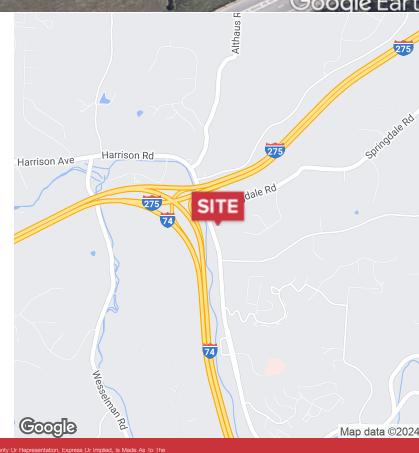
FOR SALE





Land | 2.07 Acres

- Commercial Land for Sale All Utilities
- Under-served Market with Strong Demographics
- 1 Mile Pop: 4,435; Avg HH Inc.: \$100,356
- 3 Mile Pop: 25,095; Avg HH Inc.: \$98,959
- 5 Mile Pop: 90,175; Avg HH Inc.: \$88,898
- Great Visibility and Access
- 2.07 Acres
- Less than 1 minute from Good Samaritan Western Ridge
- 1.4 miles from I-74
- 20 ft Access and Utility Easement on Adjacent Property
- Colerain Township Hamilton County
- **\$249,000**



FOR SALE

7102 Harrison Ave Cincinnati, OH 45247

COLERAIN TOWNSH HAMILTON COUNTY, OHIO SEC. 31, T2, ER1 SITUATE:

CRYSTAL VIEW SUB PB. 342 PAGE 67 RO

N 83* 16' 06" W

N 6" 43' 54" E - 458.66

S 6* 42' 54' V

RYBOLT VENTURES ILLO 593-380-426 DEED BOOK 100M PAGE 3862

N 83. 51. 32. M - 147.18.

S 5" 29' 55" W - 358.51

ASCHESION OF ON 510-380-049 DRED BOOK 4812 PACE 2987

1) DEED BOOK 10034, PG 3852 2) SURVEY BY JAM (510-360-36, 425, 426) 2-18-1998 4) AUDITORYS PLAT 510-360 5 PLAT 341 PAGE 93 (PLAT OF SEWER EASEMENT) MULLEN ROAD 7074 HARRISON LLC. R=114628 ARC=25133 REFERENCES: N 448 585.37 E 1 352 298.52 HAPPISON AVE

PHOENIX SURVEY & ENGINEERING GEORGE ARMSTRONG PS, PE CINCINNATI, OHIO 45211 P.O. BOX 11576 513-240-4057

BOUNDARY SURVEY- REMAINDER

510-360-426

7-10-2015

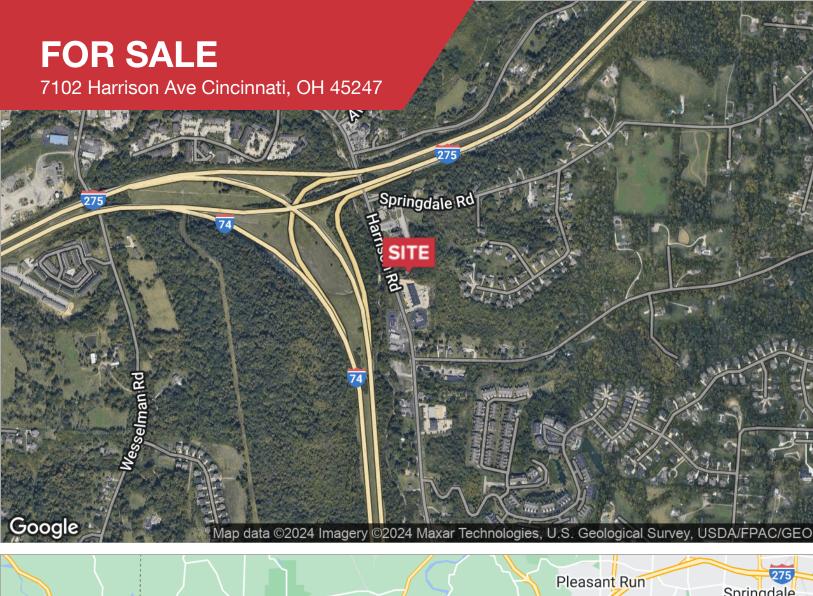
5-12-2015

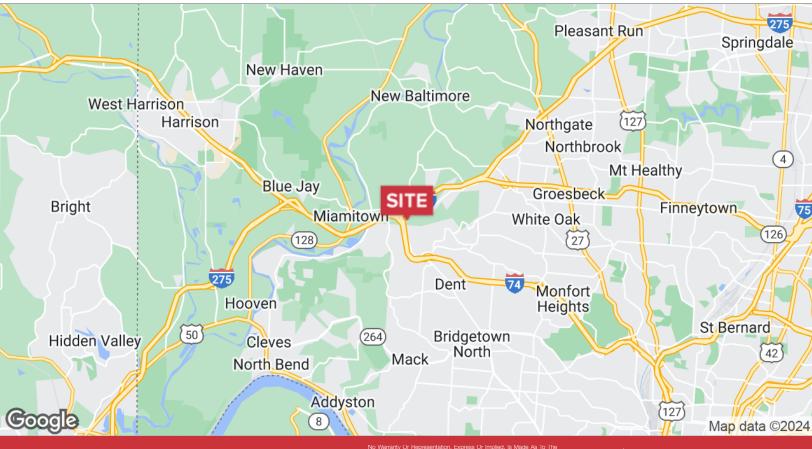
NORTH

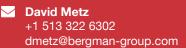
REJURNOS ARROS CHI STATE AME CONCINUENTE CHID NAD BI REJURNOS BOUTH ZONE, FROM HAMIL TOH COLBRITY BIA BI 78 TO 8 177 = 5 4 T 60 27 E 1 1274 60 (GROUND) AND SOLALE FACTOR - O DIRASPOS, AND ELEVENTE PACTOR-O 909960 AND COMBINED FACTOR TO GROUP - DIRASPOSO

CONVENCENCE ANGLE -1" 21" 58" AS PUBLISHED BY NO ENGINEERS

ZOELE M-90.94 JER M







No Warranty Or Hepresentation, Express Or Implied, Is Made As to The Accuracy Of The Information Contained Herein, And The Same is Submitted Subject To Errors, Omissions, Charge Of Price, Bental Or Other Conditions, Prior Selle, Lesse Or Financing, Or Withdrawal Without Notce, And Of Any Special Listing Conditions Imposed By Our Principals No Warranties Or Rep: resentations Are Made As To The Condition Of The Property Or Any Hazards Contained Therein Are Any To Be Implied.



POPULATION	1 MILE	3 MILES	5 MILES
Total population	3,011	21,452	67,870
Median age	42.5	42.4	42.4
Median age (male)	41.0	40.9	40.7
Median age (Female)	45.1	44.8	44.2
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
HOUSEHOLDS & INCOME Total households	1 MILE 1,246	3 MILES 8,642	5 MILES 26,487
Total households	1,246	8,642	26,487

^{*} Demographic data derived from 2020 ACS - US Census