

New Listing!

CINCINNATI, OHIO 45219

2406 AUBURN AVENUE: 0.719 ACRES

PRIME DEVELOPMENT OPPORTUNITY IN CORRYVILLE



CONTACT:



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NEW CASTLE REAL ESTATE

2406 AUBURN AVENUE

PROPERTY HIGHLIGHTS

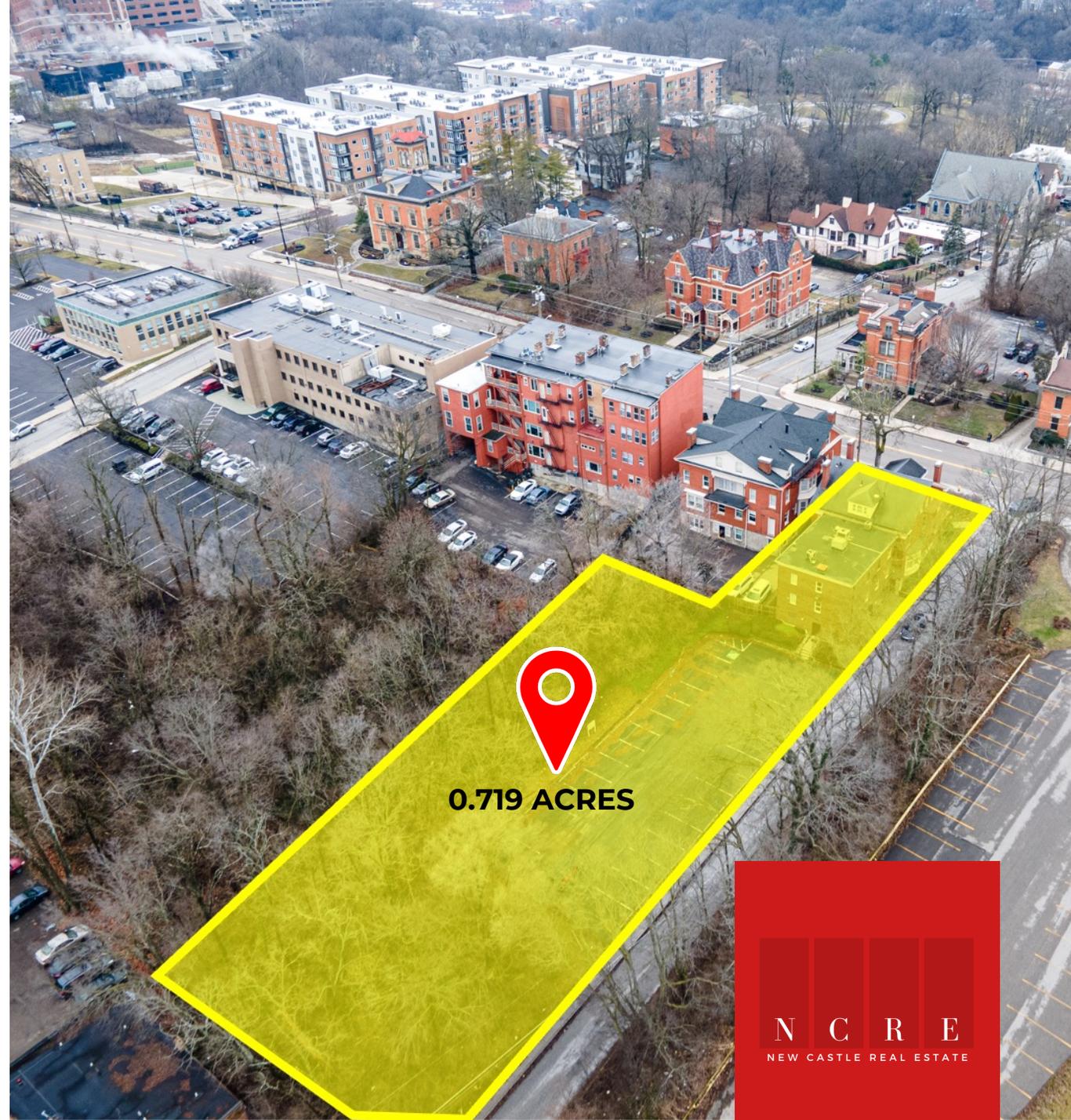
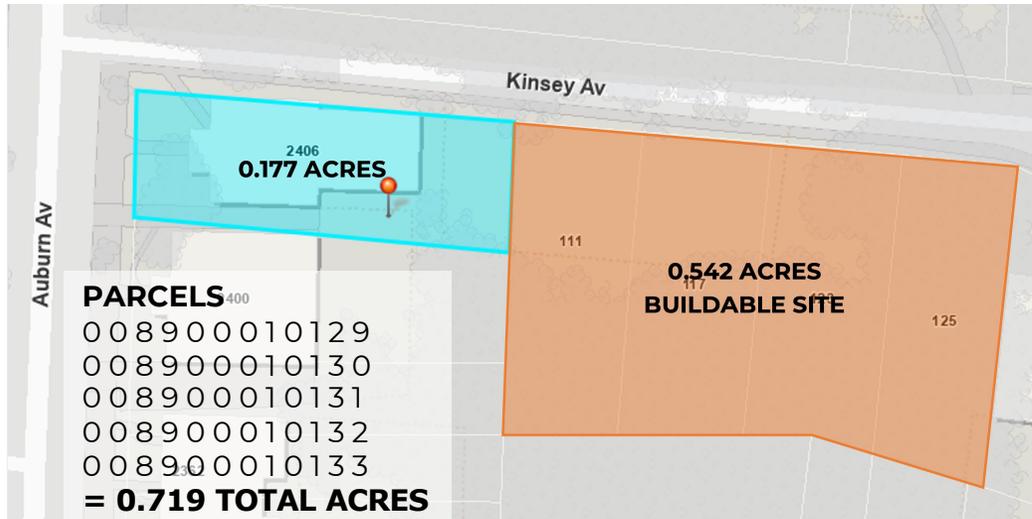
PROPERTY SIZE: 0.719 TOTAL ACRES

MULTI-FAMILY DEVELOPMENT SITE

FULLY LEASED MIXED-USE BUILDING + 0.671 ACRE VACANT PARCEL

PRIME LOCATION: STEPS TO UNIVERSITY OF CINCINNATI, KROGER, SHORTVINE NIGHTLIFE, UPTOWN MEDICAL DISTRICT, PUBLIC TRANSPORTATION + MORE!

WALKABLE COMMUNITY
IN THE HEART OF VIBRANT CORRYVILLE ADJACENT TO UNIVERSITY OF CINCINNATI



0.719 ACRES

2406 AUBURN AVENUE

PROPERTY HIGHLIGHTS

FULLY-LEASED MIXED-USED BUILDING FEATURING:

2 APARTMENTS AND 1 OFFICE/RETAIL SPACE

FULLY-FINISHED BASEMENT

ON-SITE, FULLY PAVED PARKING LOT

GENERATES ~15K MONTHLY



2406 AUBURN AVENUE

DEMAND DRIVERS

KROGER	0.2 MILES
CHRIST HOSPITAL	0.3 MILES
UNIVERSITY OF CINCINNATI	0.4 MILES
NIPPERT STADIUM	0.7 MILES
UC COLLEGE OF MEDICINE	1.0 MILES
UC MEDICAL CENTER	1.0 MILES
CINCINNATI VA HOSPITAL	1.1 MILES
TRIAHEALTH (CORP OFFICES)	1.1 MILES
DIGITAL FUTURES	1.2 MILES
CINCINNATI ZOO	1.3 MILES
CHILDREN'S HOSPITAL	1.4 MILES
HARD ROCK CASINO	1.5 MILES
GOOD SAM HOSPITAL	1.8 MILES
PROCTER AND GAMBLE	1.8 MILES
GREAT AMERICAN BALLPARK	2.1 MILES
PAYCOR STADIUM	2.5 MILES



LESS THAN 4 MILES FROM MAJOR HOSPITALS:

- CHRIST HOSPITAL
- UC HEALTH
- VA HOSPITAL
- CINCINNATI CHILDREN'S

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PRIME URBAN INFILL **OPPORTUNITY**



CINCINNATI SNAPSHOT

Metro Population: ~2.26 million

Median Age: Low-to-mid 30s

Home to 7 Fortune 500 headquarters

Strong healthcare and institutional presence

**4 major universities in Cincy Metro including
University of Cincinnati, Xavier, + NKU**

Growing population of young professionals
+ Gen Z workers

**Recognized nationally for livability,
cost of living, + quality of life**



CORRYVILLE OVERVIEW

The urban neighborhood of Corryville offers exceptional walkability, strong transit access, and a highly strategic location adjacent to **The University of Cincinnati**, major employment and medical institutions, and **just minutes from downtown Cincinnati**.

Home to a diverse and dynamic population, Corryville's proximity to the University of Cincinnati and surrounding healthcare campuses create consistent housing demand and neighborhood energy. Ongoing investment and development continue to enhance the area's appeal, supporting increased **demand for quality housing** within a predominantly renter-occupied market.



Leverage Cincinnati's economic stability + Corryville's momentum to deliver impactful, high-demand urban development. 2406 Auburn is perfect for **residential infill, mixed-use, workforce or student housing, and neighborhood-serving commercial**