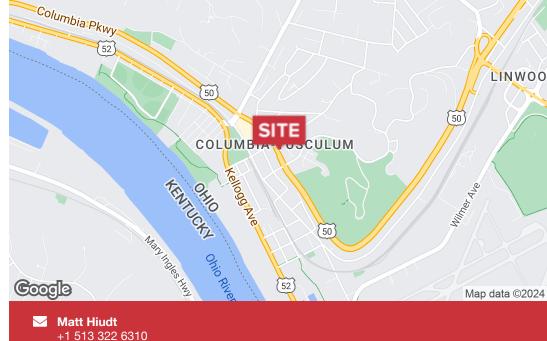
#### FOR SALE

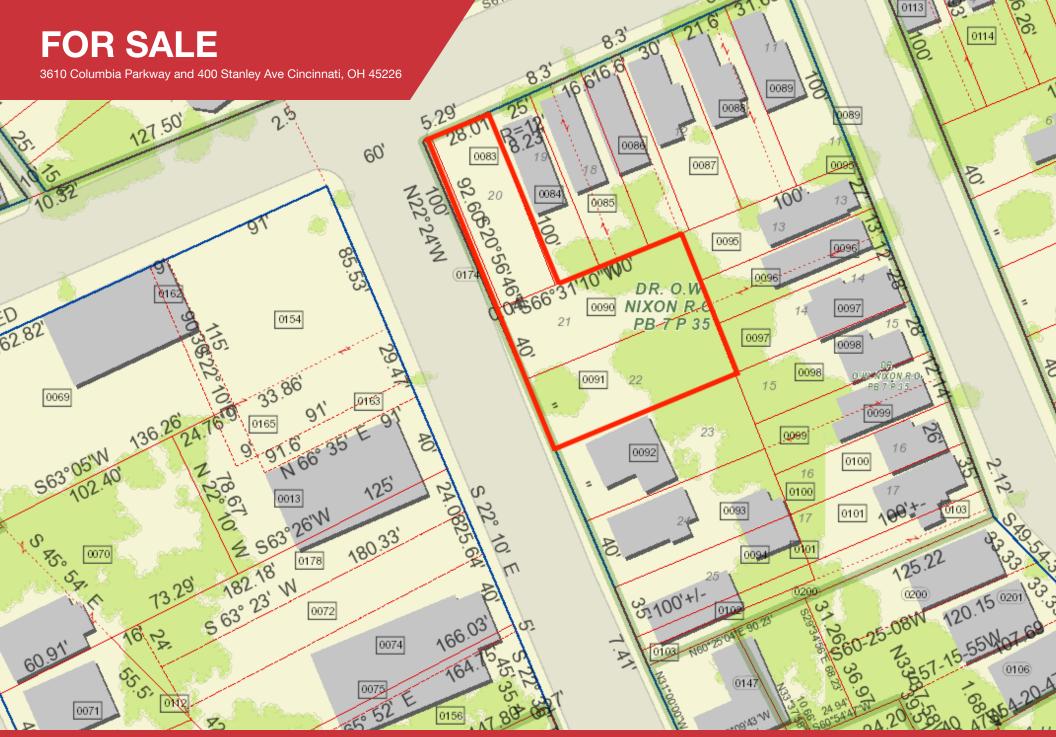
3610 Columbia Parkway and 400 Stanley Ave Cincinnati, OH 45226

### **NalBergman** 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



mhiudt@bergman-group.com



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SITE COLUMER PROPERTY AND

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TENNEVAVENUE

# **N**/Bergman

#### **FOR SALE** wood 3610 Columbia Parkway and 400 Stanley Ave Cincinnati, OH 45226 MADISONVILLE OAKLEY CLIFT,ON-Fairfax Mariemont AVONDALE Carrier a 50 Little Miami River CORRYVILLE 22 HYDE PARK MT LOOKOUT WALNUT HILLS 50 Newtown 52 TEN UCEL 127 125 Dayton TREETOPS Bellevue Cincinnati **TURPIN HILLS** Dry Run 52 1120 Newport SHERWOOD MT WASHINGTON Covington Fort Thomas FORESTVILLE Southgate Park Hills 25 27 ASBURY

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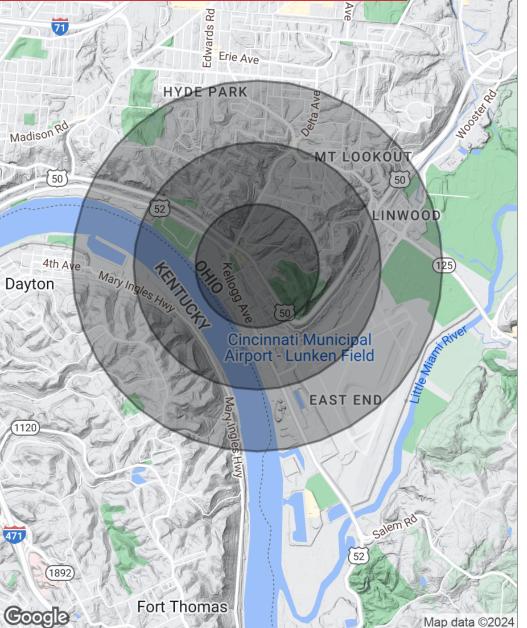
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#### FOR SALE

3610 Columbia Parkway and 400 Stanley Ave Cincinnati, OH 45226



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
HOUSEHOLDS & INCOME Total households	0.5 MILES 869	<b>1 MILE</b> 3,264	<b>1.5 MILES</b> 7,139
Total households	869 1.8	3,264	7,139 2.0

\* Demographic data derived from 2020 ACS - US Census

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