



## 9730 Cincinnati Columbus Road

Cincinnati, Ohio 45241

### Property Overview

Retail development opportunity located at 9730 Cincinnati-Columbus Road in West Chester Township, OH. The site is approved for a 6,730 SF retail center and offers exceptional visibility and access along a major commercial corridor. Situated within a thriving trade area surrounded by dense residential neighborhoods, schools, and national retailers, this property is ideal for a build-to-suit or owner-user. With utilities available and site engineering in place, the property is well-positioned for immediate development in one of Greater Cincinnati's most active suburban markets.

### Offering Summary

Sale Price:	\$850,000
Lot Size:	2.172 Acres

### For More Information

#### Billy Gillman

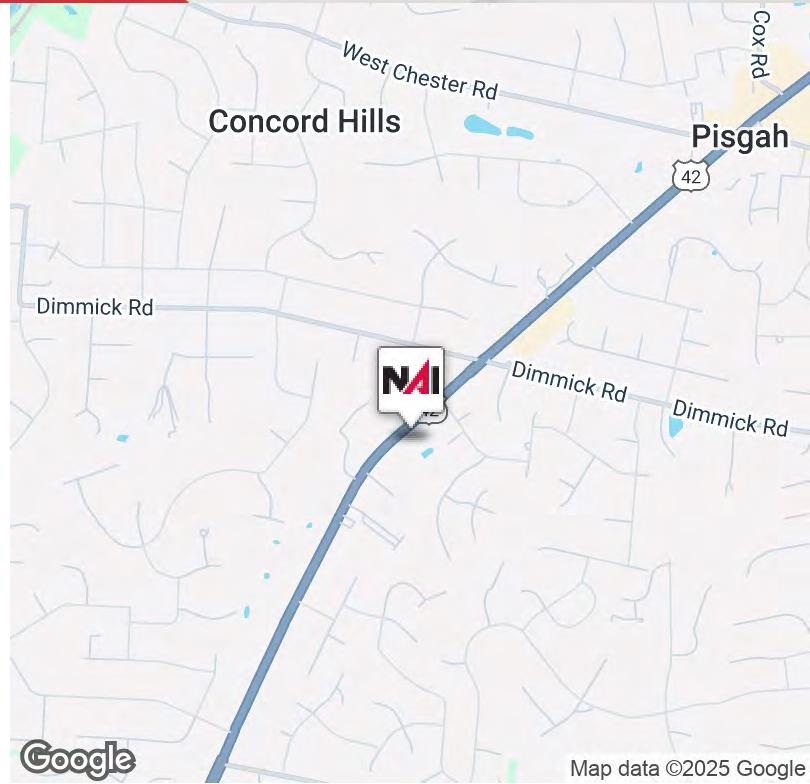
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## Property Highlights

- Approved for a 6,730 SF retail center
- 2.172-acre development site with excellent visibility
- Ideal for build-to-suit, owner-user, or investment
- Located along Cincinnati-Columbus Road (US-42) — a major north-south corridor
- Utilities available and site engineering in place
- Surrounded by strong residential density and national retailers
- Convenient access to I-75 and I-275
- Situated in West Chester Township, one of Cincinnati's fastest-growing markets

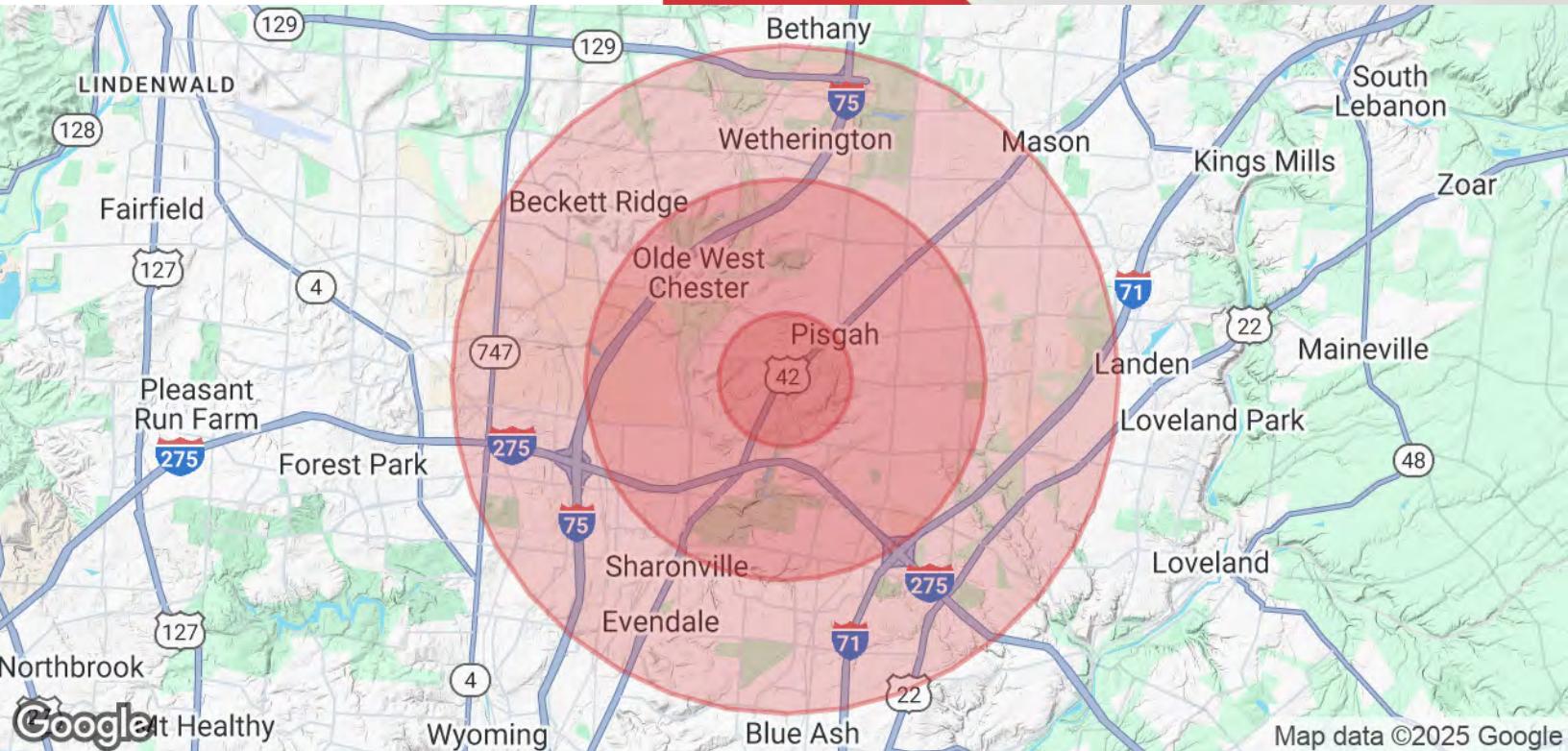
## Demographics

	1 Mile	3 Miles	5 Miles
<b>Total Households</b>	2,451	18,555	57,962
<b>Total Population</b>	6,277	47,675	149,588
<b>Average HH Income</b>	\$153,632	\$137,518	\$143,240

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Map data ©2025 Google

## Population

	1 Mile	3 Miles	5 Miles
Total Population	6,277	47,675	149,588
Average Age	45	42	41
Average Age (Male)	45	41	40
Average Age (Female)	45	43	42

## Households & Income

	1 Mile	3 Miles	5 Miles
Total Households	2,451	18,555	57,962
# of Persons per HH	2.6	2.6	2.6
Average HH Income	\$153,632	\$137,518	\$143,240
Average House Value	\$349,212	\$354,153	\$394,415

Demographics data derived from AlphaMap

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