

# FOR SALE

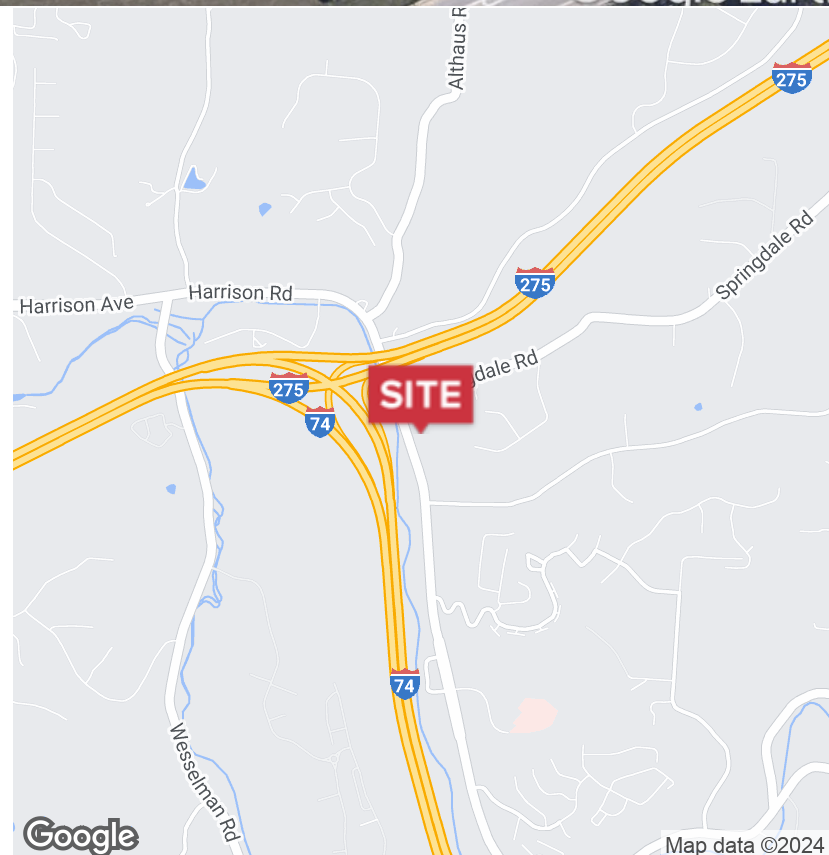
7102 Harrison Ave Cincinnati, OH 45247

# NAI Bergman



## 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



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No Warranty Or Representation, Express Or Implied, Is Made As To The Accuracy Of The Information Contained Herein, And The Same Is Submitted Subject To Errors, Omissions, Change Of Price, Rental Or Other Conditions, Prior Sale, Lease Or Financing, Or Withdrawal Without Notice, And Of Any Special Listing Conditions Imposed By Our Principals. No Warranties Or Representations Are Made As To The Condition Of The Property Or Any Hazards Contained Therein Are Any To Be Implied.

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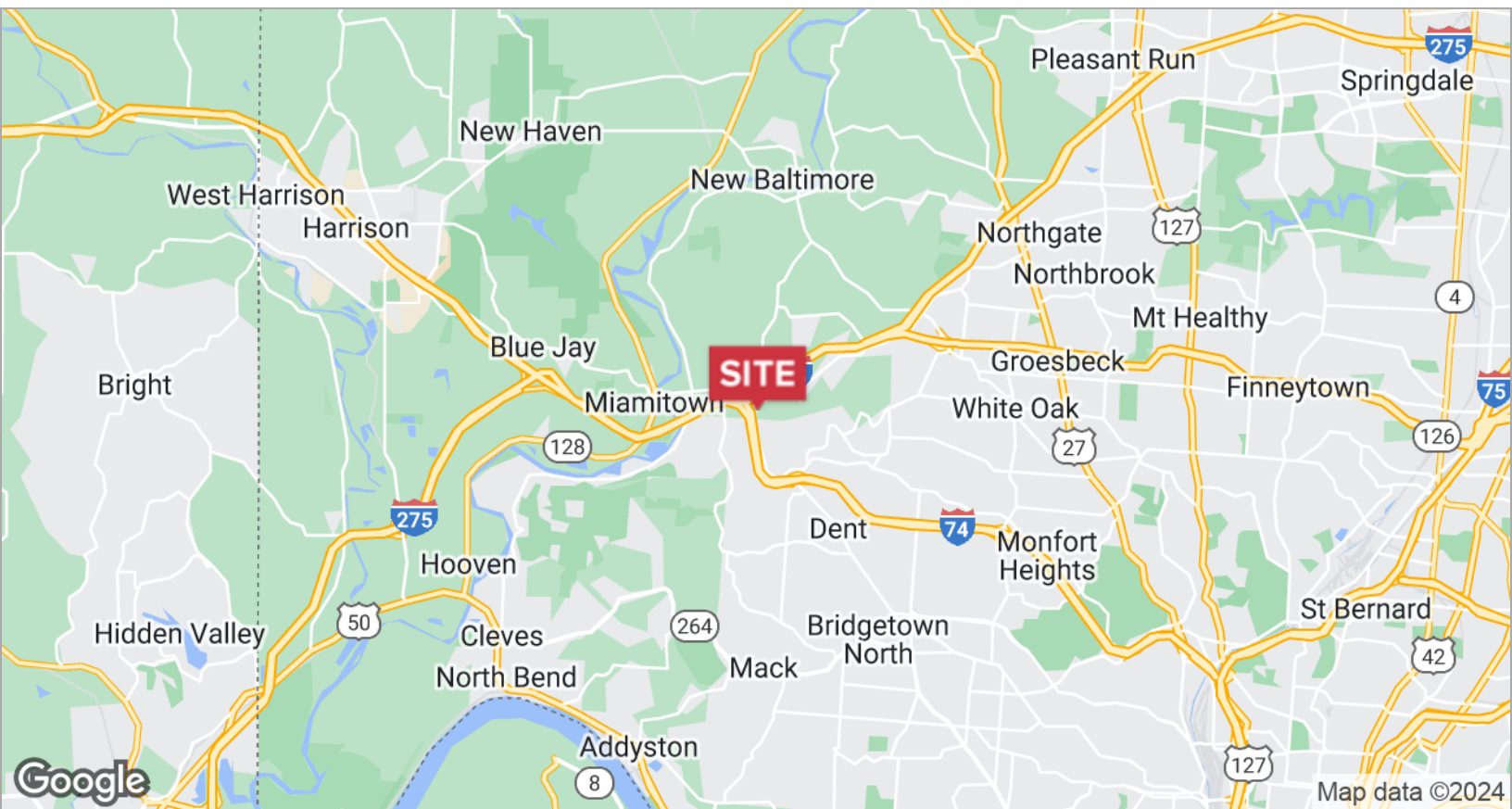


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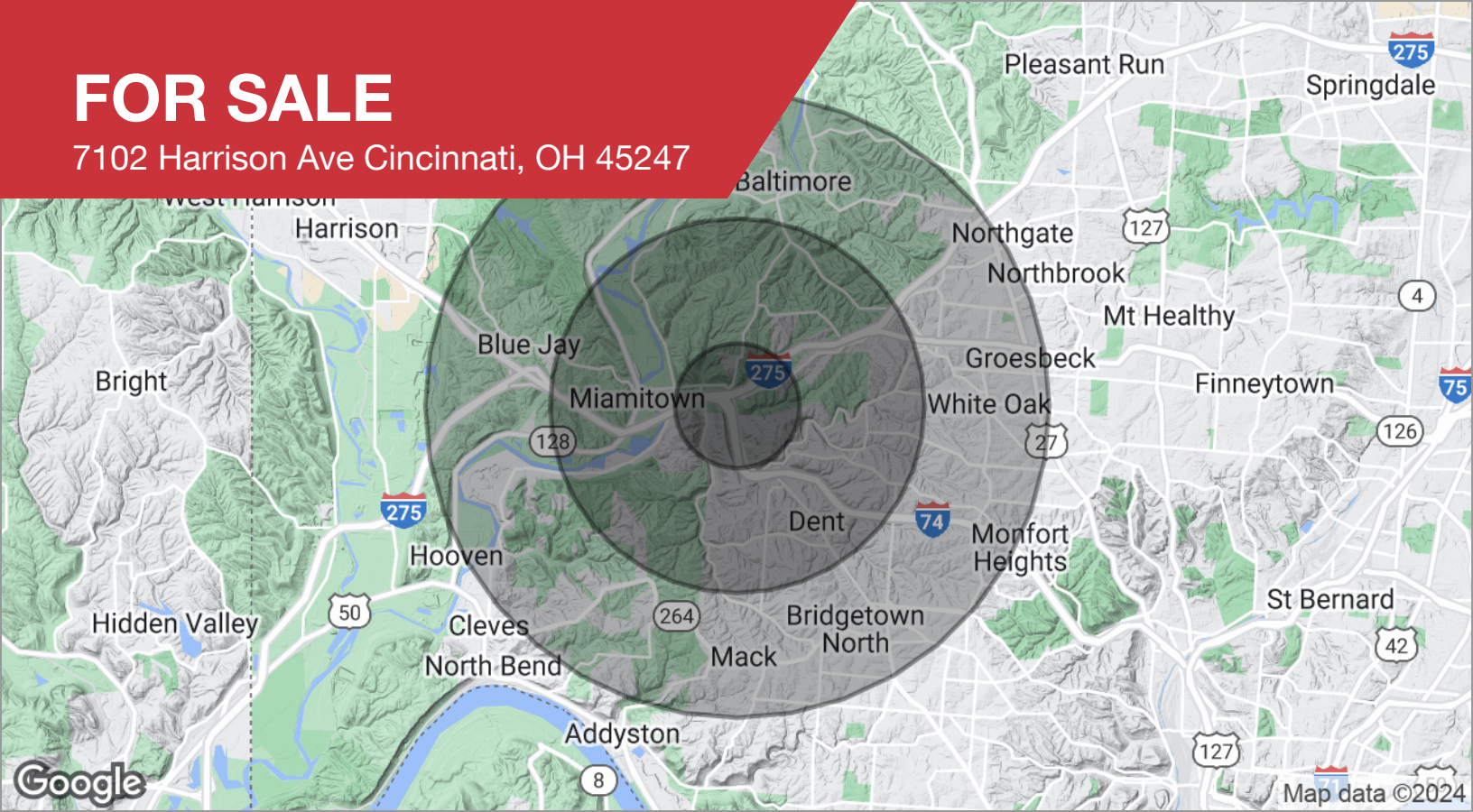
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## POPULATION

	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
Total households	1,246	8,642	26,487
# of persons per HH	2.4	2.5	2.6
Average HH income	\$80,026	\$81,135	\$82,026
Average house value	\$223,731	\$231,488	\$218,662

\* Demographic data derived from 2020 ACS - US Census