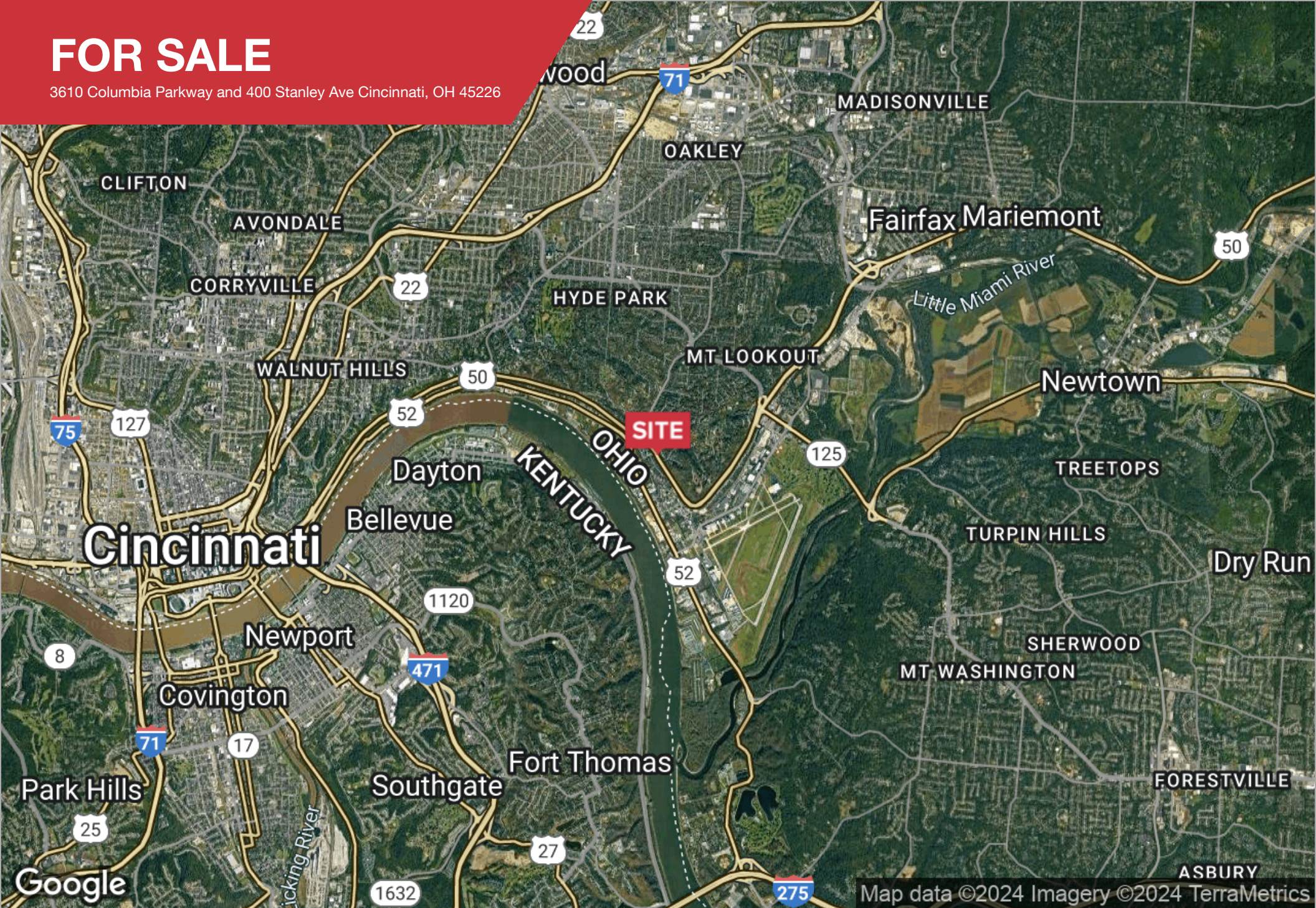
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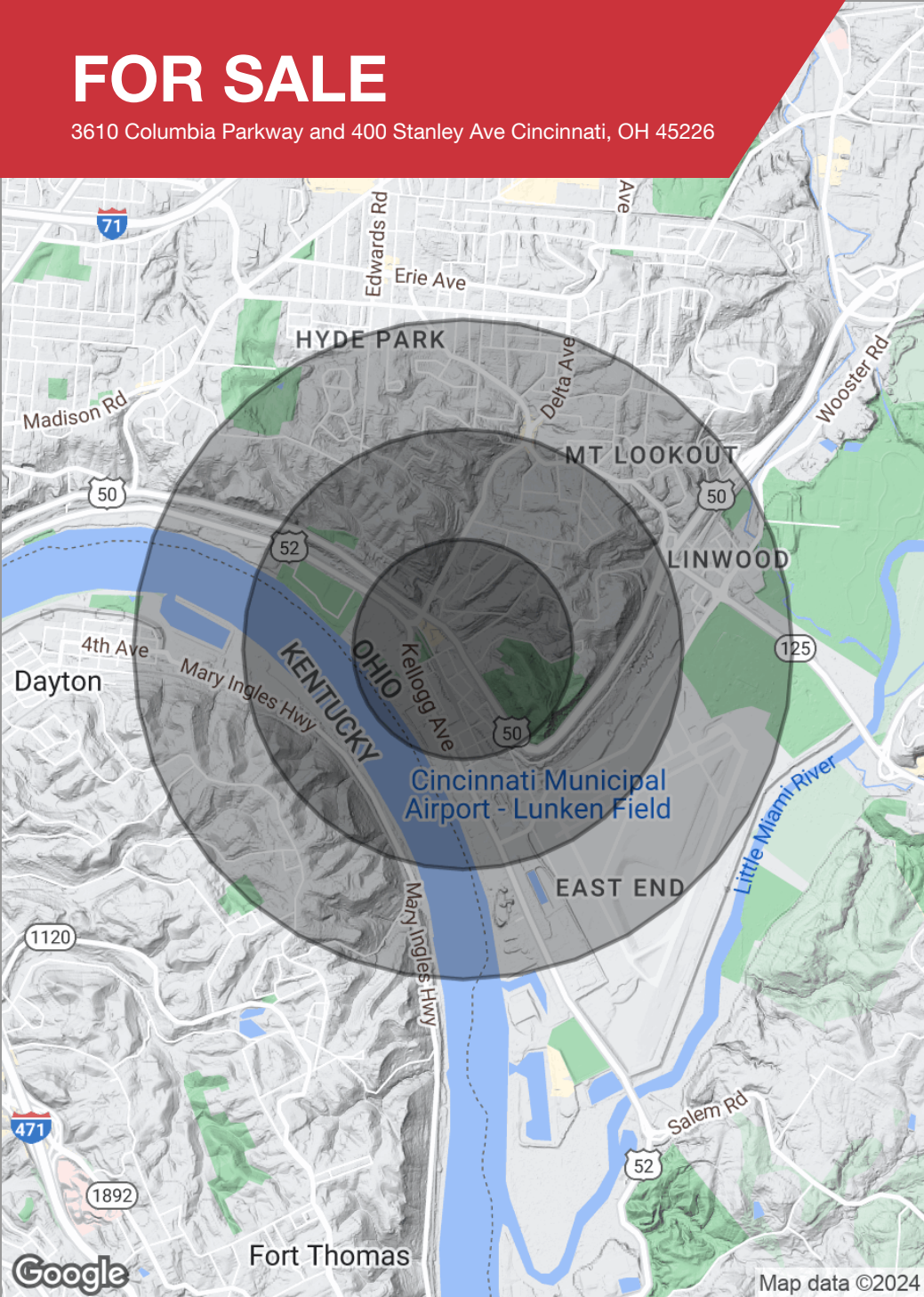
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POPULATION	0.5 MILES	1 MILE	1.5 MILES
Total population	1,587	6,135	14,126
Median age	34.7	35.7	37.0
Median age (male)	34.3	37.0	36.9
Median age (Female)	36.2	36.4	37.7
HOUSEHOLDS & INCOME	0.5 MILES	1 MILE	1.5 MILES
Total households	869	3,264	7,139
# of persons per HH	1.8	1.9	2.0
Average HH income	\$145,227	\$132,878	\$139,214
Average house value	\$378,606	\$390,479	\$399,244

\* Demographic data derived from 2020 ACS - US Census