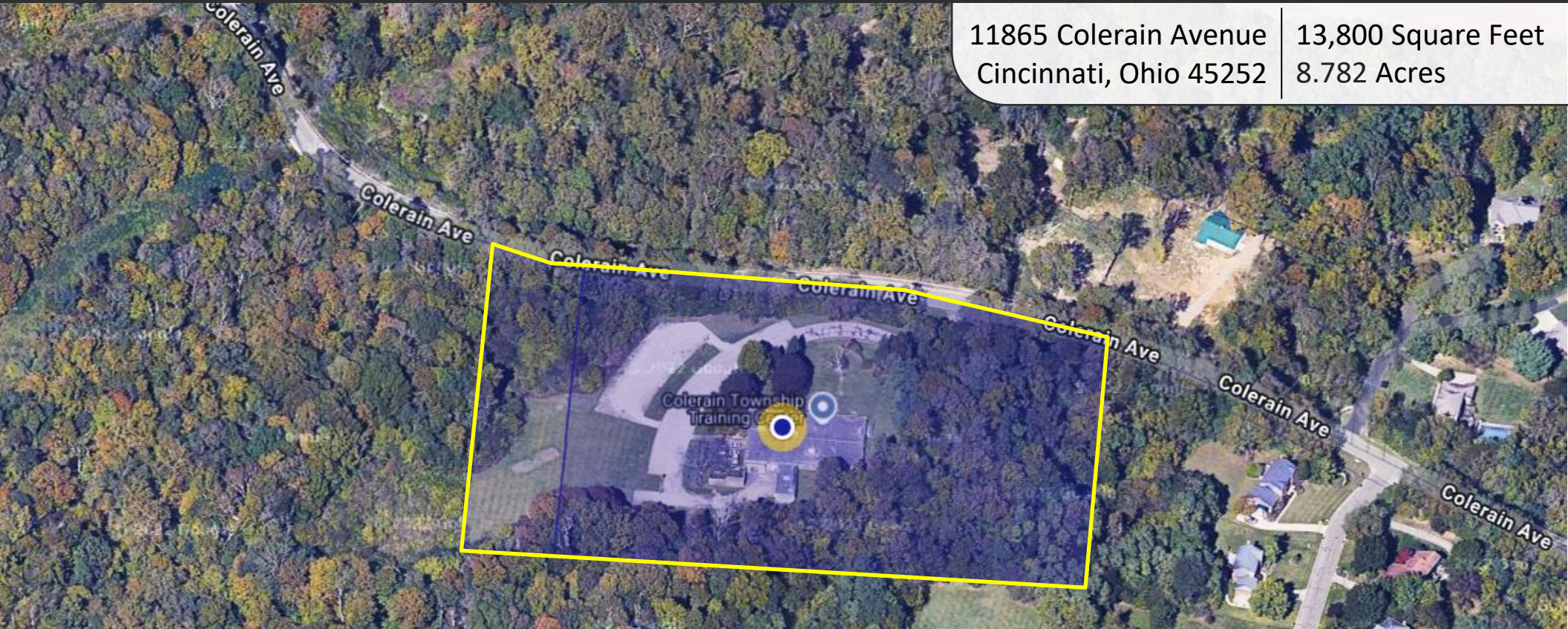


COLERAIN TWP DEVELOPMENT OPPORTUNITY

11865 Colerain Avenue
Cincinnati, Ohio 45252

13,800 Square Feet
8.782 Acres



Sale Opportunity Highlights

- **Building Size:** 13,800 square feet, built in 1979
- **Lot Size:** 8.782 acres ([plat map](#))
- **Zoning:** RER - Rural-Estate Residential ([link to current zoning text](#))
- **Former Use:** Procter & Gamble Data Center
- **Current Use:** Colerain Township Fire & EMS training site
- **Location:** Hamilton County, Ohio
- **Condition:** No water line, on septic w/no sewer/MSD connection, no electricity due to a transformer issue, in need of significant repairs or demo
- **Asking \$495,000 for sale (\$56,365/acre approximately)**

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REPUBLIC
COMMERCIAL REAL ESTATE

ADDITIONAL PHOTOS



Rear loading area with two (2) drive-ins



Building was constructed to be partially below grade



Loading area

ADDITIONAL PHOTOS



Large parking field with room for expansion

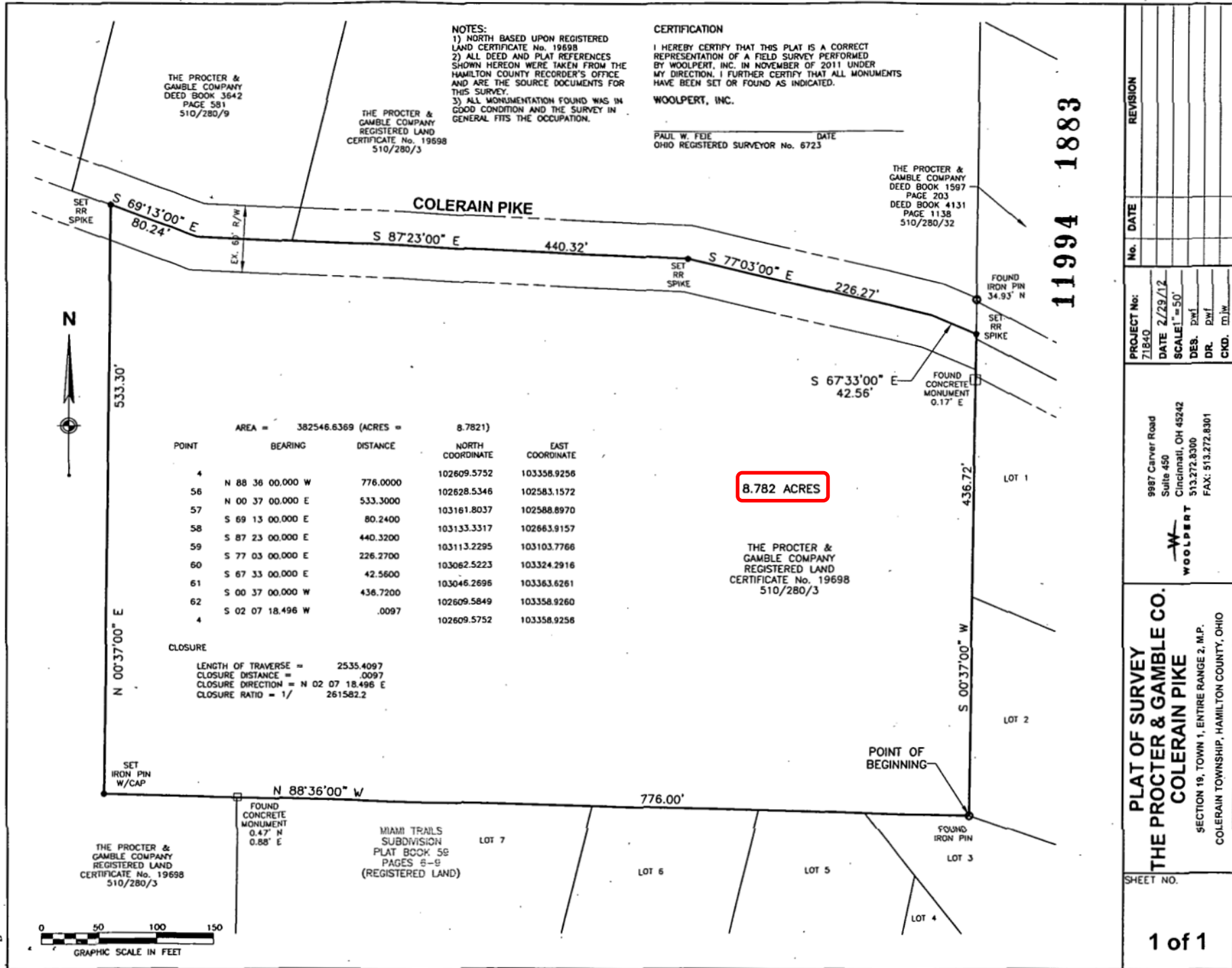


Tremendous access to Colerain Avenue



Building façade

PLAT MAP



No.	DATE	REVISION
PROJECT No:	71840	
DATE	2/29/12	
SCALE	1" = 50'	
DES.	PL	
DR.	PL	
CHK.	M/JW	

DEMOGRAPHIC INFORMATION

Location Facts & Demographics

Demographics are determined by a 10 minute drive from 11865 Colerain Ave, Cincinnati, OH 45252

CITY, STATE

Cincinnati, OH

POPULATION

22,210

AVG. HH SIZE

2.67

MEDIAN HH INCOME

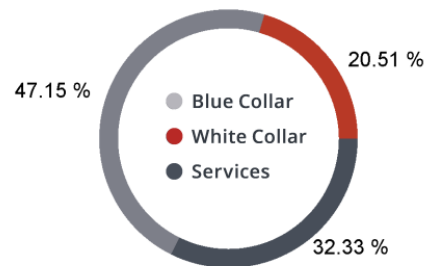
\$62,847

HOME OWNERSHIP

Renters: **1,138**

Owners: **7,046**

EMPLOYMENT



51.47 %

Employed

1.35 %

Unemployed

EDUCATION

High School Grad: **36.34 %**

Some College: **23.17 %**

Associates: **6.85 %**

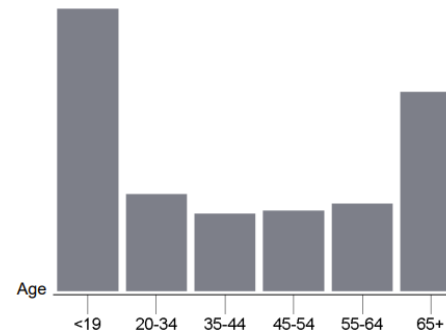
Bachelors: **24.64 %**

GENDER & AGE

49.30 %



50.70 %



RACE & ETHNICITY

White: **98.63 %**

Asian: **0.12 %**

Native American: **0.00 %**

Pacific Islanders: **0.00 %**

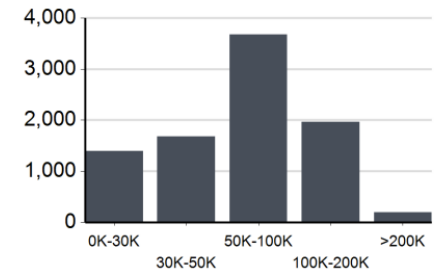
African-American: **0.07 %**

Hispanic: **0.37 %**

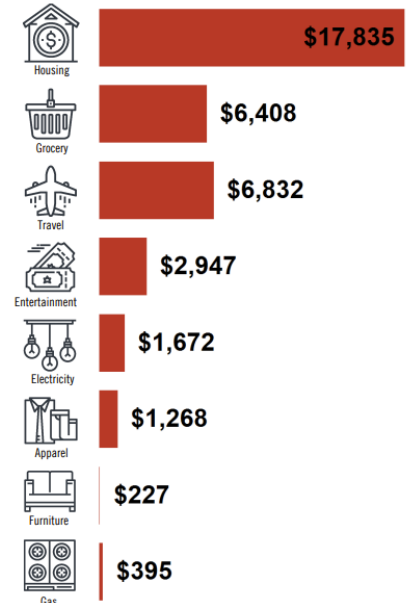
Two or More Races: **0.81 %**



INCOME BY HOUSEHOLD

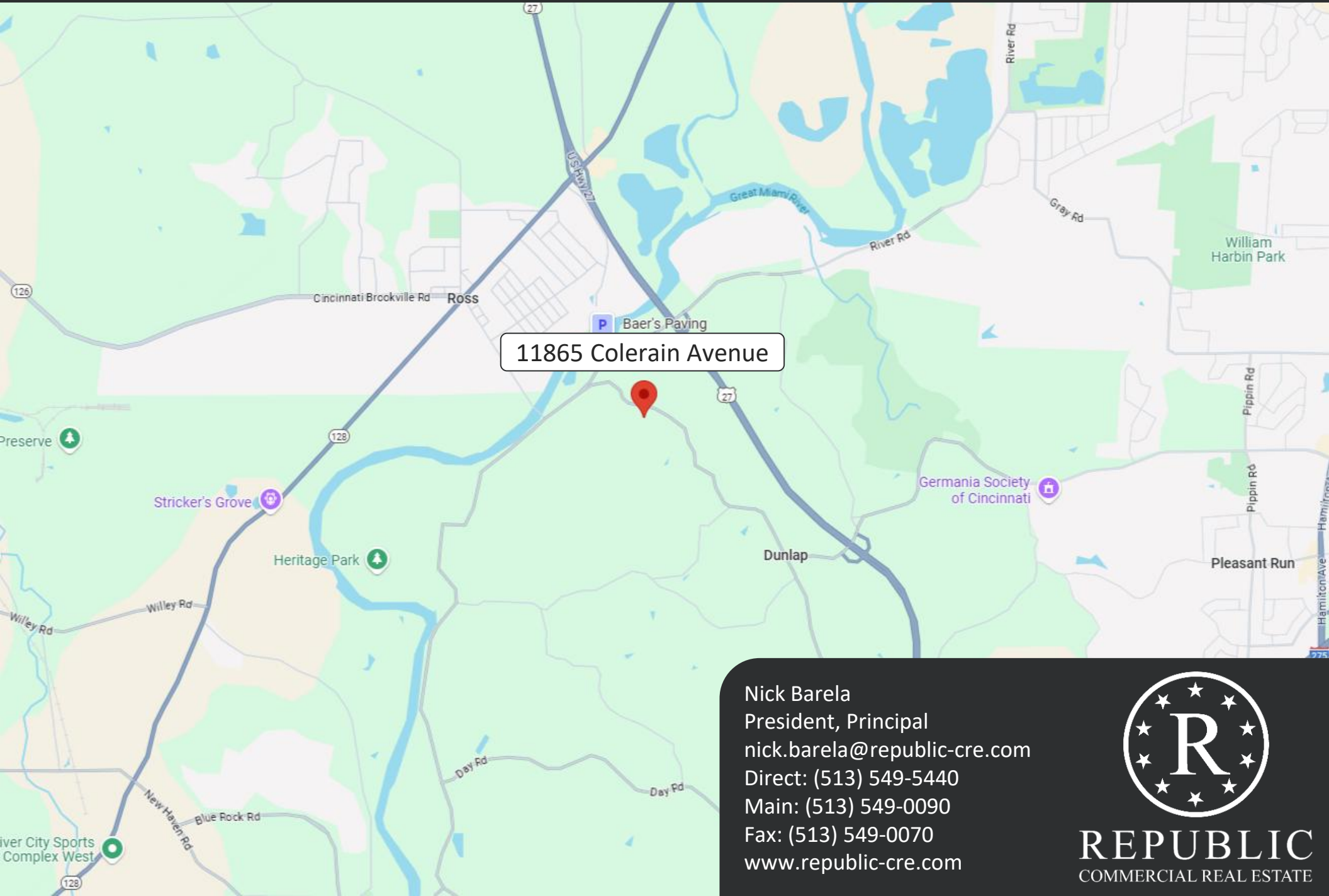


HH SPENDING



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LOCATION MAP



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