

# PRICE REDUCED!

Development Opportunity - Food/Retail/Medical/Office

4894-4896 Ridge Avenue, Cincinnati, OH

**2 LOTS AVAILABLE: 1 LOT AVAILABLE FOR SALE AND THE OTHER FOR LEASE**



## OFFERING SUMMARY

<b>PRICE</b>	Contact Broker
<b>LOT 1 SIZE</b>	0.324 Acres: For Sale
<b>LOT 2 SIZE</b>	0.105 Acres: For Lease
<b>ZONING</b>	<a href="#">CC-M</a>
<b>MARKET</b>	Cincinnati/Dayton
<b>SUBMARKET</b>	Oakley

## PROPERTY OVERVIEW

Almost ½ acre, Central location in fast-growing Oakley. Strong traffic and demographics, convenient interstate access. [Zoned CC-M](#)

## PROPERTY HIGHLIGHTS

- Next to new Chipotle/Aspen Dental!
- Lot 2 could be used for additional parking
- At entrance ramp to I-71, SR 562 (Norwood Lateral)
- High traffic, great visibility and convenient access
- 18' Clear Height under billboard



# Development Opportunity - Food/Retail/Medical/Office

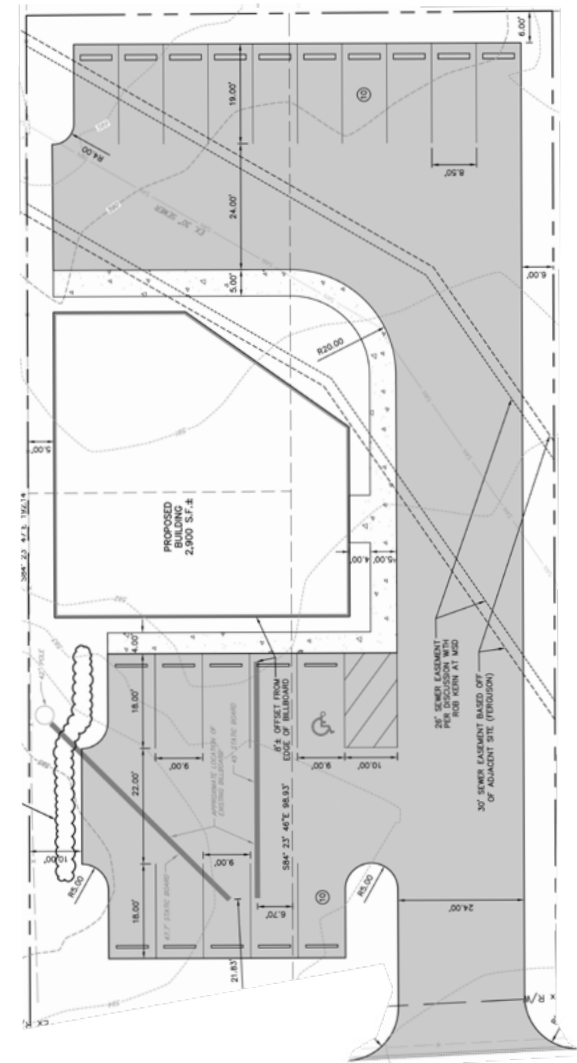
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## SAMPLE SITE PLANS

Possible Option 1

Possible Option 2

### 2,900 SF MEDICAL OFFICE SITE PLAN - LOT 2 IS USED FOR PARKING



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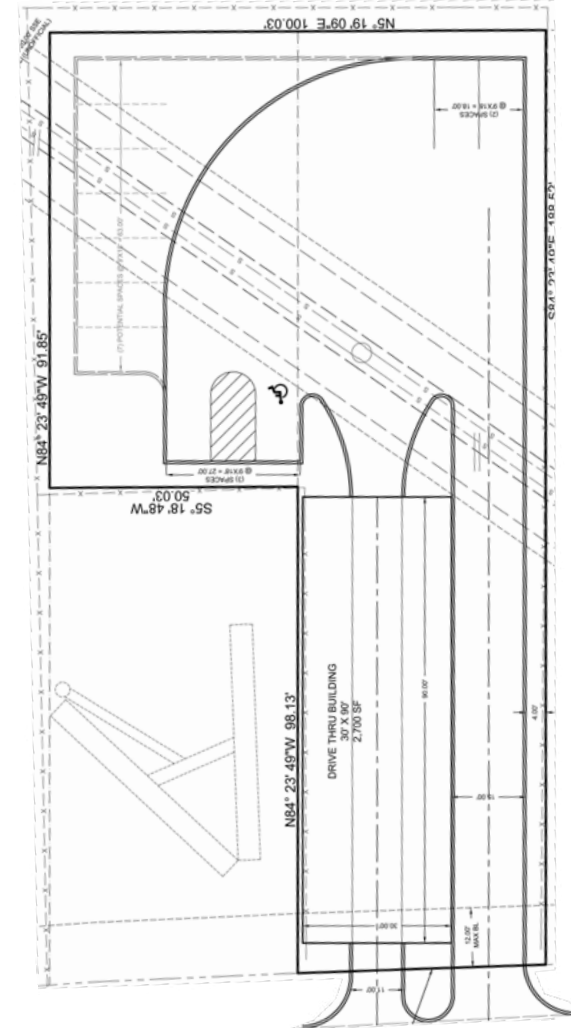
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Possible Option 1

Possible Option 2

## DRIVE THRU BUILDING SITE PLAN

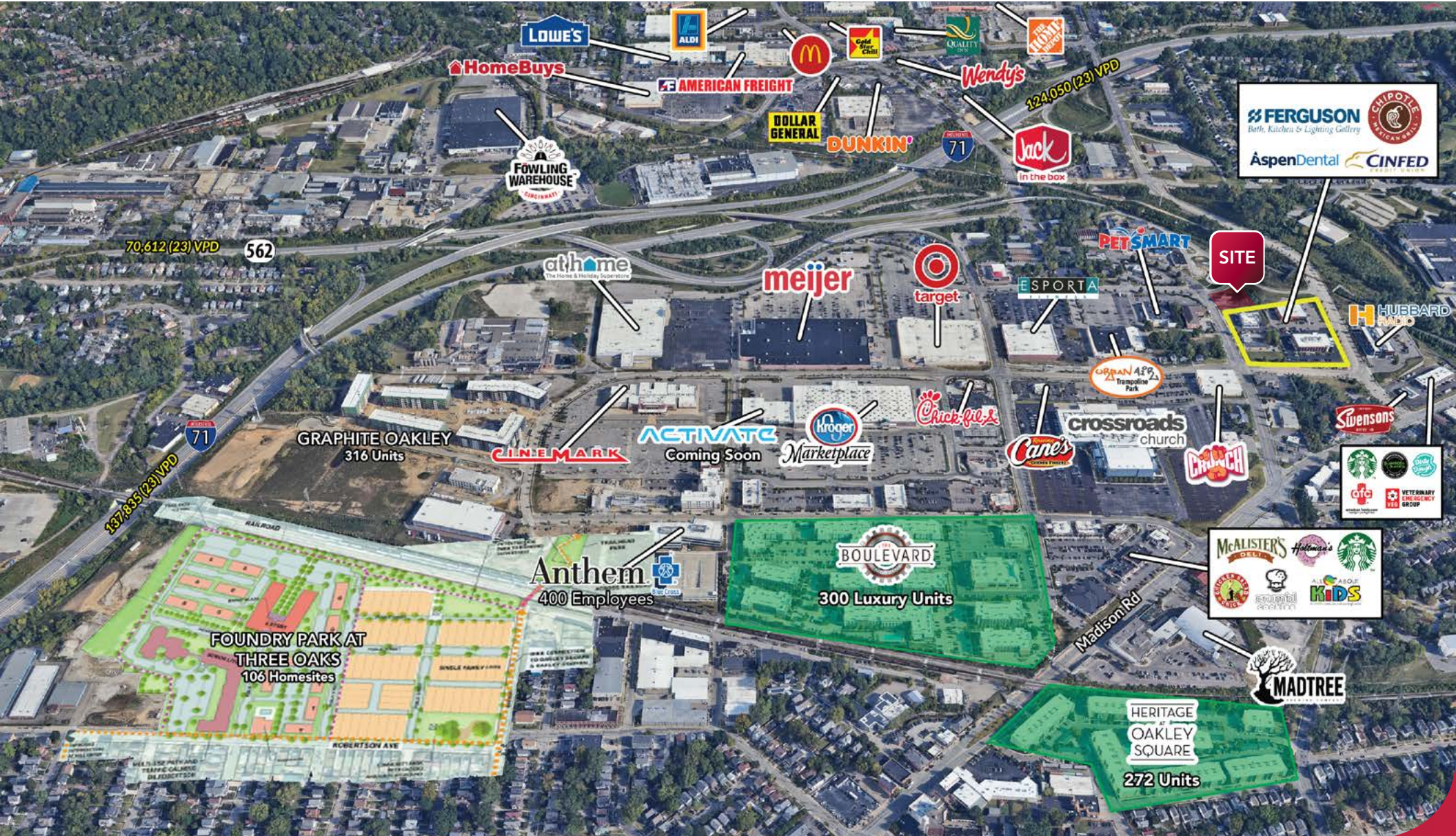




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## AERIAL





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## DEMOGRAPHICS

**1 MILE    3 MILES    5 MILES**

### POPULATION

2024 Est. Population	9,261	110,707	236,061
2029 Proj. Population	9,392	110,582	237,162
2020 Census Population	9,523	112,334	234,792
2010 Census Population	7,882	106,578	228,314
Proj. Annual Growth 2024-2029	0.3%	-	White-Oak
Historical Annual Growth 2010-2024	1.3%	0.3%	0.2%

### HOUSEHOLDS

2024 Est. Households	5,274	52,403	108,309
2029 Proj. Households	5,342	52,086	108,315
2020 Census Households	5,234	52,645	106,103
2010 Census Households	4,336	49,704	102,856

### INCOME

2024 Est. Average HH Income	\$103,527	\$118,906	\$112,700
2024 Est. Median HH Income	\$78,241	\$81,708	\$77,824
2024 Est. Per Capita Income	\$59,318	\$56,489	\$51,950

### DAYTIME DEMOGRAPHICS

2024 Est. Total Businesses	601	4,603	10,147
2024 Est. Total Employees	11,138	56,976	140,862

### CONTACT

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