

3940 Ludlow Avenue
Cincinnati, Ohio 45223

**NEW LISTING!
VACANT LOT
FOR SALE**



PROPERTY FEATURES:

- ❖ Vacant land lot available for sale
 - ❖ Approximately one-half acre corner lot
 - ❖ Paved parking lot
 - ❖ Northside Transit Center located across the street. Click link for more info: [Northside Transit Link](#)
 - ❖ New 70-unit housing development being built late 2026
 - ❖ Excellent location in Northside
- ❖ Beautiful park and recreation area at Mt. Storm Park. Click link for more info: [Mt. Storm Park](#)
 - ❖ Only 8 minutes from UC Campus University
 - ❖ Parcel ID #193-0003-0105 and #193-0003-0108
 - ❖ Frontage 172' on Old Ludlow Avenue

Sale Price: \$355,000

The information contained herein has been deemed reliable but has not been verified and no guarantee, warranty or representation, either express or implied, is made with respect to such information. Terms of sale or lease and availability are subject to change or withdrawal without notice.



**JEFF WOLF
& PARTNERS**
REAL ESTATE

Jeff Wolf, SIOR, CCIM
Jeff Wolf & Partners Real Estate
513.368.3749
jeff@jeffwolfrealestate.com
www.jeffwolfrealestate.com

Kim Auberger
Jeff Wolf & Partners Real Estate
859.630.9121
kim@jeffwolfrealestate.com
www.jeffwolfrealestate.com

3940 Ludlow Avenue
Cincinnati, Ohio 45223

**NEW LISTING!
VACANT LOT
FOR SALE**

Mt. Storm Park

Clifton's 73-acre Mt. Storm is a hidden gem in Cincinnati. Located in between Clifton and Northside and perched on top of a hill, Mt. Storm Park offers a shelter, playground, and gorgeous overlook with views of the Clifton Skyline and the Millcreek Valley.



CINCINNATI ([Cincinnati Business Courier](#)) August 2025 - The development team behind an anticipated Northside residential project has increased its size and resubmitted it to the state of Ohio for affordable housing dollars, renewing hopes for a groundbreaking in the future. The Northside Gateway project would rehabilitate the four-story Stagecraft building and construct a new building behind it at the northeast corner of Ludlow and Spring Grove avenues. The site lies along the main entrance to Northside past the Ludlow Avenue viaduct, which connects the neighborhood to Clifton over Interstate 75 as well as future bike paths along the Mill Creek.



**JEFF WOLF
& PARTNERS**
REAL ESTATE

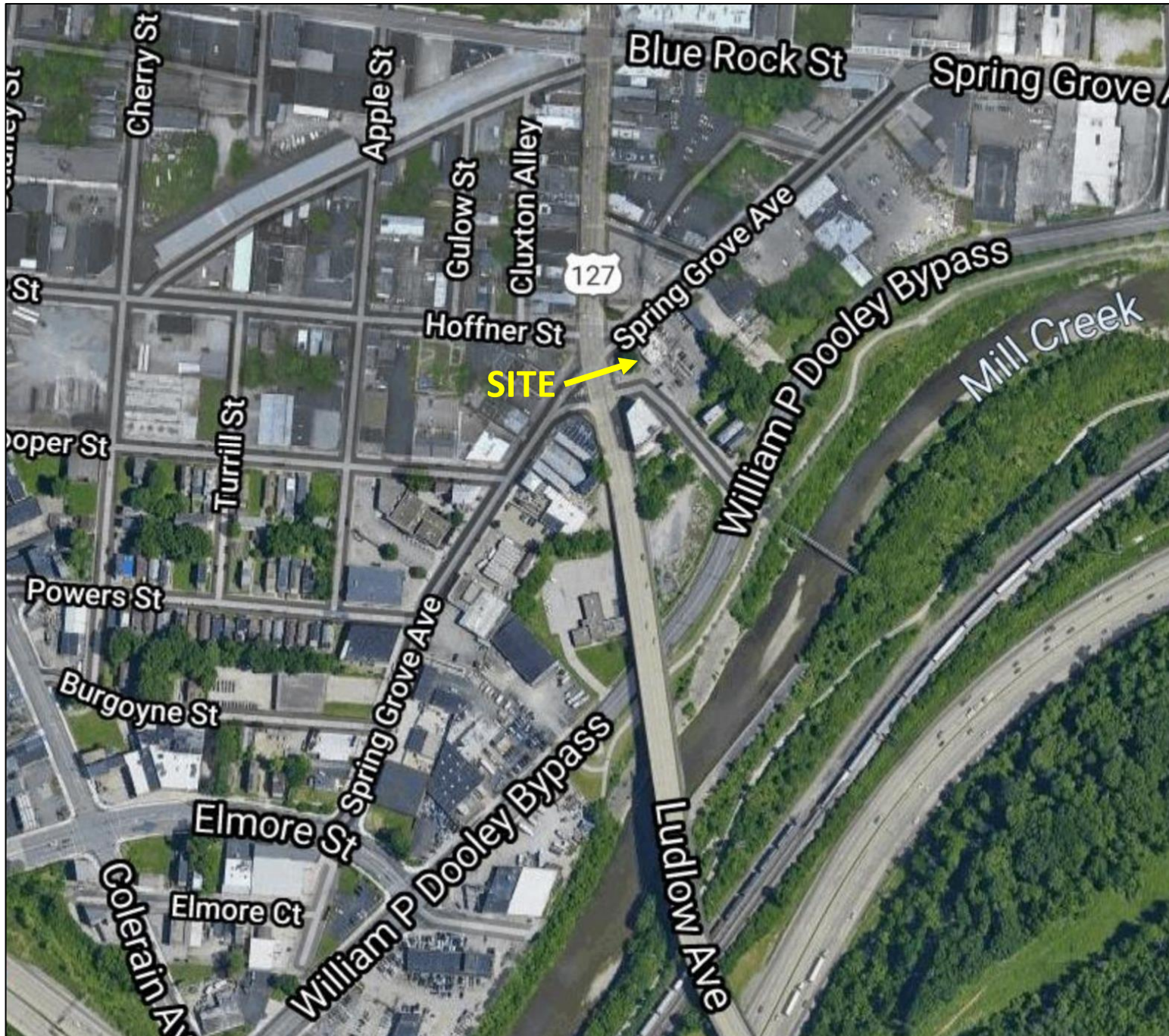
Jeff Wolf, SIOR, CCIM
Jeff Wolf & Partners Real Estate
513.368.3749
jeff@jeffwolfrealestate.com
www.jeffwolfrealestate.com

Kim Auburger
Jeff Wolf & Partners Real Estate
859.630.9121
kim@jeffwolfrealestate.com
www.jeffwolfrealestate.com

3940 Ludlow Avenue
Cincinnati, Ohio 45223

**NEW LISTING!
VACANT LOT
FOR SALE**

Aerial View



**JEFF WOLF
& PARTNERS**
REAL ESTATE

Jeff Wolf, SIOR, CCIM
Jeff Wolf & Partners Real Estate
513.368.3749
jeff@jeffwolfrealestate.com
www.jeffwolfrealestate.com

Kim Auburger
Jeff Wolf & Partners Real Estate
859.630.9121
kim@jeffwolfrealestate.com
www.jeffwolfrealestate.com

Northside Transit Center Located Across The Street

**NEW LISTING!
VACANT LOT
FOR SALE**

Photos



3940 Ludlow Avenue
Cincinnati, Ohio 45223

NEW LISTING!
VACANT LOT
FOR SALE

Traffic Count Profile

3940 Ludlow Ave, Cincinnati, Ohio, 45223
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 39.15839
Longitude: -84.53903

Distance:	Street:	Closest Cross-street:	Year of Count:	Count:
0.01	Spring Grove Ave	Hoffner St (0.01 miles SW)	2007	5717
0.03	Spring Grove Ave	Hoffner St (0.01 miles NE)	2007	7274
0.05	Ludlow Viaduct	William P Dooley Byp (0.07 miles S)	2021	16469
0.08	Spring Grove Avenue	Hogans Aly (0.01 miles SW)	2021	6456
0.09	Hamilton Ave	Vandalla Ave (0.03 miles N)	2013	15051
0.14	S Ludlow Ave	William P Dooley Byp (0.03 miles N)	2018	21770
0.21	BLUE ROCK ST	Turrill St (0.01 miles E)	2020	9247
0.24	Elmore St	Spring Grove Ave (0.05 miles E)	2010	13109
0.27	Colerain Ave	Powers St (0.01 miles NW)	2010	6446
0.27	Colerain Ave	Powers St (0.01 miles SE)	2010	5786
0.27	Hoffner St	Delaney St (0.02 miles E)	2010	1558
0.28	Colerain Ave	Cecil St (0.02 miles NW)	2010	10094
0.28	US 127	Lingo St (0.0 miles)	2021	13122
0.28	Powers St	Colerain Ave (0.02 miles NE)	2013	9117
0.30	William P Dooley Byp	United States Hwy 27 (0.03 miles SW)	2010	11820
0.30	Colerain Ave	Hoffner St (0.01 miles NW)	2010	7083
0.30	Colerain Ave	Elmore Ct (0.03 miles NW)	2010	14194
0.31	S Ludlow Ave	Streng St (0.01 miles SE)	2009	25971
0.31	Colerain Ave	Hoffner St (0.02 miles SE)	2010	5941
0.32	Elmore St	Prang St (0.03 miles W)	2010	9511
0.33	Hoffner St	Colerain Ave (0.03 miles E)	2010	1121
0.34	US Hwy 27	(0.0 miles)	2010	12759
0.34	I- 74	(0.0 miles)	2005	110310
0.37	Hamilton Ave	Hobart Ave (0.01 miles N)	2009	13557
0.37	I- 74	(0.0 miles)	2013	103460
0.37	I- 75	(0.0 miles)	2009	139590
0.37	I 74;US 27;US 52	I- 74 (0.0 miles)	2021	85367
0.37	NORTHWEST EXPY	I- 74 (0.0 miles SW)	2020	73817
0.39	Colerain Ave	Jo Williams St (0.02 miles SE)	2010	7725
0.39	Knowlton St	Dane Ave (0.02 miles E)	2009	1465



JEFF WOLF
& PARTNERS
REAL ESTATE

Jeff Wolf, SIOR, CCIM
Jeff Wolf & Partners Real Estate
513.368.3749
jeff@jeffwolfrealestate.com
www.jeffwolfrealestate.com

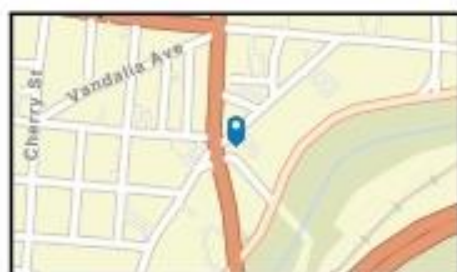
Kim Auburger
Jeff Wolf & Partners Real Estate
859.630.9121
kim@jeffwolfrealestate.com
www.jeffwolfrealestate.com

**NEW LISTING!
VACANT LOT
FOR SALE**

3940 Ludlow Ave, Cincinnati, Ohio, 45223
Rings: 1, 3, 5 mile radii

Latitude: 39.15839

Longitude: +84.53903



3940 Ludlow Avenue
Cincinnati, Ohio 45223

NEW LISTING!
VACANT LOT
FOR SALE

Demographic and Income Profile

3940 Ludlow Ave, Cincinnati, Ohio, 45223
Ring: 1 mile radius

Prepared by Esri
Latitude: 39.15839
Longitude: -84.53903

Summary	Census 2010		Census 2020		2024		2029	
Population	9,959		10,255		10,301		10,490	
Households	4,572		4,958		5,009		5,066	
Families	2,233		2,305		2,241		2,241	
Average Household Size	2.15		2.04		2.03		2.04	
Owner Occupied Housing Units	1,960		2,144		2,275		2,377	
Renter Occupied Housing Units	2,613		2,814		2,734		2,689	
Median Age	34.1		34.5		35.6		37.3	
Trends: 2024-2029 Annual Rate			Area		State		National	
Population			0.36%		0.02%		0.38%	
Households			0.23%		0.27%		0.64%	
Families			0.00%		0.04%		0.56%	
Owner HHs			0.88%		0.55%		0.97%	
Median Household Income			3.67%		3.08%		2.95%	
Households by Income					2024		2029	
					Number	Percent	Number	Percent
<\$15,000					1,097	21.9%	1,007	19.9%
\$15,000 - \$24,999					335	6.7%	263	5.2%
\$25,000 - \$34,999					390	7.8%	326	6.4%
\$35,000 - \$49,999					511	10.2%	460	9.1%
\$50,000 - \$74,999					675	13.5%	680	13.4%
\$75,000 - \$99,999					371	7.4%	379	7.5%
\$100,000 - \$149,999					848	16.9%	936	18.5%
\$150,000 - \$199,999					412	8.2%	567	11.2%
\$200,000+					371	7.4%	447	8.8%
Median Household Income					\$54,855		\$65,687	
Average Household Income					\$86,334		\$100,757	
Per Capita Income					\$42,085		\$48,793	
			Census 2010		Census 2020		2024	
Population by Age			Number	Percent	Number	Percent	Number	Percent
0 - 4			933	9.4%	765	7.5%	737	7.2%
5 - 9			632	6.3%	643	6.3%	652	6.3%
10 - 14			507	5.1%	483	4.7%	516	5.0%
15 - 19			641	6.4%	464	4.5%	433	4.2%
20 - 24			843	8.5%	704	6.9%	739	7.2%
25 - 34			1,548	15.5%	2,182	21.3%	1,975	19.2%
35 - 44			1,267	12.7%	1,384	13.5%	1,551	15.1%
45 - 54			1,376	13.8%	1,098	10.7%	1,067	10.4%
55 - 64			1,078	10.8%	1,171	11.4%	1,084	10.5%
65 - 74			557	5.6%	901	8.8%	993	9.6%
75 - 84			403	4.0%	306	3.0%	407	4.0%
85+			174	1.7%	154	1.5%	149	1.4%
			Census 2010		Census 2020		2024	
Race and Ethnicity			Number	Percent	Number	Percent	Number	Percent
White Alone			5,064	50.8%	5,625	54.9%	5,426	52.7%
Black Alone			4,390	44.1%	3,426	33.4%	3,594	34.9%
American Indian Alone			27	0.3%	37	0.4%	42	0.4%
Asian Alone			123	1.2%	236	2.3%	239	2.3%
Pacific Islander Alone			2	0.0%	9	0.1%	10	0.1%
Some Other Race Alone			108	1.1%	167	1.6%	188	1.8%
Two or More Races			245	2.5%	755	7.4%	803	7.8%
Hispanic Origin (Any Race)			251	2.5%	411	4.0%	465	4.5%

Data Notes: Income is expressed in current dollars.

Source: Esri forecasts for 2024 and 2029, U.S. Census Bureau 2020 decennial Census in 2020 geographies.



JEFF WOLF
& PARTNERS
REAL ESTATE

Jeff Wolf, SIOR, CCIM
Jeff Wolf & Partners Real Estate
513.368.3749
jeff@jeffwolfrealestate.com
www.jeffwolfrealestate.com

Kim Auburger
Jeff Wolf & Partners Real Estate
859.630.9121
kim@jeffwolfrealestate.com
www.jeffwolfrealestate.com