



Nat Comisar Group
Nat Comisar
Executive Sales Vice President

MULTI-FAMILY

1928-1932 RIVERSIDE DR
EAST END, OH 45226



NAT COMISAR
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THE NAT COMISAR GROUP AND SIBCY CLINE REALTORS IS PROUD TO PRESENT
3201-3219 RIVERSIDE DRIVE • EAST END, OHIO 45226

MLS# 1852971

Development Opportunity, Zoned RM 1.2
Multi Family.

Close to restaurants and parks. Quick commute to downtown.



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The East End is a linear-shaped community located along seven miles along the Ohio River banks, ending at Lunken Airport.

Originally called Vanceville (in honor of a major land owner named James Vance), the East End received its name after a former East End Baseball Park located in the area. Offering amazing views of the Ohio River and Northern Kentucky, the East End has a wide variety of home styles and price ranges. Older homes built in the late 1800s through 1930s include a variety of Victorian residences. Newly built mid-rise condominiums and town homes are also in abundance in this neighborhood. The East End Area Council (EEAC) is active in promoting housing and development throughout the community.

Hospitals

All of Cincinnati's finest hospitals are within a 15-minute drive via the interstate, including Children's Hospital Medical Center, Good Samaritan Hospital, The Christ Hospital and University Hospital.

Transportation

East End is seven minutes from downtown Cincinnati with public bus service available. The neighborhood is also minutes from Mt. Lookout and Hyde Park. Columbia Parkway provides easy access east and west. Interstate 71 is located 7 minutes from East End with access to north and south Cincinnati and Northern Kentucky. Cincinnati Municipal Lunken Airport is located in the East End with air transportation for private and public jets that use three run ways.

Shopping

There are several local restaurants and coffee shops located along Riverside Drive in the East End. Eli's BBQ is a very popular place for smokehouse ribs and BBQ. The Turf Club is not to be missed with its eclectic signage and large-sized burgers. The Swampwater Grill features Cajun and Creole dishes. Nearby Mt. Lookout offers small boutiques and pubs. Hyde Park is 10 minutes away and offers many national brand stores. Kenwood Towne Center is a 15-minute drive with over 100 stores including Nordstrom, Macy's and Dillard's. Shoppers can also head west into downtown Cincinnati to shop in

EAST END COMMUNITY INFORMATION

Over-the-Rhine or in Northern Kentucky. During warmer months, there is a weekly farmer's market near Lunken Airport.

Recreation

Bike enthusiasts will enjoy the Riverside Drive bike path that connects downtown Cincinnati through the East End to the Lunken Trail at Lunken Airport. LeBlond Recreation Center offers a baseball field, fitness center, gym, outdoor basketball, soccer field, a shallow pool and playground. Reeves Golf Course is located adjacent to Lunken Airport and offers lessons and leagues on their two courses. Golfers enjoy the thrill of watching planes take off and land from the airport. Lunken Airport Playfield has 6.5 miles of trails, tennis courts, a playground and the Land of Make Believe. It's a great place for a picnic. The four Schmidt Softball Fields are busy during warmer months with softball leagues.

The East End Veteran's Memorial has land for residents to grow their own vegetables and herbs. The Irish Heritage Center is located in a former school building in nearby Columbia-Tusculum and is dedicated to the Irish culture and has concerts and other events throughout the year.



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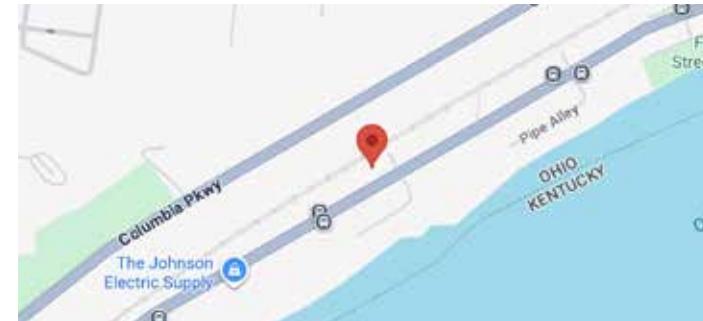
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Radius	1 Mile	3 Mile	5 Mile
Population			
2029 Projection	18,049	168,512	312,649
2024 Estimate	17,420	164,733	307,919
2020 Census	15,402	151,091	291,938
Growth 2024 - 2029	3.61%	2.29%	1.54%
Growth 2020 - 2024	13.10%	9.03%	5.47%
Households			
2029 Projection	8,959	76,204	142,128
2024 Estimate	8,704	74,417	139,975
2020 Census	7,861	68,227	132,960
Growth 2024 - 2029	2.93%	2.40%	1.54%
Growth 2020 - 2024	10.72%	9.07%	5.28%
Owner Occupied	3,400-39.06%	25,894-34.80%	54,039-38.61%
Renter Occupied	5,304-60.94%	48,523-65.20%	85,936-61.39%
2024 Households by HH Income	8,704	74,417	139,975
:Income: <\$25,000	2,644-30.38%	20,785-27.93%	38,078-27.20%
Income: \$25,000 - \$50,000	1,537-17.66%	13,369-17.96%	27,960-19.97%
Income: \$50,000 - \$75,000	1,185-3.61%	9,535-12.81%	19,403-13.86%
Income: \$75,000 - \$100,000	851-9.78%	7,786-10.46%	14,652-10.47%
Income: \$100,000 - \$125,000	707-8.12%	5,358-7.20%	10,939-7.81%
Income: \$125,000 - \$150,000	599-6.88%	4,411-5.93%	7,538 5.39%
Income: \$150,000 - \$200,000	403-4.63%	4,573-6.15%	8,590-6.14%
Income: \$200,000+	778-8.94%	8,600-11.56%	12,815-9.16%
Avg Household Income	\$81,512	\$89,891	\$83,759
Med Household Income	\$52,798	\$57,002	\$54,595

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DEMOGRAPHICS



Map courtesy of Google

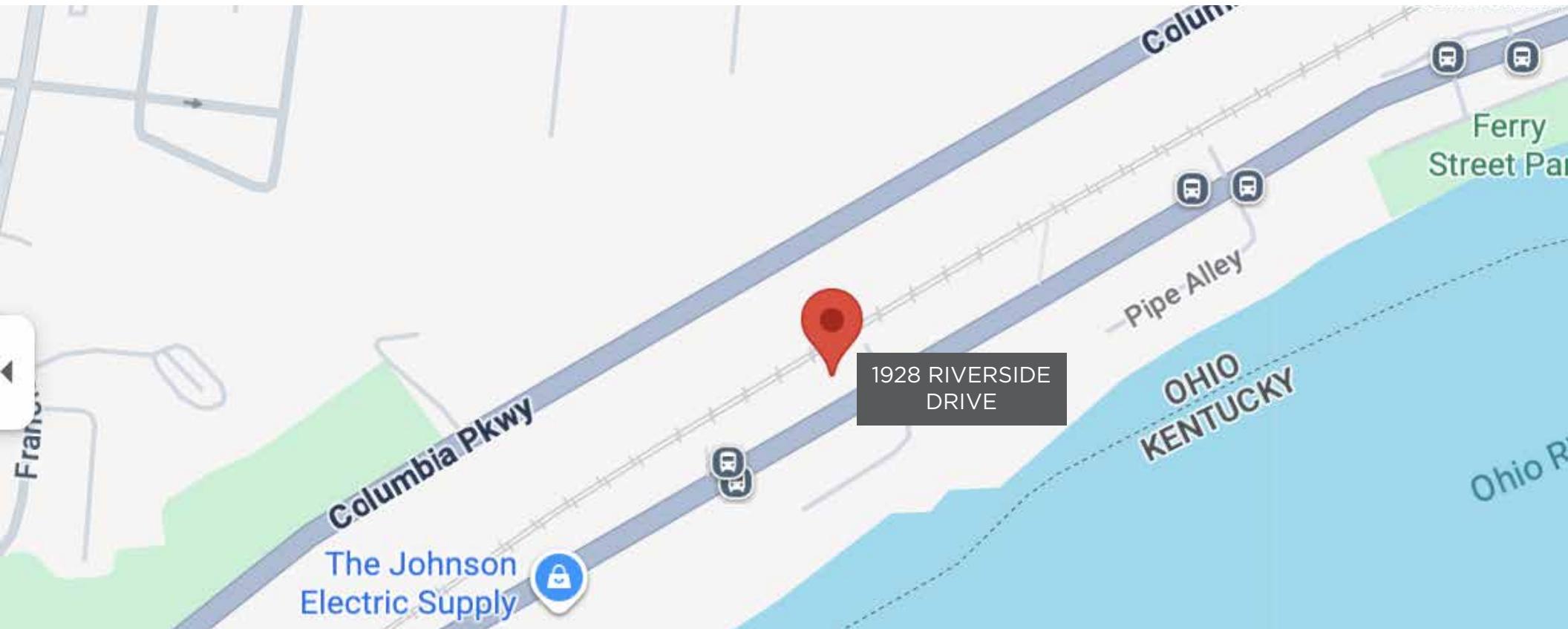


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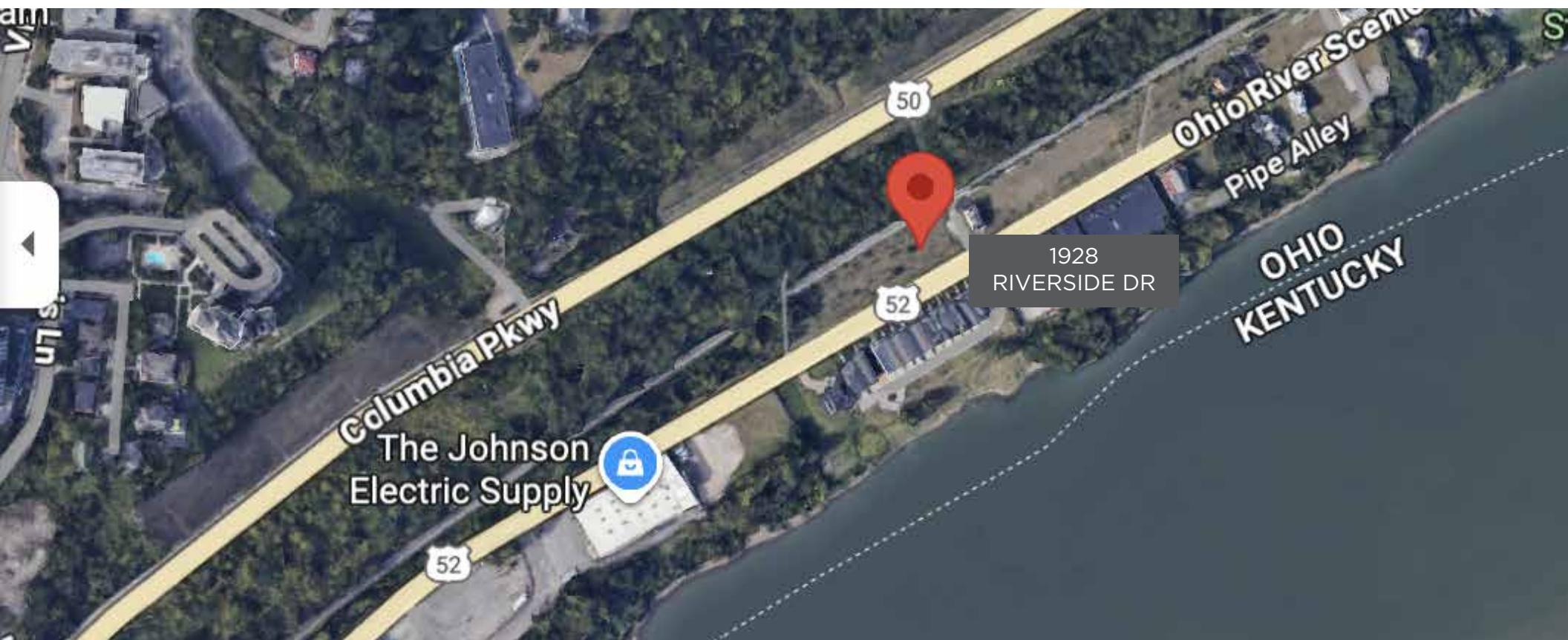
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