

RARE DEVELOPMENT OPPORTUNITY: 1.25 ACRES

MT. LOOKOUT SQUARE

Linwood Avenue & Delta Avenue, Cincinnati, OH 45208



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DEVELOPMENT OPPORTUNITY: 1.25 ACRES **MT. LOOKOUT SQUARE**

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RARE OPPORTUNITY

Total Site: 1.25 Acres

- 8 Parcels
- In-place Income
- Redevelopment Opportunity
- Access off Linwood and Delta Ave.
- \$198,799 HH Income in 1- Mile Radius

DEVELOPMENT OPPORTUNITY

- Recently renovated 29-unit apartment building with stable income
- Potential redevelopment of single-family homes into townhomes
- Strong demand for modern housing in a historic, thriving neighborhood.

REAL ESTATE & MARKET TRENDS

- As of January 2025, average apartment rent:
 - Studio: \$1,050
 - 1-bedroom: \$1,123
 - 2-bedroom: \$1,390
 - 3-bedroom: \$1,716
- Rent growth is stable in Cincinnati, hovering in the 2.5% to 3% range over the past four quarters.

INVESTMENT SUMMARY

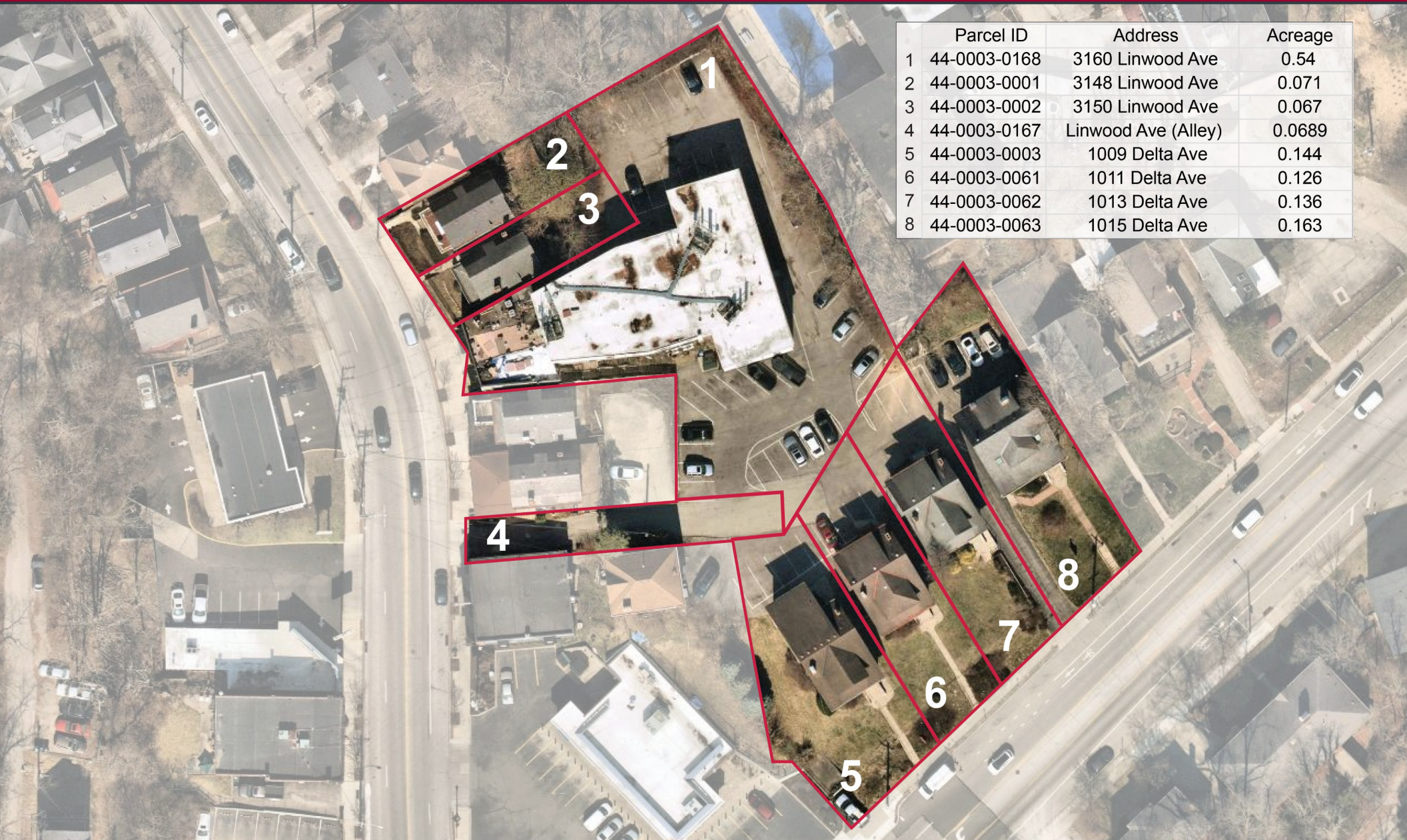
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	Parcel ID	Address	Acreage
1	44-0003-0168	3160 Linwood Ave	0.54
2	44-0003-0001	3148 Linwood Ave	0.071
3	44-0003-0002	3150 Linwood Ave	0.067
4	44-0003-0167	Linwood Ave (Alley)	0.0689
5	44-0003-0003	1009 Delta Ave	0.144
6	44-0003-0061	1011 Delta Ave	0.126
7	44-0003-0062	1013 Delta Ave	0.136
8	44-0003-0063	1015 Delta Ave	0.163

INVESTMENT SUMMARY

Confidential

SUMMARY Entire Portfolio

PROPERTY SUMMARY

Number of Units 39

Lot Size 1.25

2024 MONTHLY RENT

Linwood 3160

Renovated 29 Apartment Units \$34,831

Commercial

AT&T \$2,216.85

Bar Vacant

Office Vacant

Shoe Vacant

Single Family Units

3148 Linwood \$1,620

3150 Linwood Vacant

1009 Delta \$2,495

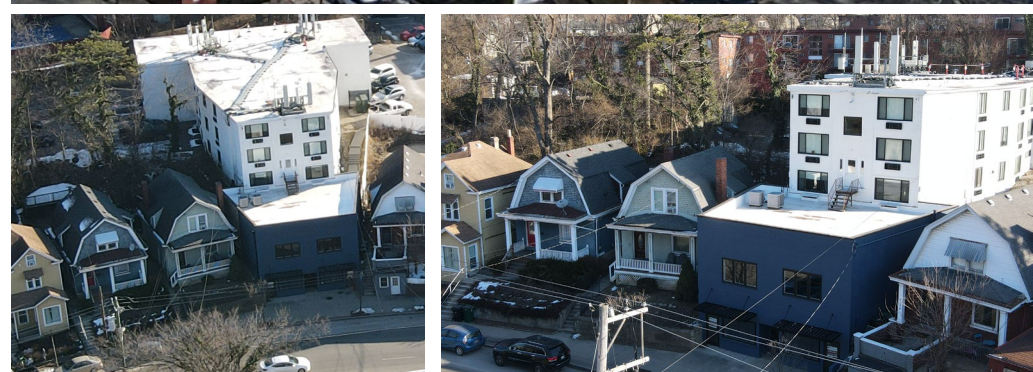
1011 Delta \$2,130

1013 Delta \$2,225

1015 Delta/Office Vacant

INVESTMENT SUMMARY

Confidential



31SIXTY LINWOOD | SUMMARY

Renovated Apartments

PROPERTY SUMMARY

Address	3160 Linwood Ave Cincinnati, OH 45208
Year Built/Renovated	1969/2024
Number of Units	29
Lot Size	0.540

2024 FINANCIAL SUMMARY

Monthly Rent	\$34,831
Annual Rent	\$401,452.04
Annual Operating Expense	\$182,431.16
NOI	\$242,079.88



INVESTMENT SUMMARY

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SUMMARY Single Family Units

PROPERTY SUMMARY	
Number of Units	6
Lot Size	0.707
2024 MONTHLY RENT	
Single Family Units	
3148 Linwood	\$1,620
3150 Linwood	Vacant
1009 Delta	\$2,495
1011 Delta	\$2,130
1013 Delta	\$2,225
1015 Delta/Office	Vacant



INVESTMENT SUMMARY

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MT. LOOKOUT SQUARE

Potential Single-Family Redevelopment



POTENTIAL TOWNHOME DEVELOPMENT CONCEPT



DELTA/SOUTH ELEVATION

1/8" = 1'-0"

INVESTMENT SUMMARY

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MT. LOOKOUT

Located in East Cincinnati, offering a suburban atmosphere with urban amenities. Known for its vibrant dining and nightlife scene, centered around Delta and Linwood Avenues. Local favorites include Mt. Lookout Tavern and Zip's Café.



INVESTMENT SUMMARY

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A map of the Cincinnati, Ohio area, showing the Ohio River and surrounding suburbs. Three concentric red circles are drawn around a central point marked with a red 'W' logo, representing the location of the business. The circles are labeled '1 mi Radius', '3 mi Radius', and '5 mi Radius'. The map includes various city names like Cincinnati, Norwood, and Deer Park, as well as highways and parks.

A map of the Cincinnati metropolitan area, Ohio, centered on Ault Park. Three concentric red circles represent distances from the center: 1 mi Radius (innermost), 3 mi Radius (middle), and 5 mi Radius (outermost). The map shows major highways like I-75, I-475, and US-42, as well as various neighborhoods and parks.

DEMOGRAPHICS

	1 MI RADIUS	3 MI RADIUS	5 MI RADIUS
POPULATION			
2024 Estimated Population	13,601	88,031	275,711
2029 Projected Population	13,636	89,032	279,296
2020 Census Population	13,640	87,086	267,192
2010 Census Population	12,798	82,916	258,047
Projected Annual Growth 2024 to 2029	-	0.2%	0.3%
Historical Annual Growth 2010 to 2024	0.4%	0.4%	0.5%
HOUSEHOLDS			
2024 Estimated Households	6,295	41,633	126,350
2029 Projected Households	6,297	42,131	128,615
2020 Census Households	6,583	40,810	120,491
2010 Census Households	6,182	38,528	114,492
Projected Annual Growth 2024 to 2029	-	0.2%	0.4%
Historical Annual Growth 2010 to 2024	0.1%	0.6%	0.7%
AGE			
2024 Est. Population Under 10 Years	12.6%	10.7%	10.7%
2024 Est. Population 10 to 19 Years	10.1%	11.2%	12.0%
2024 Est. Population 20 to 29 Years	16.1%	19.0%	19.0%
2024 Est. Population 30 to 44 Years	25.4%	23.1%	21.9%
2024 Est. Population 45 to 59 Years	16.3%	15.0%	15.5%
2024 Est. Population 60 to 74 Years	14.5%	15.0%	15.3%
2024 Est. Population 75 Years or Over	5.1%	6.0%	5.7%
2024 Est. Median Age	34.8	35.0	35.5
MARITAL STATUS & GENDER			
2024 Est. Male Population	48.9%	50.6%	51.9%
2024 Est. Female Population	51.1%	49.4%	48.1%
2024 Est. Never Married	38.1%	45.8%	46.6%
2024 Est. Now Married	50.1%	37.6%	34.7%
2024 Est. Separated or Divorced	9.5%	12.3%	14.1%
2024 Est. Widowed	2.2%	4.3%	4.7%
INCOME			
2024 Est. HH Income \$200,000 or More	33.3%	16.8%	13.6%
2024 Est. HH Income \$150,000 to \$199,999	12.7%	10.1%	8.5%
2024 Est. HH Income \$100,000 to \$149,999	15.1%	14.3%	13.8%
2024 Est. HH Income \$75,000 to \$99,999	10.6%	10.9%	10.5%
2024 Est. HH Income \$50,000 to \$74,999	10.4%	14.4%	14.3%
2024 Est. HH Income \$35,000 to \$49,999	6.4%	10.8%	11.1%
2024 Est. HH Income \$25,000 to \$34,999	4.6%	6.5%	7.4%
2024 Est. HH Income \$15,000 to \$24,999	2.2%	6.0%	7.2%
2024 Est. HH Income Under \$15,000	4.7%	10.0%	13.6%
2024 Est. Average Household Income	\$198,799	\$134,514	\$117,622
2024 Est. Median Household Income	\$144,469	\$90,525	\$79,429
2024 Est. Per Capita Income	\$92,030	\$63,891	\$54,267
2024 Est. Total Businesses	507	4,020	13,209
2024 Est. Total Employees	4,140	50,224	180,360