

DEVELOPMENT OPPORTUNITY



**4976 NORTH BEND RD
CINCINNATI, OH 45211**

Development opportunity near Mercy Health West Hospital - Monfort Heights exit of Interstate 74. Minutes to I-75, I-275 and downtown Cincinnati. Utilities are present and sites can be delivered pad ready. One of a few sites in a submarket with very high barriers to entry. Retail, restaurant, hospitality, office and medical infill development opportunities exist. Green Township. Municipal incentives available. Signalized intersections. Additional parcels from 1-5+ acres.

SK Sudbrack|Kron
Commercial Real Estate Services

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SUPERIOR LOCATION



HIGHLIGHTS

- Lot Size: 2.7 Acres
 - Adjacent to Mercy Health
 - Signalized Hard Corner
 - High Visibility
 - Municipal Incentives
 - Retail
 - Restaurant
 - Office
 - Hospitality
 - Medical
 - High Barrier to Entry
 - Additional
 - Parcels: 1-5+ acres
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