

# 2323 FERGUSON ROAD

CINCINNATI, OH 45238



For Sale / Free-Standing Retail Building

WE ARE  
THE CENTER  
OF RETAIL



# 2323 FERGUSON RD

CINCINNATI, OH 45238

## BLDG SIZE

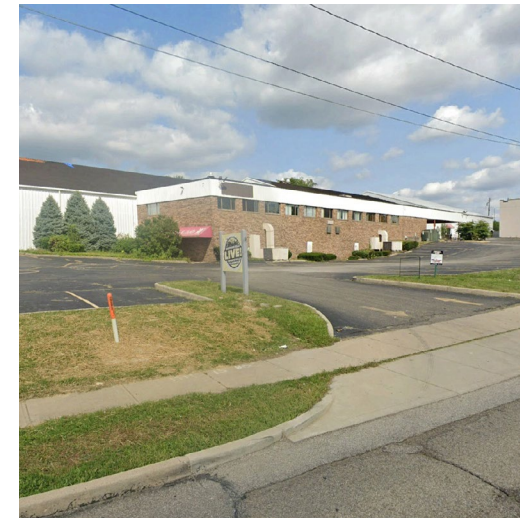
93,618 SF  
4.34± Acres

## SALE

\$1,800,000 **AS IS**

## COMMENTS

- Former Sports Facility- Ready for renovation
- Very dense area with high population
- Traffic counts of 20,000 cars per day
- Large parcel in very dense trade area
- Potential redevelopment site



## NEIGHBORHOOD DEMOGRAPHICS



POPULATION

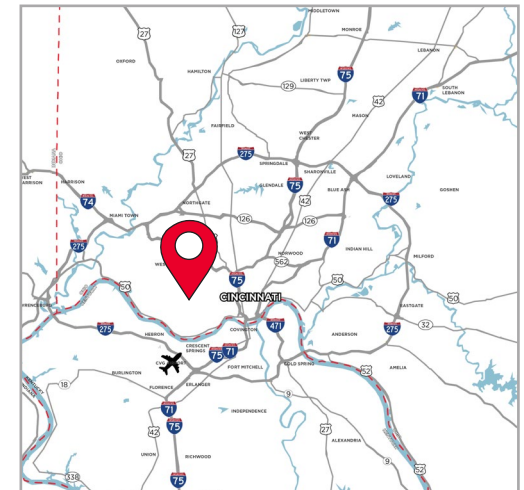


AVERAGE  
HOUSEHOLD INCOME



DAYTIME  
POPULATION

1 Mile	18,925	\$72,422	9,148
3 Miles	127,247	\$75,946	58,097
5 Miles	237,653	\$86,437	146,360

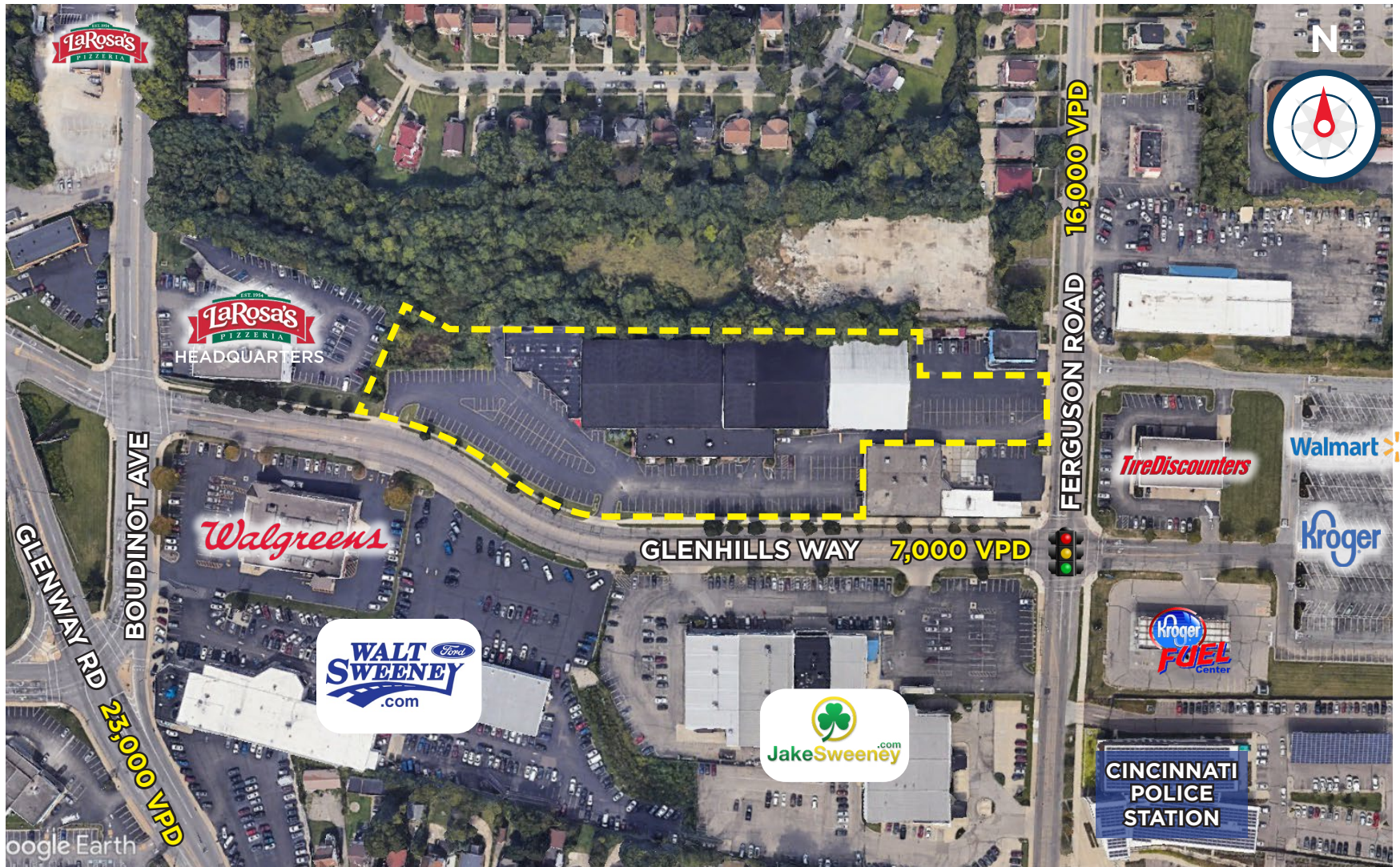


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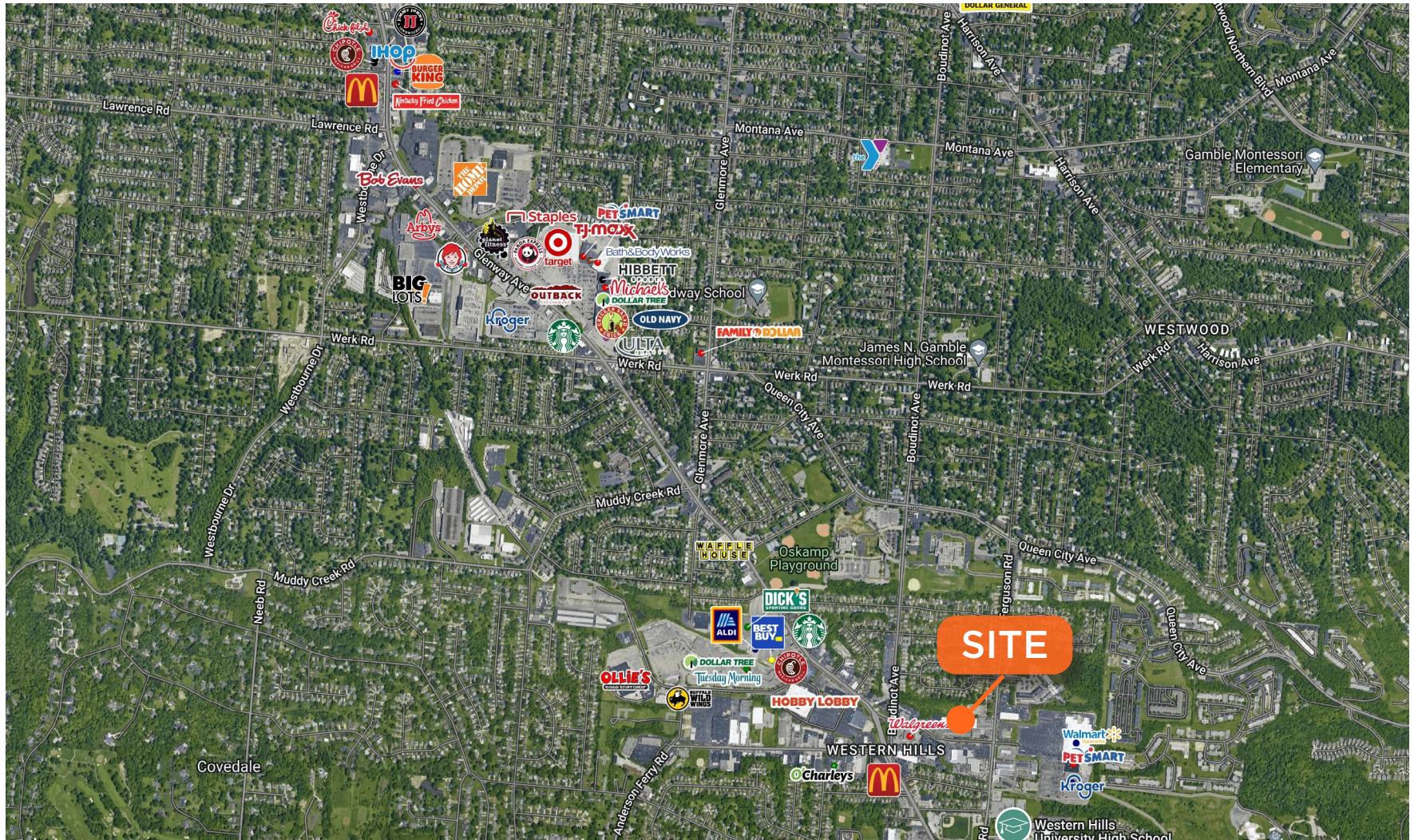


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