



## PRIME VINE STREET INFILL DEVELOPMENT OPPORTUNITY

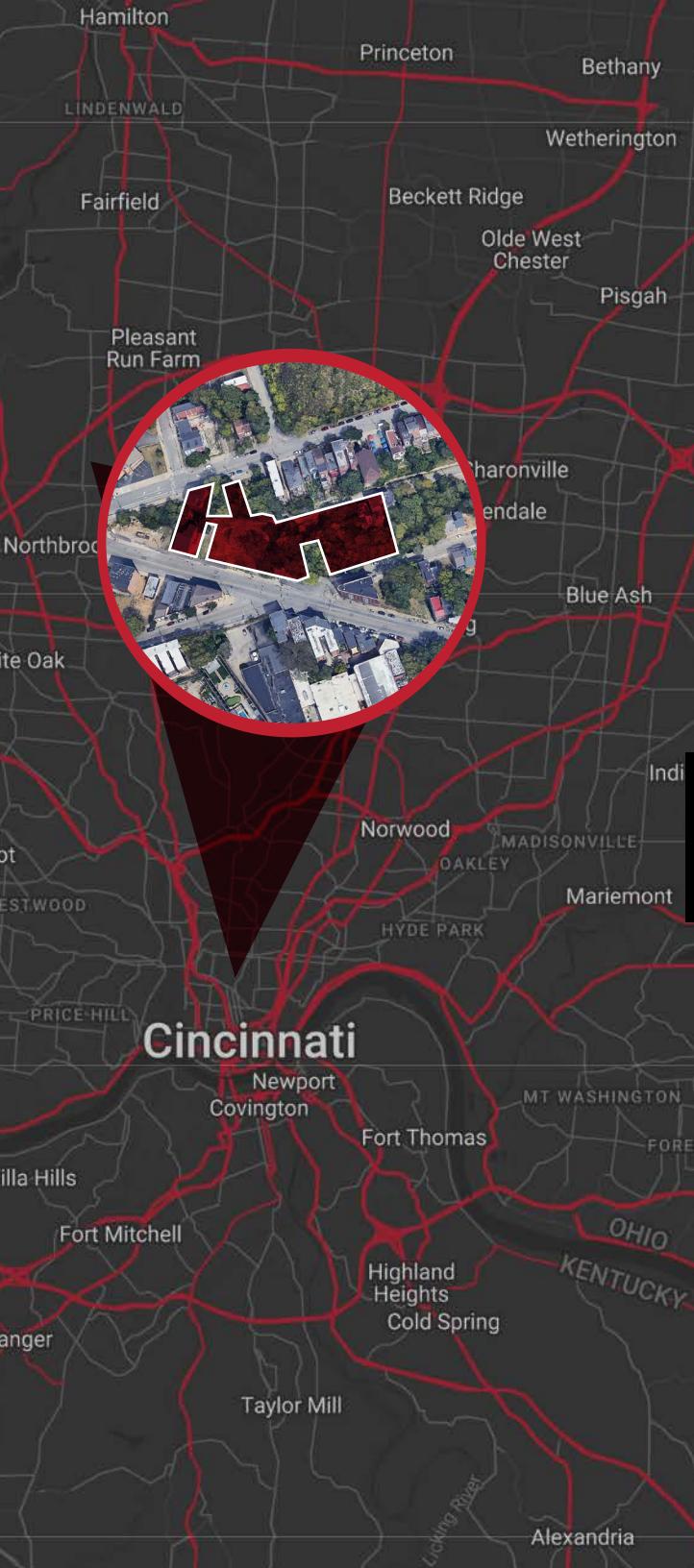
VINE ST, MULBERRY ST,  
CLIFTON AVE, PEETE ST  
CINCINNATI, OH, 45202

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13 PARCELS TOTALING 1.024 AC

**LIST PRICE:**  
**\$375,000**





## PROPERTY OVERVIEW

This offering presents a rare opportunity to acquire a 1.024-acre land assemblage comprising 13 parcels strategically positioned along Vine Street, one of Cincinnati's most prominent urban corridors. The site benefits from multiple points of ingress/egress and exposure across Vine Street, Mulberry Street, and East Clifton Avenue, enhancing flexibility for future development.

The parcel configuration supports a variety of redevelopment concepts, including multifamily, mixed-use, townhome, or neighborhood-serving commercial uses, subject to zoning and approvals. The site's scale and street presence are increasingly difficult to replicate in this submarket, making it well-suited for developers seeking infill opportunities in a supply-constrained urban environment.

SALE PRICE	PARCELS	ACRES
\$375,000	13	1.024

## PROPERTY HIGHLIGHTS

- Located along Vine Street, a major arterial connecting Downtown Cincinnati, Over-the-Rhine (OTR), and Clifton—three of the city's most active and evolving districts.
- Minutes from the University of Cincinnati, Uptown medical campuses, and Downtown Cincinnati, providing strong demand drivers for residential and mixed-use development.
- Surrounded by ongoing revitalization, adaptive reuse projects, and increased residential density, supporting long-term value appreciation.
- Immediate access to I-75, Central Parkway, and key transit routes, offering seamless connectivity throughout the Cincinnati MSA.

## 5 MILE KEY FACTS

## DEMOGRAPHICS

2025 SUMMARY	1 MILE	3 MILE	5 MILE
<b>Population</b>	38,546	148,539	334,644
<b>Households</b>	14,494	67,532	148,063
<b>Families</b>	4,109	24,559	65,763
<b>Average Household Size</b>	2.12	2.01	2.14
<b>Owner Occupied Housing Units</b>	2,706	19,328	58,627
<b>Renter Occupied Housing Units</b>	11,788	48,204	89,436
<b>Median Age</b>	24.6	31.8	33.8
<b>Median Household Income</b>	\$48,063	\$53,494	\$59,316
<b>Average Household Income</b>	\$83,368	\$87,757	\$93,002

2030 SUMMARY	1 MILE	3 MILE	5 MILE
<b>Population</b>	40,259	152,849	339,542
<b>Households</b>	15,285	70,053	151,055
<b>Families</b>	4,228	24,816	65,706
<b>Average Household Size</b>	2.12	2.00	2.13
<b>Owner Occupied Housing Units</b>	2,914	20,180	60,830
<b>Renter Occupied Housing Units</b>	12,372	49,873	90,225
<b>Median Age</b>	24.7	32.6	34.9
<b>Median Household Income</b>	\$54,065	\$59,611	\$65,812
<b>Average Household Income</b>	\$94,190	\$97,945	\$103,693



**334,644**

5-Mile  
Population



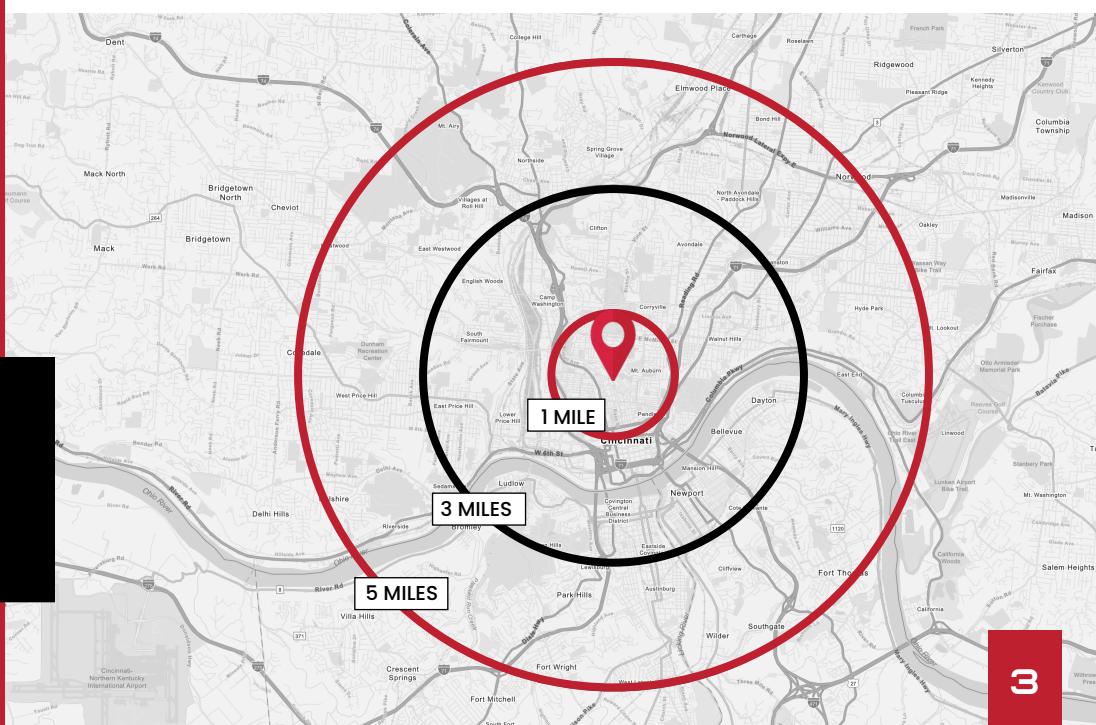
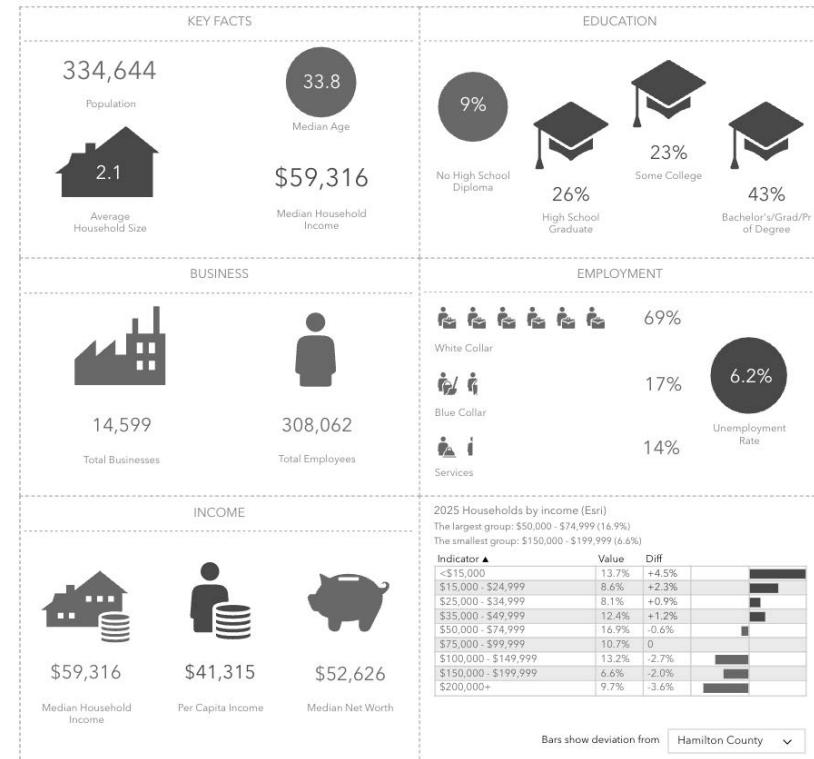
**\$59,316**

5-Mile Median  
Household Income



**148,063**

5-Mile  
Households



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