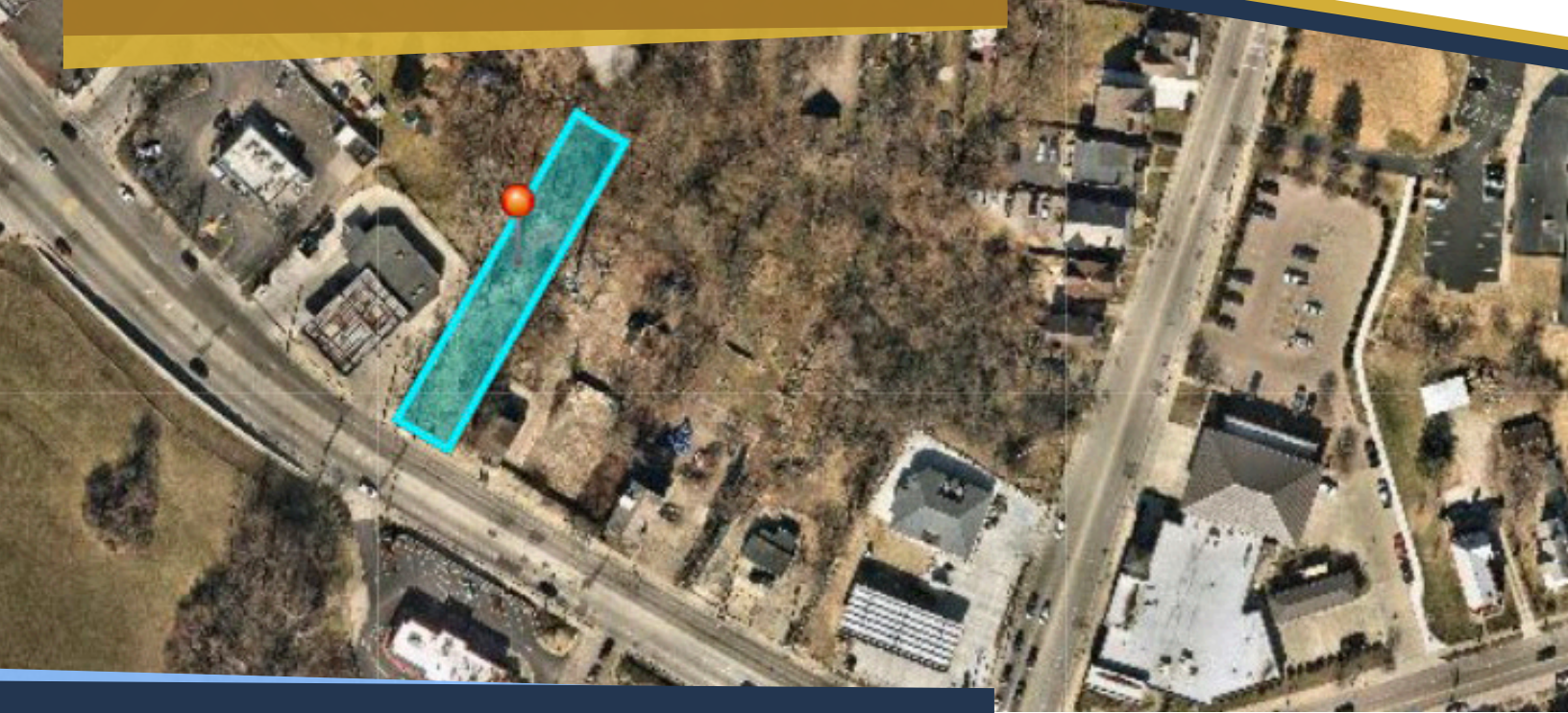


42 W MITCHELL AVE

CINCINNATI, OH 45217

CURÖ•BRKG



0.265 ACRES FOR SALE

FOR REDEVELOPMENT/SPECULATION

**ASKING
PRICE:
\$75,000**

- » Located directly off of I-75
- » Exit 6 - Mitchell Ave
- » 50' Frontage on Mitchell Ave
- » Main traffic corridor to universities, hospitals & Cincinnati Zoo

DAILY TRAFFIC COUNTS



WEST MITCHELL AVE 37,058
I-75 81,000



INFORMATION PROVIDED
BY US CENSUS 2024

	1 MILE	3 MILE	5 MILE
POPULATION	10,826	128,061	324,360
HOUSEHOLDS	4,808	55,020	144,684
MEDIAN HH INCOME	\$67,178	\$47,780	\$59,379
AVG HH INCOME	\$96,922	\$76,089	\$90,136

AGENT HAS OWNERSHIP INTEREST IN THIS PROPERTY

CURÖ•BRKG

FOR MORE INFORMATION ABOUT THIS PROPERTY, CONTACT:
TRAVIS INGLIS | TRAVIS@CUROBRKG.COM | 513.364.1836

© 2025 CURO BRKG. All rights reserved. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CURO BRKG and the CURO BRKG logo are service marks of CURO BRKG. All other marks displayed on this document are the property of their respective owners. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.

42 W MITCHELL AVE
CINCINNATI, OH 45217



» **0.265 Acres** » **Dimensions: 50' x 277'** » **Asking Price: \$75,000**

AGENT HAS OWNERSHIP INTEREST IN THIS PROPERTY

CURÖ • BRKG

FOR MORE INFORMATION ABOUT THIS PROPERTY, CONTACT:
TRAVIS INGLIS | TRAVIS@CUROBRKG.COM | 513.364.1836

© 2025 CURO BRKG. All rights reserved. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CURO BRKG and the CURO BRKG logo are service marks of CURO BRKG. All other marks displayed on this document are the property of their respective owners. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.

ZONED CC-A

(COMMERCIAL COMMUNITY - AUTO)

42 W MITCHELL AVE
CINCINNATI, OH 45217

PERMITTED USES:

- » Ambulance services
- » Animal service facilities
- » Bed & breakfast inns
- » Building maintenance services
- » Commercial meeting facility
- » Convenience markets
- » Drinking establishments
- » Restaurants
- » Food markets, including preparation
- » Funeral & internment services
- » Hotels
- » Laboratories, commercial
- » Loft dwelling units
- » Maintenance & repair services
- » Medical services & clinics
- » Offices
- » Parking facilities
- » Personal instruction services
- » Private vehicular storage lot
- » Indoor or small-scale entertainment
- » Retail sales
- » Car wash
- » Fuel sales
- » Vehicle repair
- » Wholesaling & distribution
- » Communications facilities
- » Public utility distribution system
- » Railroad right-of-way
- » Transportation passenger terminals
- » Animal keeping
- » Farms
- » Gardens

CONDITIONAL USES:

- » Special assistance shelter
- » Public maintenance facilities
- » Outdoor or large-scale entertainment
- » Radio & television broadcast antenna
- » Heliports
- » Wireless communication tower

Please contact the City of Cincinnati Zoning Department to verify the permissibility of any potential uses for this and any other property within the city limits of Cincinnati.

As applicable, we make no representation as to the condition of the property (or properties) in question. This information has been obtained from sources believed reliable but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk.

AGENT HAS OWNERSHIP INTEREST IN THIS PROPERTY

CURÖ•BRKG

FOR MORE INFORMATION ABOUT THIS PROPERTY, CONTACT:
TRAVIS INGLIS | TRAVIS@CUROBRKG.COM | 513.364.1836

© 2025 CURO BRKG. All rights reserved. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CURO BRKG and the CURO BRKG logo are service marks of CURO BRKG. All other marks displayed on this document are the property of their respective owners. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.

42 W MITCHELL AVE
CINCINNATI, OH 45217

MARKET AERIAL



AGENT HAS OWNERSHIP INTEREST IN THIS PROPERTY

CURÖ•BRKG

FOR MORE INFORMATION ABOUT THIS PROPERTY, CONTACT:
TRAVIS INGLIS | TRAVIS@CUROBRKG.COM | 513.364.1836

© 2025 CURO BRKG. All rights reserved. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CURO BRKG and the CURO BRKG logo are service marks of CURO BRKG. All other marks displayed on this document are the property of their respective owners. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.