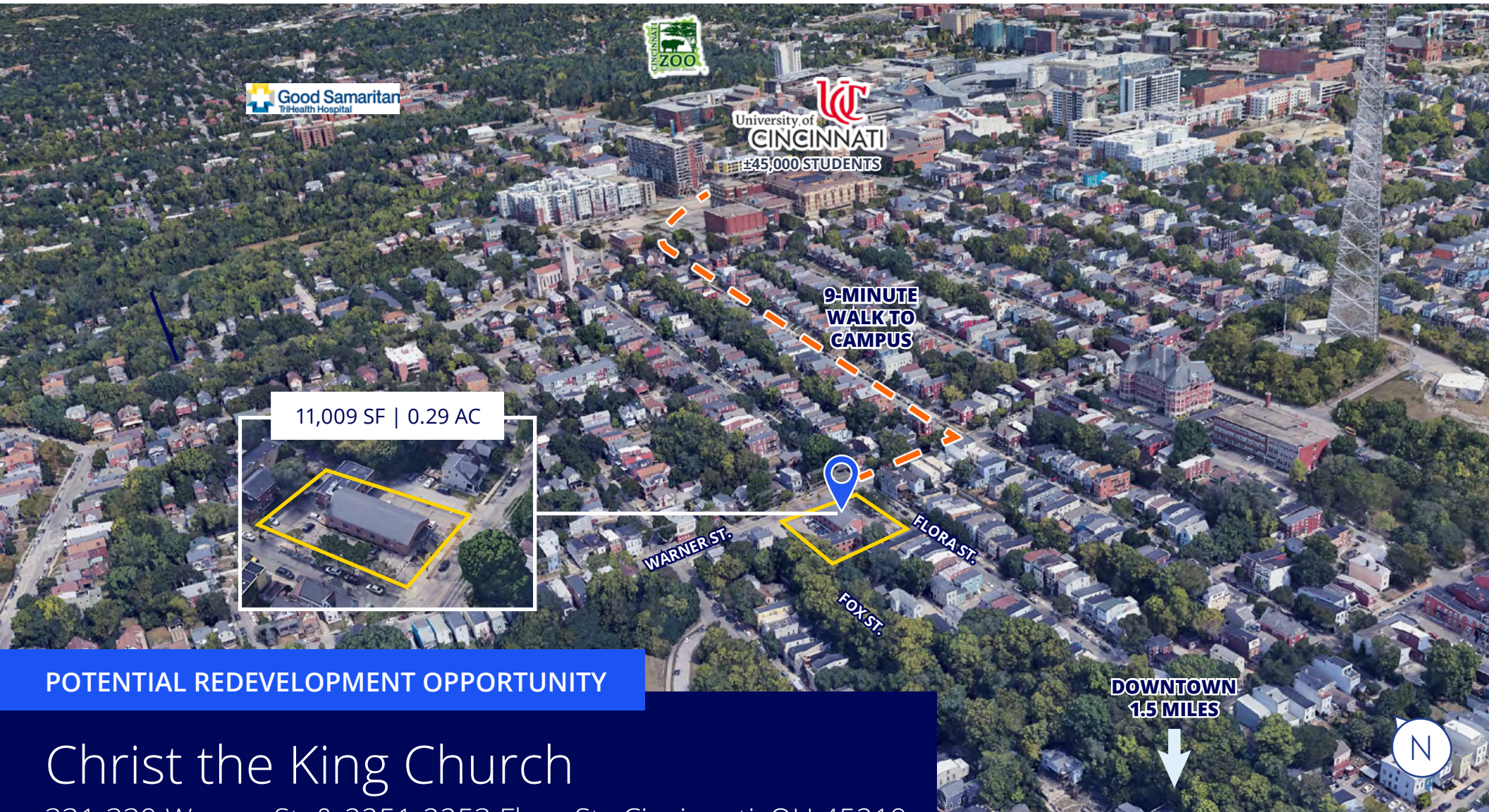


FOR SALE



POTENTIAL REDEVELOPMENT OPPORTUNITY

Christ the King Church

331-339 Warner St. & 2251-2253 Flora St., Cincinnati, OH 45219

For More Information:

Joshua M. Rothstein

Vice President

+1 513 562 2264

josh.rothstein@colliers.com



Accelerating success.

FOR SALE | POTENTIAL REDEVELOPMENT CHRIST THE KING CHURCH

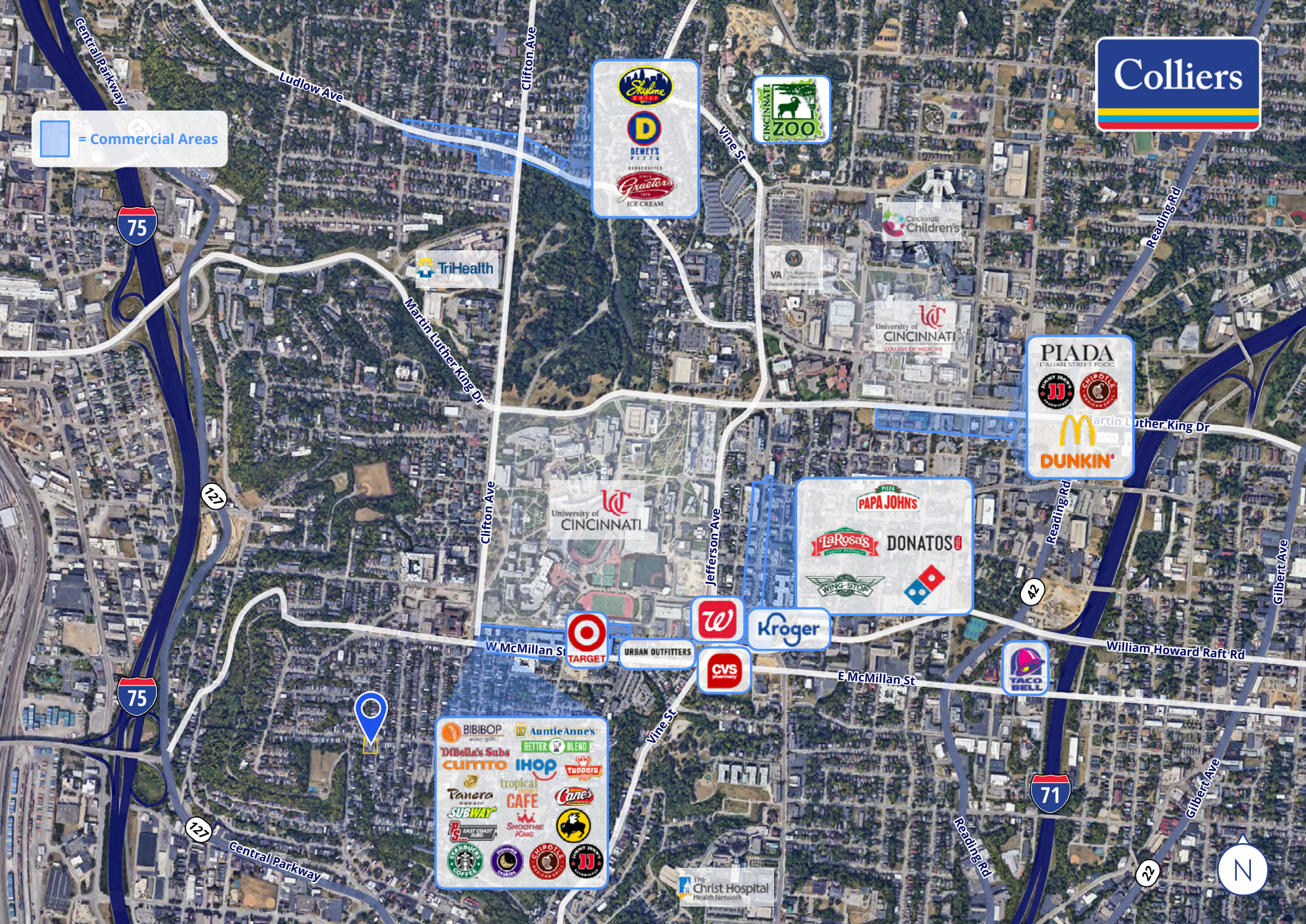
331-339 WARNER ST. & 2251-2253 FLORA ST, CINCINNATI, OH 45219

Highlights

- Corner site in the heart of Clifton Heights
- Church with architectural character and potential for adaptive reuse
- Surrounded by University of Cincinnati student housing
- Close proximity to I-75, Downtown Cincinnati, and parks
- SF-2-MH Zoning now approved for redevelopment potential

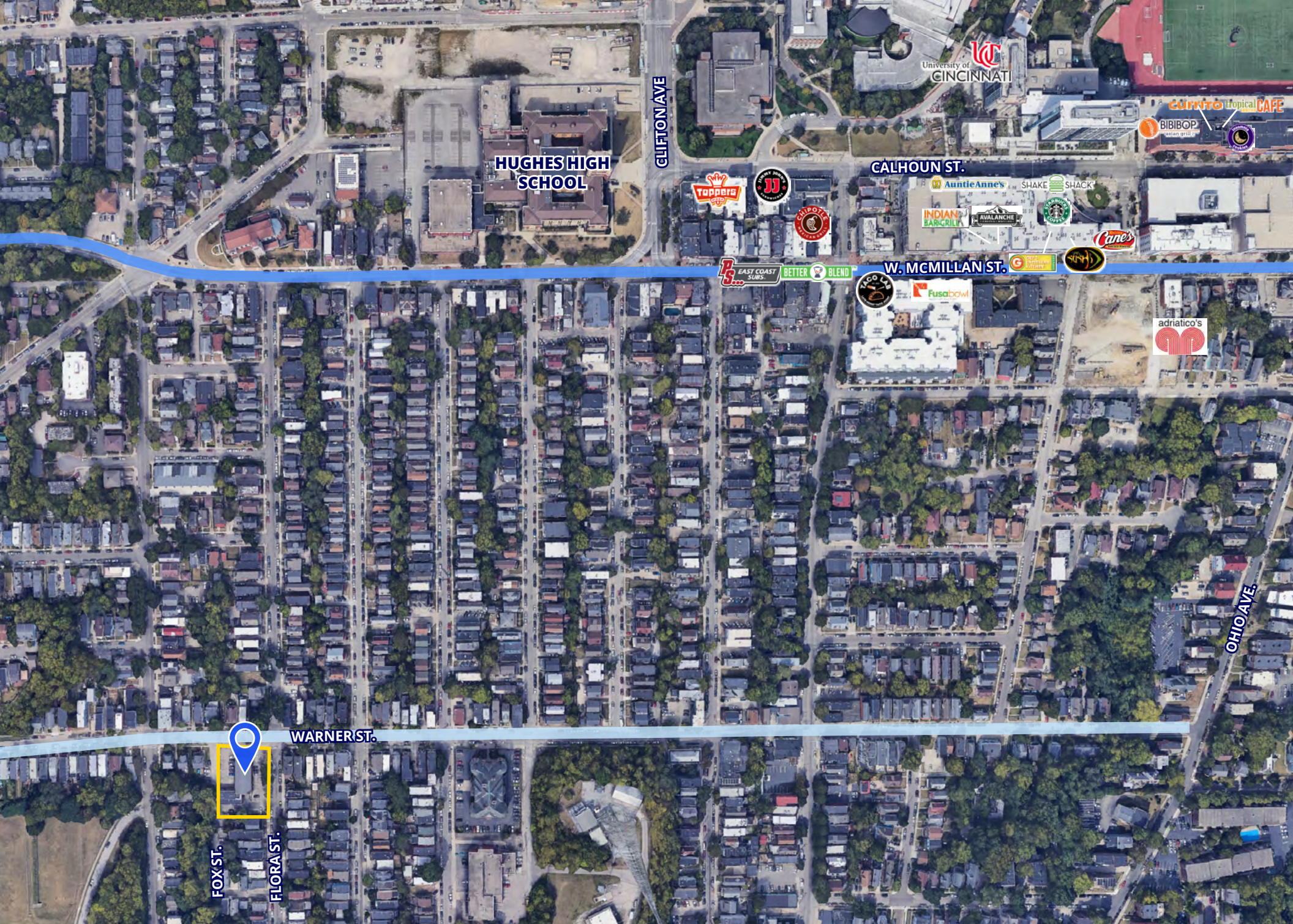
11,009 SF | 0.29 AC Available





 = Commercial Areas

Colliers



HUGHES HIGH SCHOOL

CLIFTON AVE.

University of CINCINNATI

CALHOUN ST.

W. MCMILLAN ST.

OHIO AVE.

WARNER ST.

FOX ST.

FLORA ST.



11,009 SF | 0.29 AC

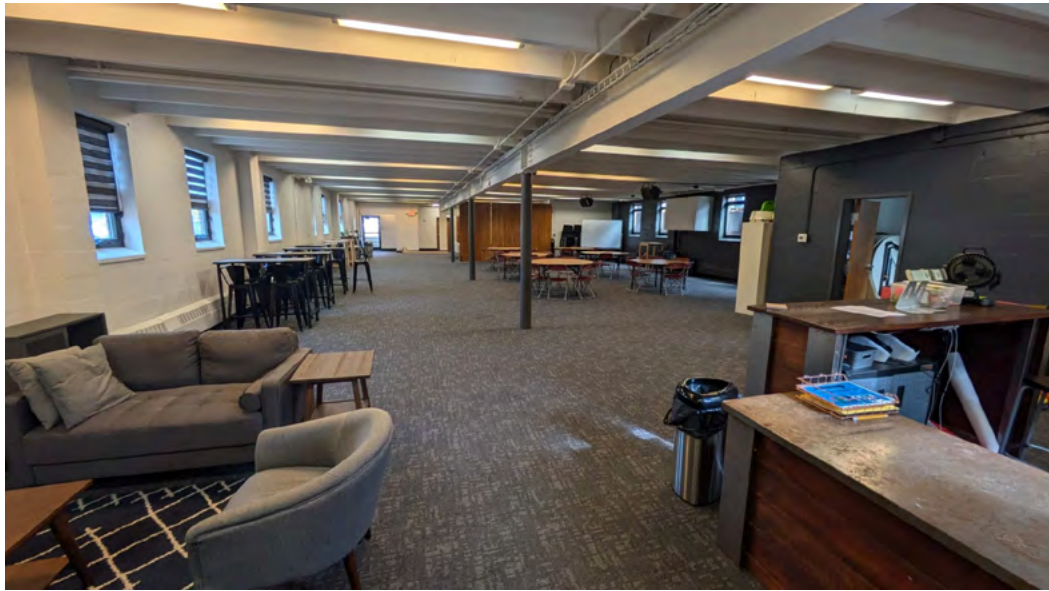
FLORA ST.

FOX ST.

WARNER ST.

PHOTOS

331-339 WARNER ST. & 2251-2253 FLORA ST, CINCINNATI, OH 45219



Demographics

	1 mile radius	3 mile radius	5 mile radius
Population Summary			
2000 Total Population	26,779	155,962	351,576
2010 Total Population	25,407	135,404	317,799
2020 Total Population	29,317	138,154	324,938
2026 Total Population	32,779	147,940	336,216
2026 Group Quarters	8,133	12,468	17,685
2031 Total Population	34,094	152,218	340,042
2000-2020 Growth Rate: Population (CAGR)	0.5%	-0.6%	-0.4%
2010-2020 Growth Rate: Population (CAGR)	1.4%	0.2%	0.2%
2020-2026 Growth Rate: Population (CAGR)	1.8%	1.1%	0.6%
2026-2031 Growth Rate: Population (CAGR)	0.8%	0.6%	0.2%
2026 Total Daytime Population	49,278	283,147	440,847
Workers	31,571	209,577	273,467
Residents	17,707	73,570	167,380
2026 Workers % of Daytime Population	64.1%	74.0%	62.0%
2026 Residents % of Daytime Population	35.9%	26.0%	38.0%
Household Summary			
2000 Households	11,610	67,298	151,300
2010 Households	9,630	58,704	136,569
2026 Households	11,857	67,338	149,618
2026 Average Household Size	2.08	2.01	2.13
2031 Households	12,549	70,163	152,709
2000-2020 Growth Rate: Households (CAGR)	-0.5%	-0.4%	-0.3%
2010-2020 Growth Rate: Households (CAGR)	1.0%	0.6%	0.5%
2020-2026 Growth Rate: Households (CAGR)	1.8%	1.3%	0.7%
2026-2031 Growth Rate: Households (CAGR)	1.1%	0.8%	0.4%
2010 Families	2,813	24,465	66,807
2026 Families	2,975	24,644	66,412
2031 Families	3,097	25,071	66,561
2026-2031 Annual Rate	0.81%	0.34%	0.04%
Housing Unit Summary			
2026 Housing Units	14,571	79,875	171,371
Owner Occupied Housing Units	14.1%	27.8%	38.9%
Renter Occupied Housing Units	85.9%	72.2%	61.1%
Vacant Housing Units	18.6%	15.7%	12.7%
Owner Occupied Median Home Value			
2026 Median Home Value	\$283,605	\$282,641	\$262,915
2031 Median Home Value	\$377,007	\$369,136	\$348,183
Income			
2026 Per Capita Income	\$24,223	\$41,447	\$42,791
2026 Median Household Income	\$41,278	\$54,785	\$61,373
2026 Average Household Income	\$65,166	\$89,970	\$95,508
Household Income Base	11,858	67,338	149,618
<\$15,000	21.9%	18.2%	14.5%
\$15,000 - \$24,999	13.4%	9.4%	8.2%
\$25,000 - \$34,999	8.8%	7.5%	7.4%
\$35,000 - \$49,999	14.8%	11.3%	11.6%
\$50,000 - \$74,999	14.8%	15.3%	16.5%
\$75,000 - \$99,999	10.0%	10.3%	10.7%
\$100,000 - \$149,999	7.0%	11.4%	12.9%
\$150,000 - \$199,999	3.9%	6.9%	8.1%
\$200,000+	5.4%	9.7%	10.1%

	1 mile radius	3 mile radius	5 mile radius
Median Age			
2010	23.5	29.7	32.1
2020	23.4	30.0	32.7
2026	23.4	31.2	33.8
2031	23.5	31.9	35.0
2026 Population by Age			
Total	32,779	147,938	336,215
0 - 4	3.8%	5.3%	5.8%
5 - 9	2.9%	4.7%	5.5%
10 - 14	2.5%	4.4%	5.3%
15 - 19	14.9%	7.7%	7.2%
20 - 24	37.9%	15.8%	11.2%
25 - 29	8.9%	9.8%	8.4%
30 - 34	6.1%	9.2%	8.7%
35 - 39	4.3%	6.9%	7.2%
40 - 44	3.0%	5.5%	6.1%
45 - 49	2.5%	4.5%	5.1%
50 - 54	2.3%	4.3%	4.8%
55 - 59	2.4%	4.3%	4.8%
60 - 64	2.6%	4.9%	5.3%
65 - 69	2.1%	4.4%	5.0%
70 - 74	1.8%	3.6%	4.0%
75 - 79	0.8%	2.2%	2.7%
80 - 84	0.5%	1.2%	1.5%
85+	0.5%	1.0%	1.4%
18+	88.8%	82.6%	80.0%
21+	64.0%	73.9%	73.5%
2026 Population by Race/Ethnicity			
Total	32,779	147,941	336,216
White Alone	57.1%	49.8%	55.4%
Black Alone	29.0%	36.2%	31.6%
American Indian Alone	0.2%	0.3%	0.4%
Asian Alone	6.0%	3.7%	2.4%
Pacific Islander Alone	0.0%	0.1%	0.1%
Some Other Race Alone	2.1%	3.6%	3.6%
Two or More Races	5.6%	6.3%	6.6%
Hispanic Origin	4.3%	6.3%	6.3%
Diversity Index	61.7	66.0	63.6
2026 Population 25+ by Educational Attainment			
Total	12,480	91,823	218,347
Less than 9th Grade	2.0%	2.4%	2.5%
9th - 12th Grade, No Diploma	6.4%	6.6%	6.5%
High School Graduate	18.3%	18.6%	20.2%
GED/Alternative Credential	8.0%	5.3%	5.6%
Some College, No Degree	18.8%	17.0%	16.4%
Associate Degree	4.9%	7.1%	8.2%
Bachelor's Degree	23.3%	24.8%	23.9%
Graduate/Professional Degree	18.2%	18.1%	16.8%

For More Information:

Joshua M. Rothstein

Vice President

+1 513 562 2264

josh.rothstein@colliers.com



Accelerating success.

Colliers Cincinnati

191 Rosa Parks Street, Suite 501

Cincinnati, Ohio 45202

P: +1 513 721 4200

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). © 2025. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement. Copyright © 2025