

3130 Wasson Rd

Cincinnati, OH 45209

Colliers

For Sale

EGRESS AND INGRESS EASEMENT

Bill Keefer, SIOR

Senior Vice President
+1 513 562 2235
bill.keefe@colliers.com

Connor Fahrnbach

Associate Vice President
+1 513 562 2234
connor.fahrnbach@colliers.com

Jeff Kroeger, CCIM SIOR

Vice President
+1 513 562 2215
jeffrey.kroeger@colliers.com

Colliers | Greater Cincinnati

425 Walnut St, Suite 1200
Cincinnati, Ohio 45202
+1 513 562 2213

PROPERTY OVERVIEW

Total SF	37,628 SF
Docks	1
Drive-ins	0
Clear Height	12'
Heating	Gas
Year Built	1951
Parcel ID	039-0A03-0009 039-0A03-172-00
Acres	2.34
Zoning	CG-A Light Manufacturing
Available	Immediately

LOCATION DETAILS

- **REDEVELOPMENT OPPORTUNITY**
- Located in Oakley in Hamilton County
- Parking on side and rear
- Directly across from the Wasson Way Walking Path
- Next door to Hyde Park Plaza
- [Cell Towers sold separately](#)

DEMOGRAPHICS

1 MILE



Total Population
17,842



Total Households
9,202



Average
Household Income
\$164,055

3 MILE



Total Population
102,349



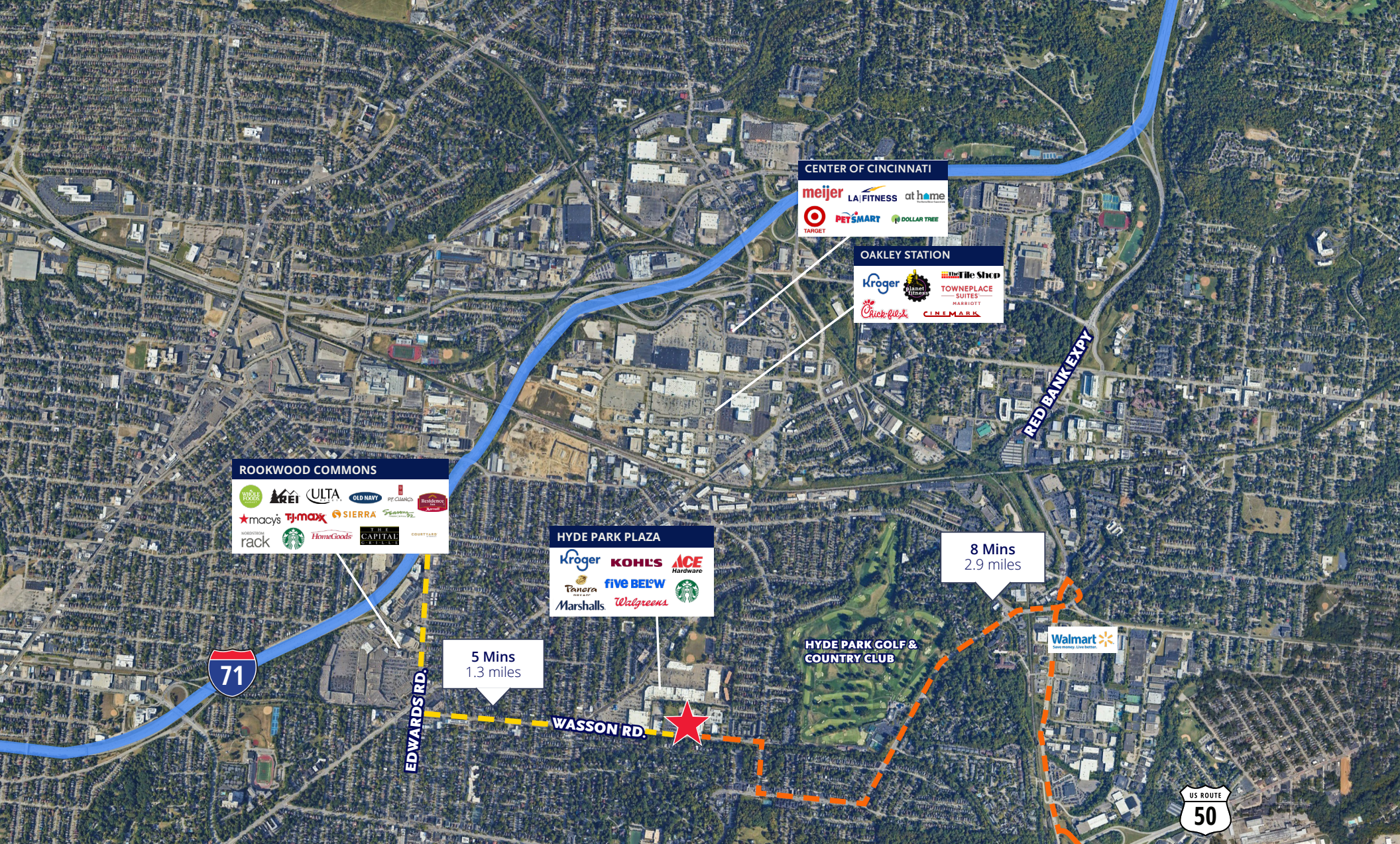
Total Households
47,743



Average
Household Income
\$125,685



Price \$1,250,000



Bill Keefer, SIOR
Senior Vice President
+1 513 562 2235
bill.keefe@colliers.com

Connor Fahrnbach
Associate Vice President
+1 513 562 2234
connor.fahrnbach@colliers.com

Jeff Kroeger, CCIM SIOR
Vice President
+1 513 562 2215
jeffrey.kroeger@colliers.com

Colliers | Greater Cincinnati
425 Walnut St, Suite 1200
Cincinnati, Ohio 45202
+1 513 562 2213

This document/email has been prepared by Colliers for advertising and general information only. Colliers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers and /or its licensor(s). © 2023. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement.