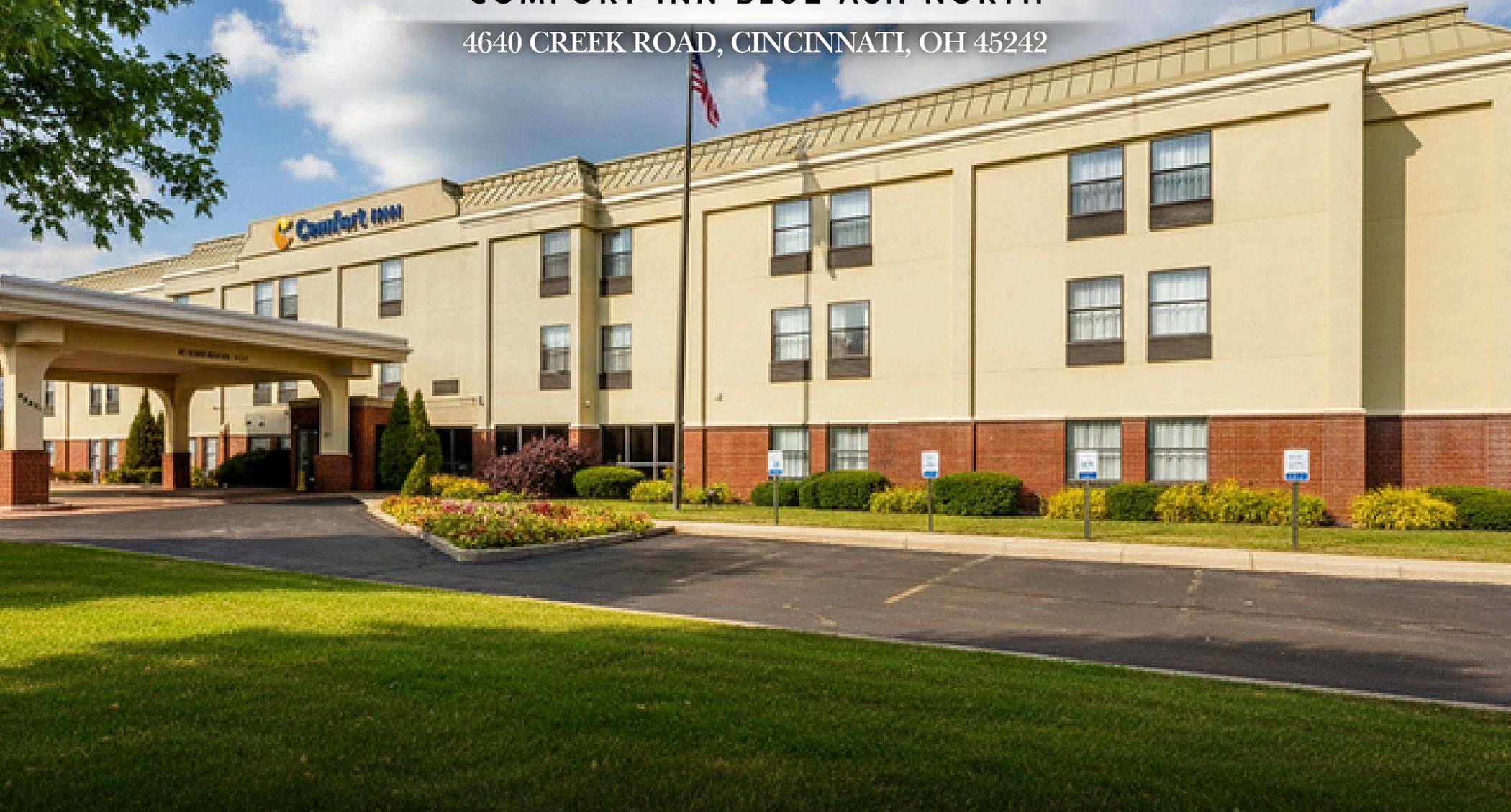


FOR SALE

COMFORT INN BLUE ASH NORTH

4640 CREEK ROAD, CINCINNATI, OH 45242



VICTOR PATEL

OWNER/BROKER

513-764-4775

VPATEL@MOXYREALTY.NET

MIKE COSTANTINI

PRINCIPAL BROKER

513-383-8413

MIKE@3CRE.COM

TRYFON CHRISTOFOROU

MANAGING PARTNER

513-490-6881

TRYF@3CRE.COM



➤ PROPERTY HIGHLIGHTS

Offered at: \$4,000,000

Current Franchise: Choice Hotels International Inc.

Total SqFt: 39,031 Sq. Ft.

Lot Size: 2.352 Acres

Room Total: 80 Rooms

Zoning: BAN - Blue Ash North District

Year Built: 1998

Submarket: Blue Ash, Ohio

County: Hamilton County



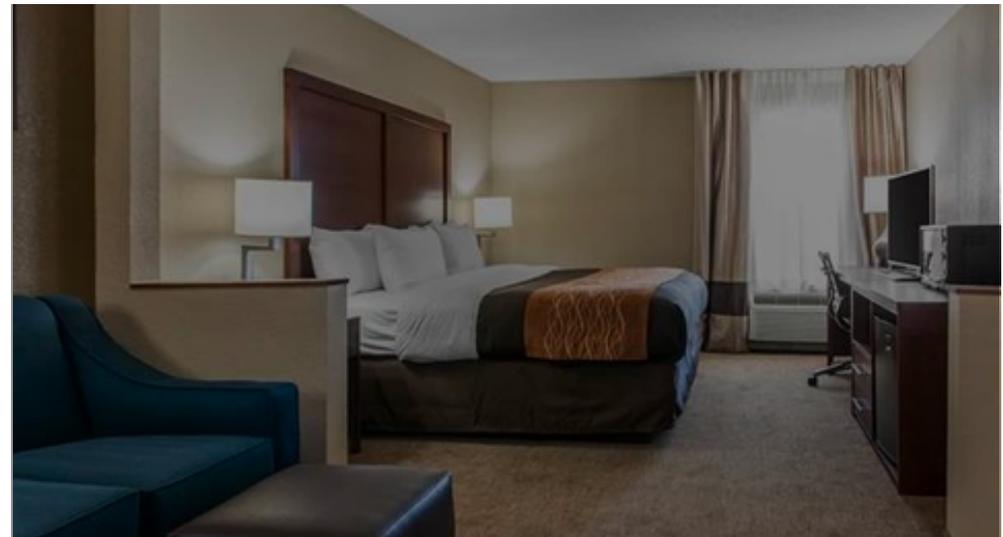
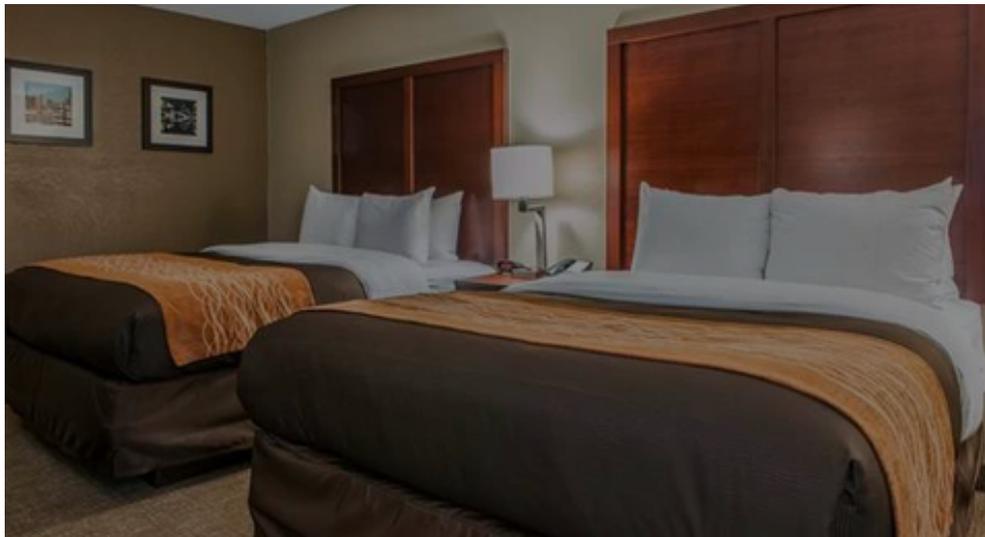
➤ OFFERING

3CRE is pleased to present the Comfort Inn located at 4640 Creek Road in Blue Ash, Ohio, offered at a listing price of \$4,000,000. The property consists of 80 guest rooms and is a fully operational, nationally branded hotel positioned to serve strong corporate and transient demand. The offering provides investors with immediate cash flow, established brand recognition, and upside potential through continued operational efficiencies and rate growth.

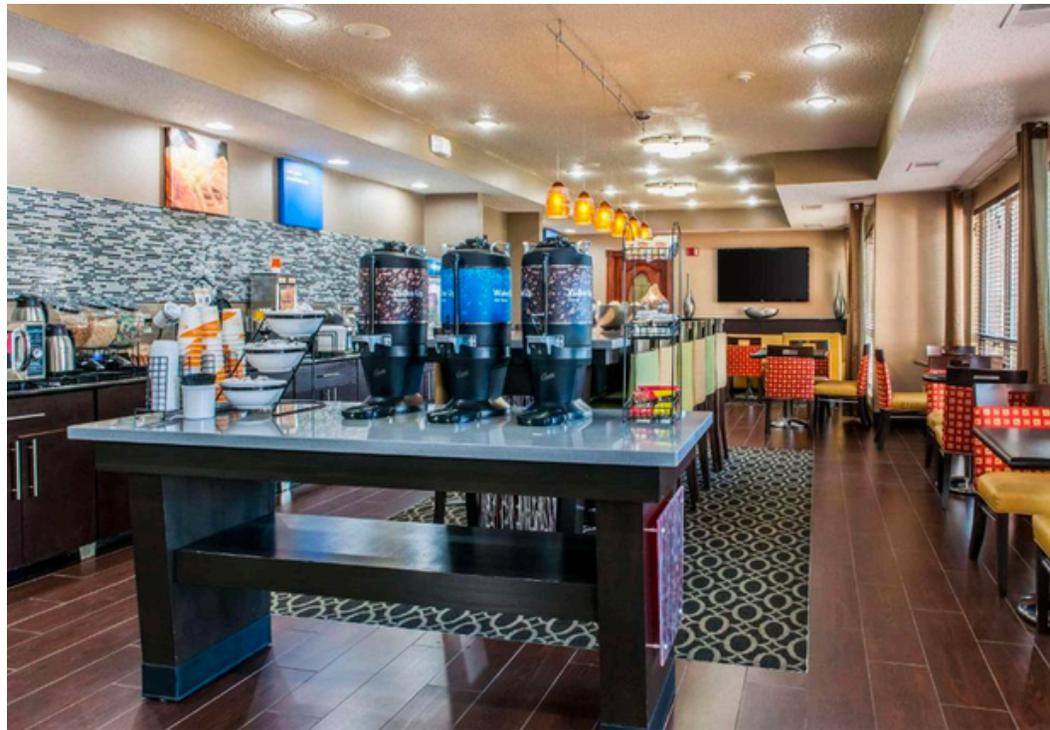
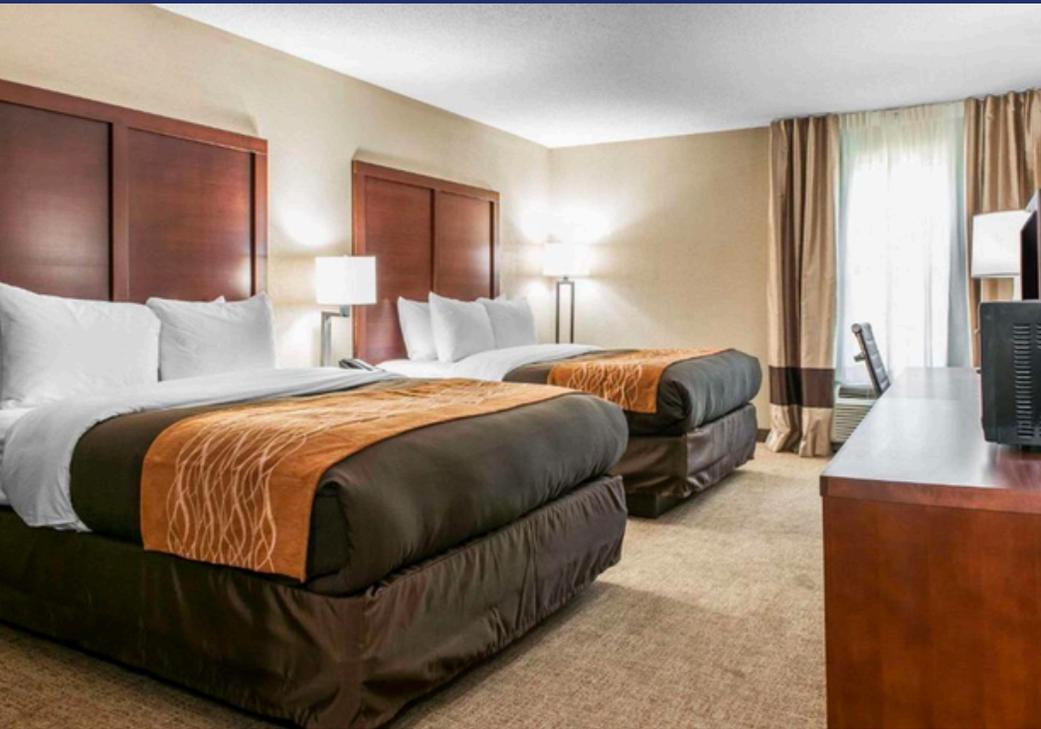
Situated in the heart of Blue Ash, the hotel benefits from proximity to Kroger's corporate headquarters and a dense concentration of office users, with convenient access to I-71, I-275, and the Ronald Reagan Cross County Highway. The surrounding area is a premier employment and business hub supported by nearby amenities, including Summit Park, dining, and retail, making the property well-positioned for consistent year-round demand from business and leisure travelers alike.



Unit Type	Number of Rooms	Percentage of Total
ADA Compatible King Room	1	1.25%
ADA Compatible Double Queen Room	3	3.75%
King Room with Sofa	8	10.00%
Standard King Room	27	33.75%
Standard Double Queen Room	41	51.25%
TOTAL	80	100.00%



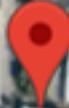




BLUE ASH

4640 Creek Rd

hhglobal



KENWOOD



MONTGOMERY





GREATER CINCINNATI

EMPLOYEMENT OVERVIEW

Copmpany	Approximate Employee Count in Cincinnati
The Kroger Company	20,000
Cincinnati Children's Hospital Medical Center	19,600
TriHealth	12,800
Procter & Gamble	11,000
Cintas	10,200
Mercy Health	10,000
Belcan Corporation	10,000
GE Aerospace	9,000
Fifth Third Bancorp	5,980
AdvancePierre Foods	4,000
Cincinnati Financial	3,470
Western & Southern Financial Group	2,643
The Wornick Holding Company, Inc	1,000
PMC SMART Solutions	100+
Cincinnati Eye Institute	100+

BLUE ASH

SUBMARKET OF CINCINNATI

LOCATION OVERVIEW

- Location: Northern Cincinnati; centrally located with direct access to I-71, I-275, and Ronald Reagan Cross County Highway.
- Character: Affluent, well-planned suburban city known for corporate offices, high-quality amenities, and a strong live-work-play environment.

COMMERCIAL DEVELOPMENTS

- Summit Park – Signature mixed-use destination with offices, residential, dining, and event space.
- Downtown Blue Ash / Towne Square – Continued public and private investment in mixed-use civic and residential projects.
- Creekside & Cooper Creek Districts – Office-driven developments supported by hotels, restaurants, and service retail.

LOCAL ECONOMY & BUSINESS ENVIRONMENT

- Blue Ash is a key employment center in Greater Cincinnati, anchored by Kroger’s corporate headquarters, close proximity to P&G, and a strong concentration of office users.
- A large daytime workforce supports restaurants, fitness, hotels, and service-oriented retail, with Summit Park and city-led programming driving consistent activity. engagement and foot traffic.



Cincinnati

OHIO



METRO AREA STATISTICS

2.3 MM
POPULATION

75K
HOUSEHOLD
INCOME

3.1%
UNEMPLOYMENT

FORTUNE 500

NO. 24 - *KROGER*

NO. 51 - *PROCTER & GAMBLE*

NO. 56 - *GENERAL ELECTRIC*

NO. 314 - *WESTERN & SOUTHERN*

NO. 411 - *FIFTH THIRD*

NO. 473 - *CINTAS*

CINCINNATI ACCOLADES

Best City for Young Professionals
Ranked #8 - Forbes (2023)

Top 20 Best Places to Live in the U.S.
Ranked #18 - U.S. News & World Report (2023)

Best Mid-Size City for Job Growth
Ranked #3 - National League of Cities (2023)

Rated (A-) Overall Grade | Niche
- Niche (2024)

Cincinnati Children's ranked #1
Children's Hospital
- US News & World Report



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3CRE Advisors is a multi-state firm specializing in Commercial Real Estate Brokerage, Leasing, Property Management, Capital Markets, and Business Brokering. Our Retail Services Group is ready to assist with all your retail real estate needs. Connect with us at any of our office locations or visit us online at www.3CRE.com.

