

# LAND FOR SALE

2198 E SHARON ROAD, CINCINNATI, OH 45241



**LAURI STEFANOU**  
SENIOR VICE PRESIDENT

MOBILE 513.604.1414 | DIRECT 513.842.9504  
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**equity** | brokerage

The information contained herein has been obtained from the property owner or other sources that we deem reliable. Although we have no reason to doubt its accuracy, no representation or warranty is made regarding the information, and the property is offered "as is". The submission may be modified or withdrawn at any time by the property owner.

# PROPERTY HIGHLIGHTS

- 1.133 acres site with immediate visibility and access at the exit ramp of I-75 and Sharon Road
- Excellent development opportunity
- Surrounded by a high concentration of retail, office, and industrial trades
- All utilities available to the site
- Pylon signage opportunity
- Zoned GB

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# AREA MERCHANT AERIAL

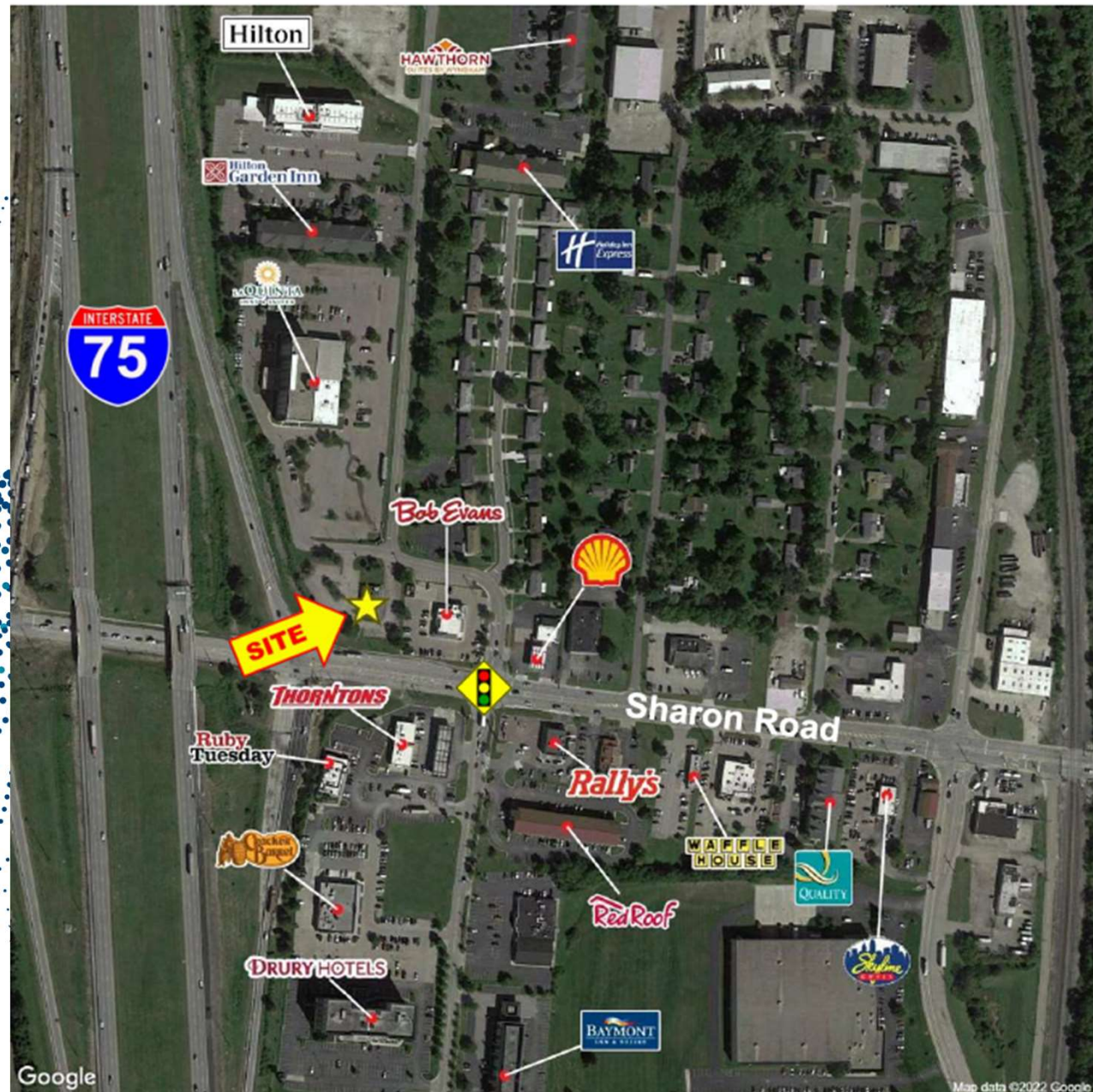
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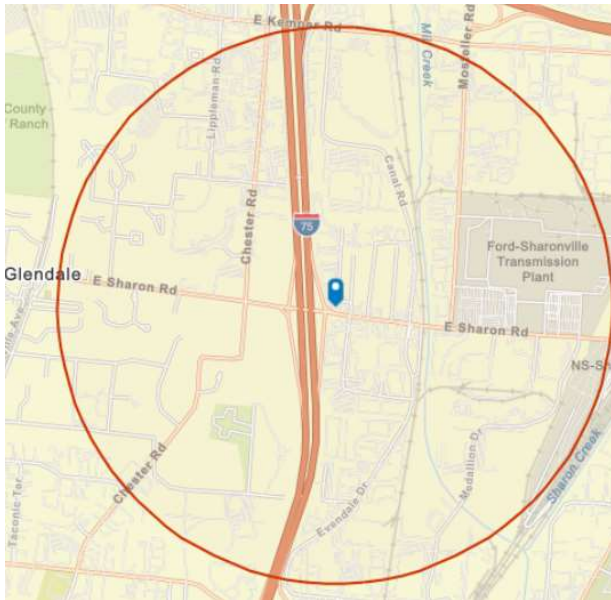
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# AUDITOR AERIAL & TRAFFIC COUNTS



# 1-MILE RADIUS DEMOS



## KEY FACTS

**1,702**  
Population

**2.1**  
Average  
Household Size

**53.1**  
Median Age

**\$84,133**  
Median Household Income

## BUSINESS

**395**

Total Businesses

**10,382**

Total Employees

## EDUCATION



**9%**

No High School  
Diploma



**27%**

High School  
Graduate



**16%**

Some  
College



**48%**

Bachelor's/Grad/Prof  
Degree

## HOUSING STATS



**\$388,764**

Median  
Home Value



**\$15,973**

Average  
Spent on  
Mortgage  
& Basics



**\$7,025**

Median  
Contract  
Rent



**\$128,884**

2023 Average  
Household Income



**\$58,560**

2023 Per Capita  
Income

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# 3-MILE RADIUS DEMOS

## KEY FACTS

**38,844**

Population



**2.3**

Average Household Size



**42.5**

Median Age

**\$70,309**

Median Household Income

## BUSINESS



**3,857**

Total Businesses



**78,431**

Total Employees

## EDUCATION



**7%**

No High School Diploma



**30%**

High School Graduate



**25%**

Some College



**38%**

Bachelor's/Grad/Prof Degree

## HOUSING STATS



**\$223,512**

Median Home Value



**\$12,806**

Average Spent on Mortgage & Basics



**\$6,691**

Median Contract Rent



**\$107,784**

2023 Average Household Income

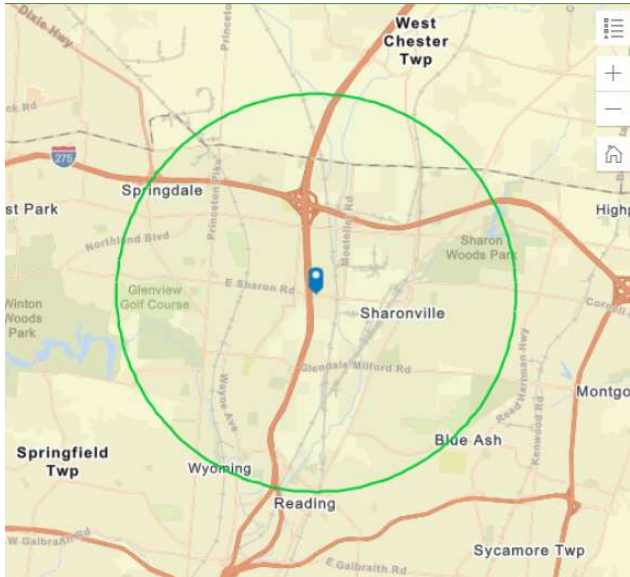


**\$45,730**

2023 Per Capita Income

**equity** | brokerage

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# 5-MILE RADIUS DEMOS

## KEY FACTS

**150,418**  
Population

**2.4**  
Average  
Household Size

**42.6**  
Median Age

**\$77,466**  
Median Household Income

## BUSINESS

**10,040**

Total Businesses

**183,488**

Total Employees

## EDUCATION



**6%**

No High School  
Diploma



**27%**

High School  
Graduate



**23%**

Some  
College



**44%**

Bachelor's/Grad/Prof  
Degree

## HOUSING STATS



**\$225,082**

Median  
Home Value



**\$13,412**

Average  
Spent on  
Mortgage  
& Basics



**\$6,414**

Median  
Contract  
Rent



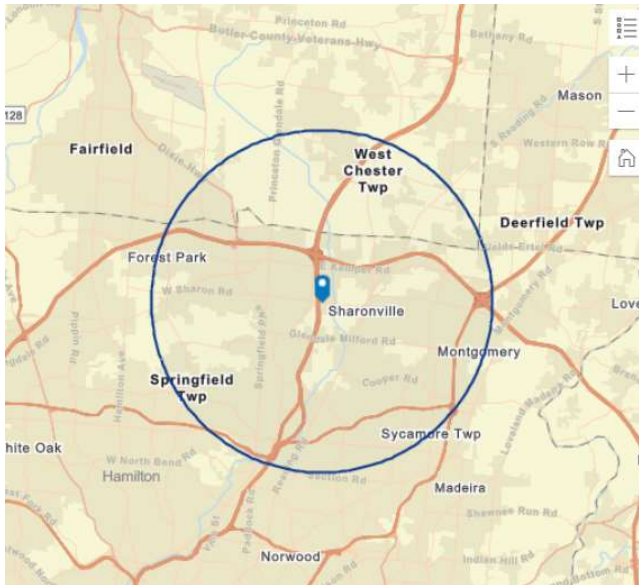
**\$111,100**

2023 Average  
Household Income



**\$45,500**

2023 Per Capita  
Income



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