

# ROBERT LOUIS GROUP

Diverse Real Estate Solutions

OFFERING  
MEMORANDUM



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## BLUE ASH COMMERCIAL LAND

15.2 ACRES FOR SALE

# Confidentiality Agreement

The information contained in the following Offering Memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Robert Louis Group, LLC(RLG) and should not be made available to any other person or entity without the written consent of RLG. This Offering Memorandum has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property.

The information contained herein is not a substitute for a thorough due diligence investigation. RLG has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

The information contained in this Offering Memorandum has been obtained from sources we believe to be reliable; however, RLG has not verified, and will not verify, any of the information contained herein, nor has RLG conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.

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## EXECUTIVE SUMMARY

**UNPRICED**

ASKING PRICE

**\*Call to Discuss**

**COMMERCIAL LAND**

PROPERTY TYPE

**15.2~**

ACRES

**0612-0080-0643**

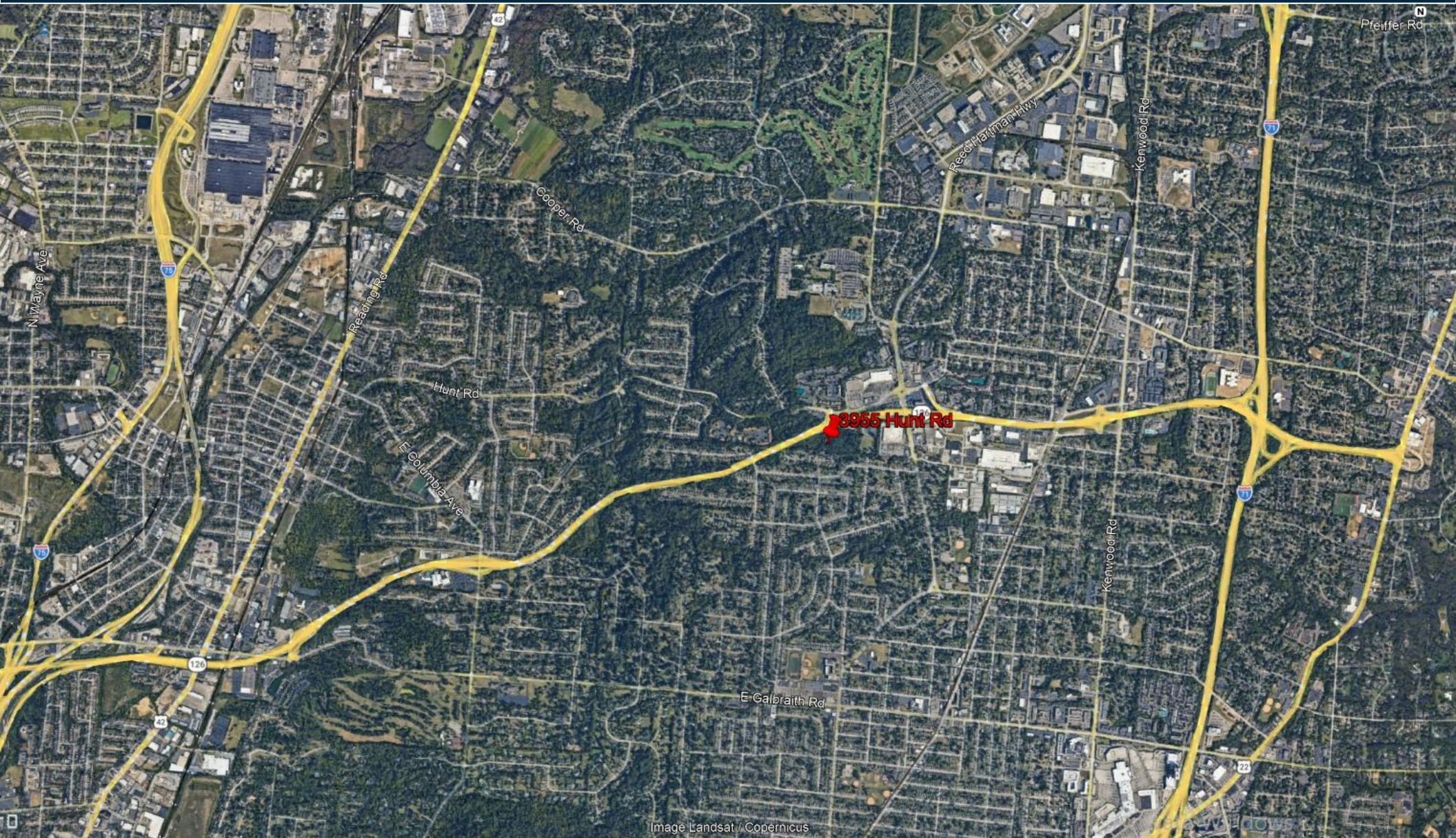
PARCEL ID

### THE OFFERING

Robert Louis Group is pleased to present a compelling opportunity for qualified Buyers to acquire approximately 15.2 acres of commercial zoned land in the highly sought after Blue Ash Market. This land is situated just south of the Ronald Reagan Highway directly in between both I-75 and I-71 about 14.8 miles from downtown Cincinnati in Hamilton County.

The property is located in the highly desirable Blue Ash submarket of Cincinnati, minutes from Summit Park, Kenwood Towne Centre, and the University of Cincinnati Blue Ash campus. The area is characterized by strong corporate employment, high-income demographics, and convenient access to multiple highways and the greater Cincinnati metro.

# DEVELOPMENT OPPORTUNITY | COMMERCIAL ZONED LAND SITE | 15.2 ACRES

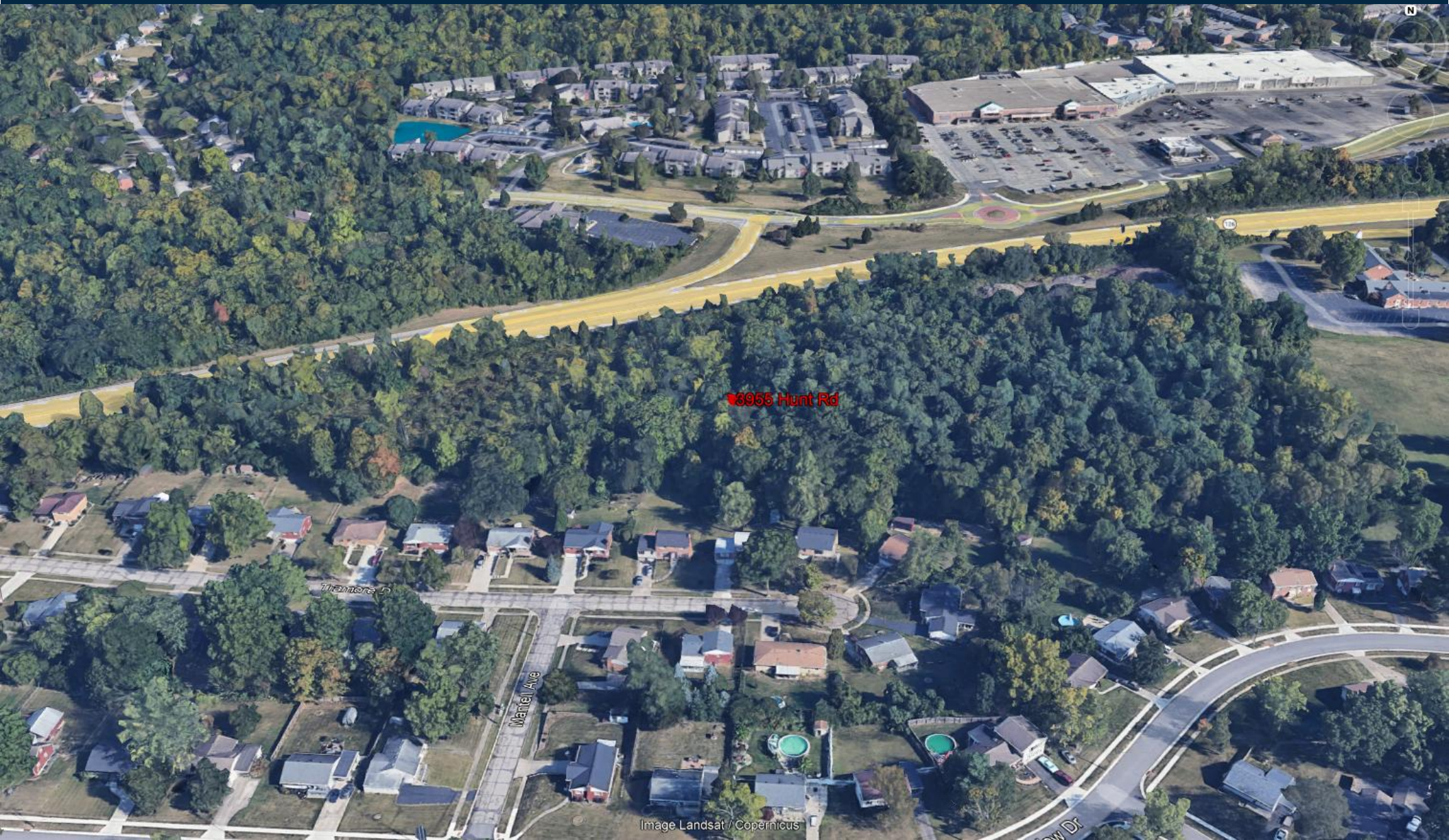


## LOCATION MAP

3955 Hunt Rd – South of Ronald Reagan Highway



# DEVELOPMENT OPPORTUNITY | COMMERCIAL ZONED LAND SITE | 15.2 ACRES



## LOCATION MAP

3955 Hunt Rd – South of Ronald Reagan Highway

# DEVELOPMENT OPPORTUNITY | COMMERCIAL ZONED LAND SITE | 15.2 ACRES

## General

Property Address 3955 Hunt Rd. Cincinnati OH 45236

County Hamilton

## Site

Site Size +/- 15.2 Acres

Parcel ID 0612-0080-0643

Zoning Commercial

Proposed Use [Permitted Use Under BAS](#)

Utilities Adjacent to Site

Topography Generally Level

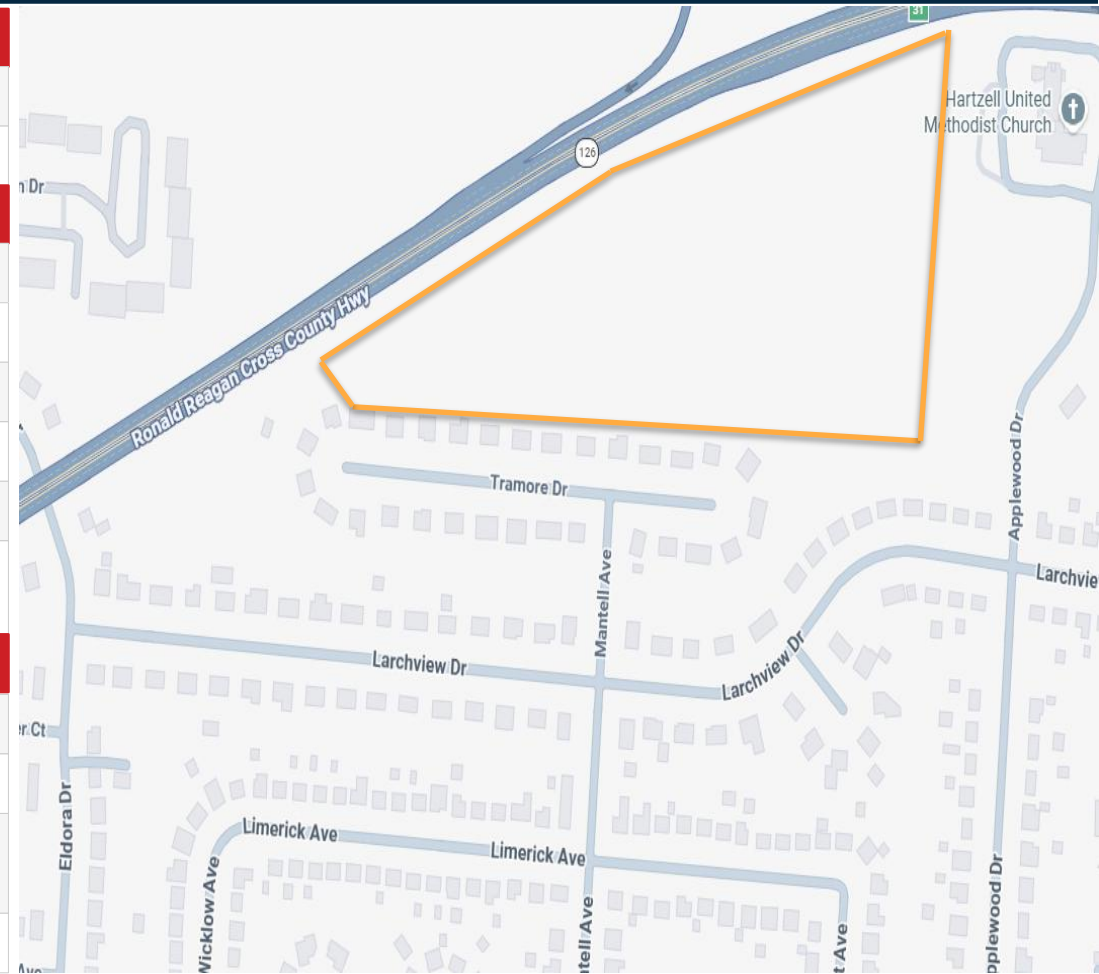
## Area

Traffic Count 60,000 - 75,000 vpd on Ronald Reagan

Frontage 1,600' on Ronald Reagan Hwy

Neighboring Properties  
1.5 miles from Summit Park  
2 miles from UC Blue Ash  
4 miles from Kenwood Towne Centre

Cross Street Tramore Dr & Applewood Dr



## PROPERTY INFORMATION

3955 Hunt Rd – South of Ronald Reagan Highway

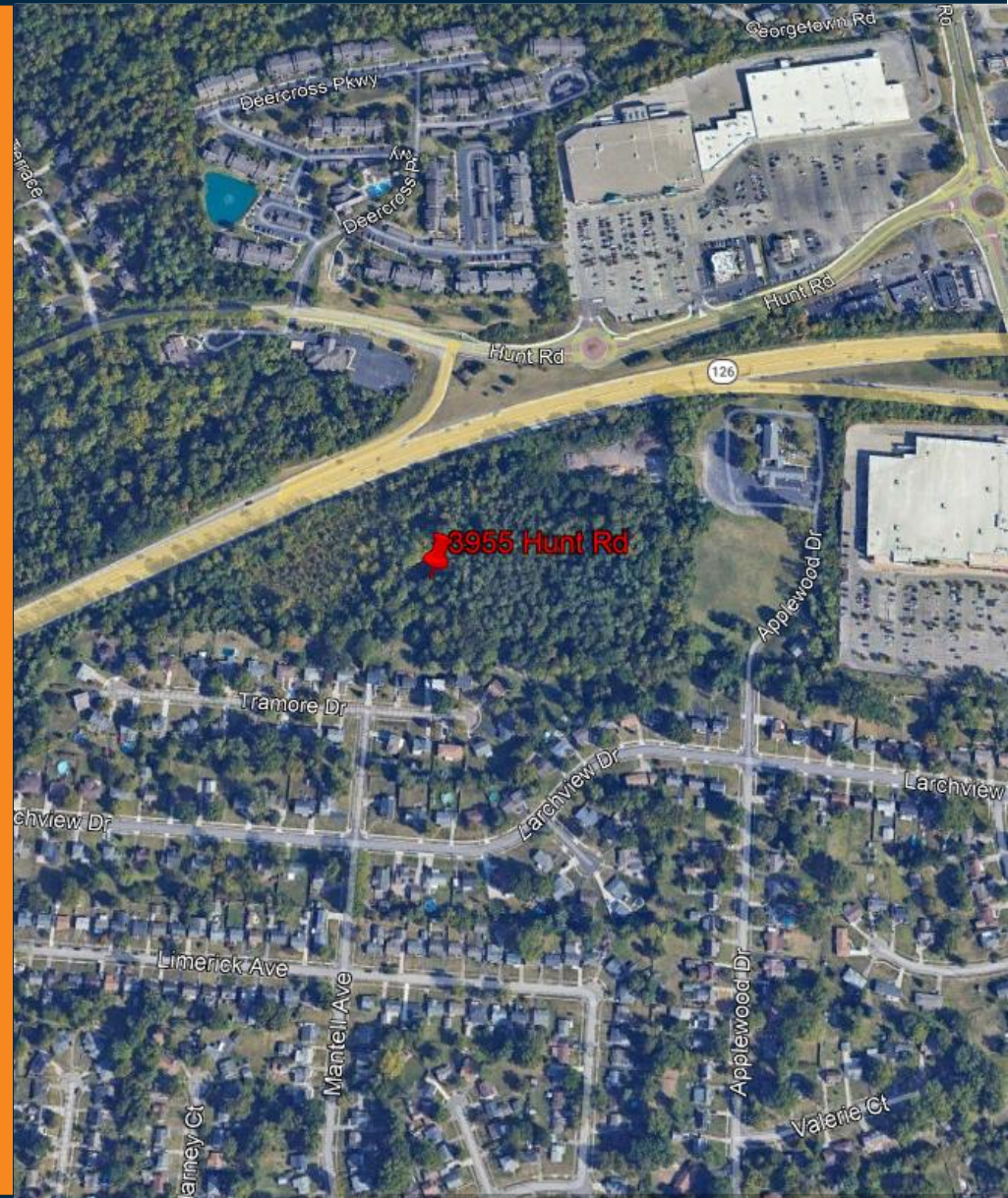
# DEVELOPMENT OPPORTUNITY | COMMERCIAL ZONED LAND SITE | 15.2 ACRES

Blue Ash is a premier suburban business hub located approximately 12–15 miles northeast of downtown Cincinnati within Hamilton County. The city benefits from direct connectivity to the region's primary transportation corridors, including Interstate 71, Interstate 75, and Interstate 275, allowing efficient access throughout the Cincinnati metropolitan area.

Blue Ash is widely recognized as one of the region's most established suburban employment centers, combining strong demographics, corporate presence, and high quality of life. The city has a resident population of roughly 13,400, while its daytime population expands to approximately 55,000 employees due to the large concentration of businesses located in the community

- Established corporate employment center
- Strong regional transportation connectivity
- Affluent and educated population base
- High-quality parks and lifestyle amenities
- Proximity to Downtown Cincinnati and major suburban employment hubs

These factors have helped Blue Ash emerge as one of the most stable and desirable suburban markets within the Cincinnati metropolitan area.



## LOCATION OVERVIEW

3955 Hunt Rd – South of Ronald Reagan Highway

# Blue Ash Demographics

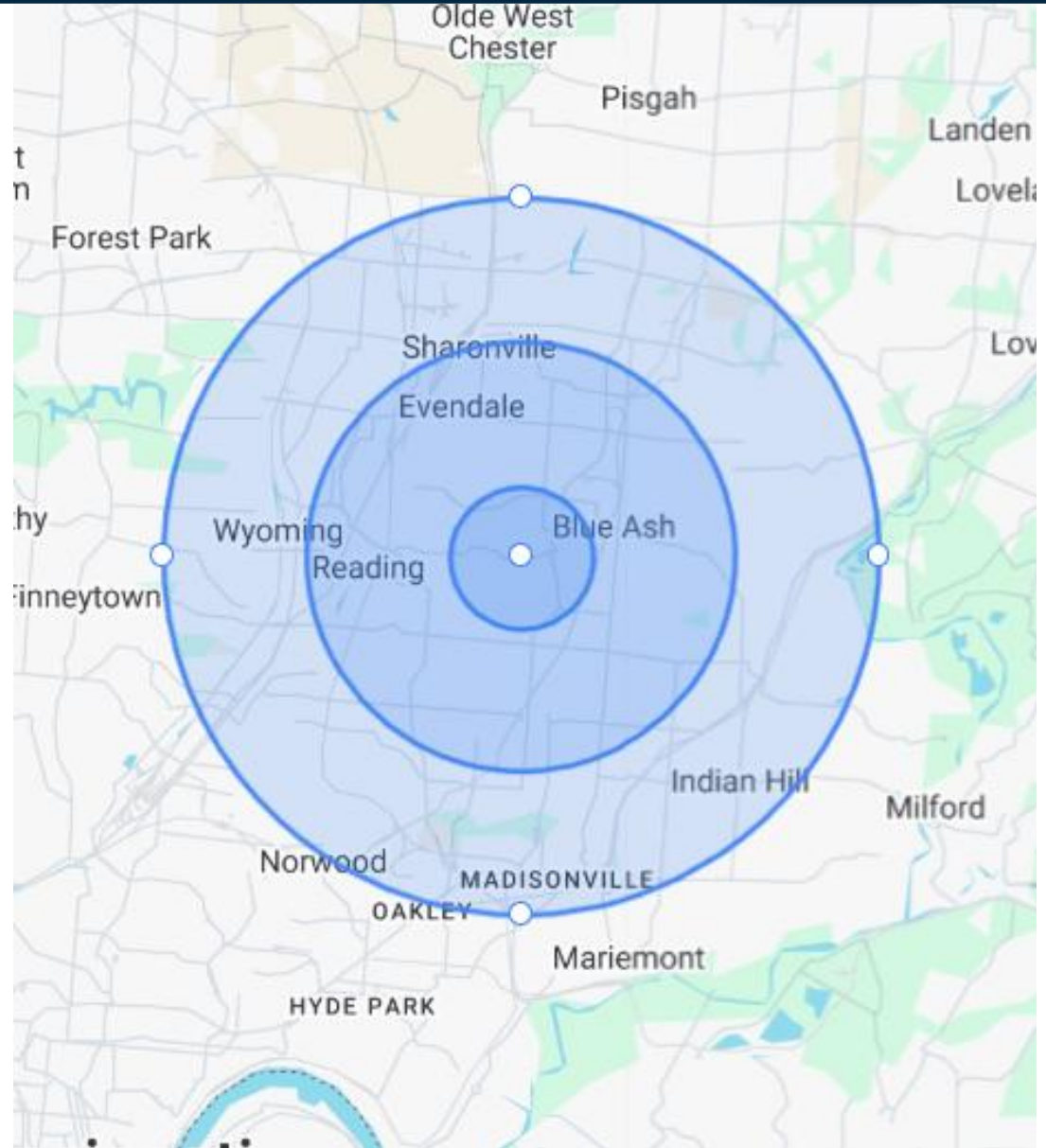
1 MILE | 3 MILE | 5 MILE

8,500 | 75,000 | 150,000  
POPULATION

1,200 | 6,000 | 12,000  
NUMBER OF BUSINESSES

\$425,000 | \$395,000 | \$365,000  
AVERAGE HOME VALUE

\$125,000 | \$118,000 | \$105,000  
AVERAGE HOUSEHOLD INCOME



## DEMOGRAPHICS

3955 Hunt Rd – South of Ronald Reagan Highway



# CINCINNATI MARKET



**2.3M**

Total MSA Population

by the numbers...



**1.2M**

TOTAL JOBS



**\$142B**

REGIONAL REAL GDP



**96.8**

COST OF LIVING INDEX

**CINCINNATI MARKET**

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The Cincinnati, OH-KY-IN Metropolitan Statistical Area is one of the largest economic centers in the Midwest and the 28th-largest metropolitan economy in the United States. The region spans three states—Ohio, Kentucky, and Indiana—and supports a diversified economy anchored by consumer goods, advanced manufacturing, logistics, finance, and healthcare.

Regional GDP: approximately \$198 billion (2023)  
Population: ~2.3 million residents across the metro area  
Labor force: more than 1.1 million workers

The region benefits from a central geographic location within a one-day drive of nearly 60% of the U.S. population, supporting its strong logistics and distribution sector.

### Fortune 500 Headquarters

The Cincinnati region is notable for having one of the highest concentrations of Fortune 500 headquarters among mid-sized U.S. metros. There are eight Fortune 500 companies headquartered in Greater Cincinnati. Major Fortune 500 Companies Kroger, Procter & Gamble, GE, Western & Southern Financial Group, Fifth Third Bank, Cincinnati Financial, Cintas, & American Financial Group

### Higher Education

The Cincinnati region has a robust higher-education ecosystem that supports workforce development and research activity. Major Universities: University of Cincinnati, Miami University, Xavier University, Northern Kentucky University, Mount St. Joseph University

# CINCINNATI MARKET



# contact us

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RLG

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