



RATH EQUITY, LTD.

PRIME VINE STREET INFILL DEVELOPMENT OPPORTUNITY

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

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

\$375,000

PARCELS

13

ACRES

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.

DEMOGRAPHICS

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

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



334,644

5-Mile
Population



\$59,316

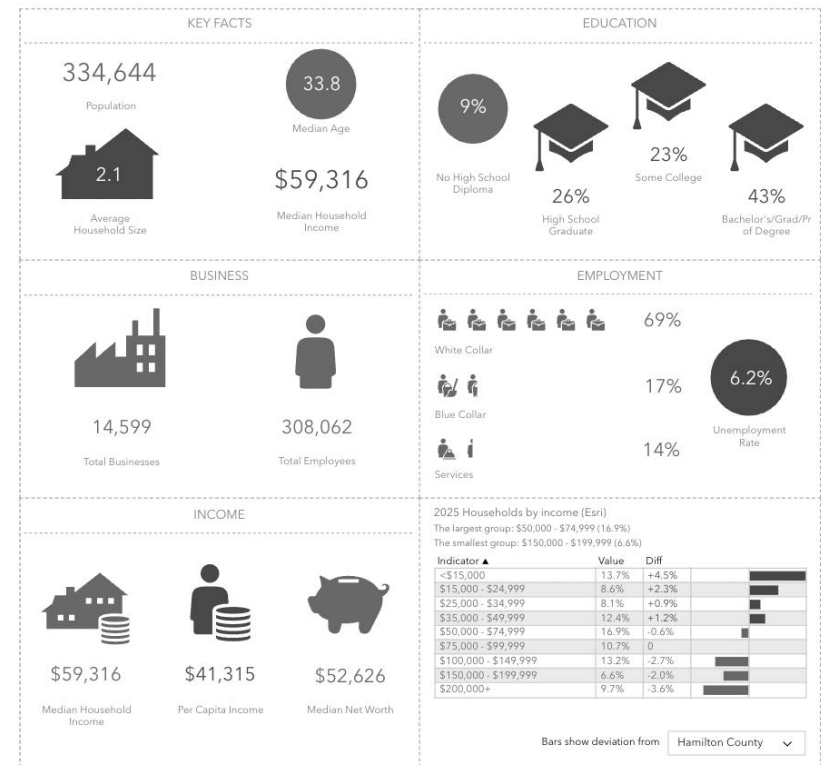
5-Mile Median
Household Income



148,063

5-Mile
Households

5 MILE KEY FACTS



This infographic contains data provided by Esri, Esri and Data Asle. The vintage of the data is 2021, 2026.

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