



NAI Bergman

FOR SALE

Glenway Ave / State Ave / Nevada St - Price Hill Portfolio
Cincinnati, OH 45202

Redevelopment Portfolio

9 Parcels

1 Industrial Building

3 Configurations

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PRICE HILL PORTFOLIO

1652 & 1658 State Ave

This nine-parcel portfolio in Price Hill offers a mix of vacant land and an existing storage structure, presenting multiple opportunities for residential development, parking, storage, or small-scale investment.

The core of the offering includes five contiguous parcels along Glenway Avenue featuring an existing storage garage and four surrounding vacant lots, creating a rare assemblage opportunity with city views. An additional hillside parcel located across from this assemblage offers further residential development potential. Also included is a small infill lot at 2529 Glenway Avenue suitable for parking, a small residential project, or land banking. Two additional parcels on State Avenue provide further opportunity for residential infill development or future assemblage.

2529 Glenway Ave

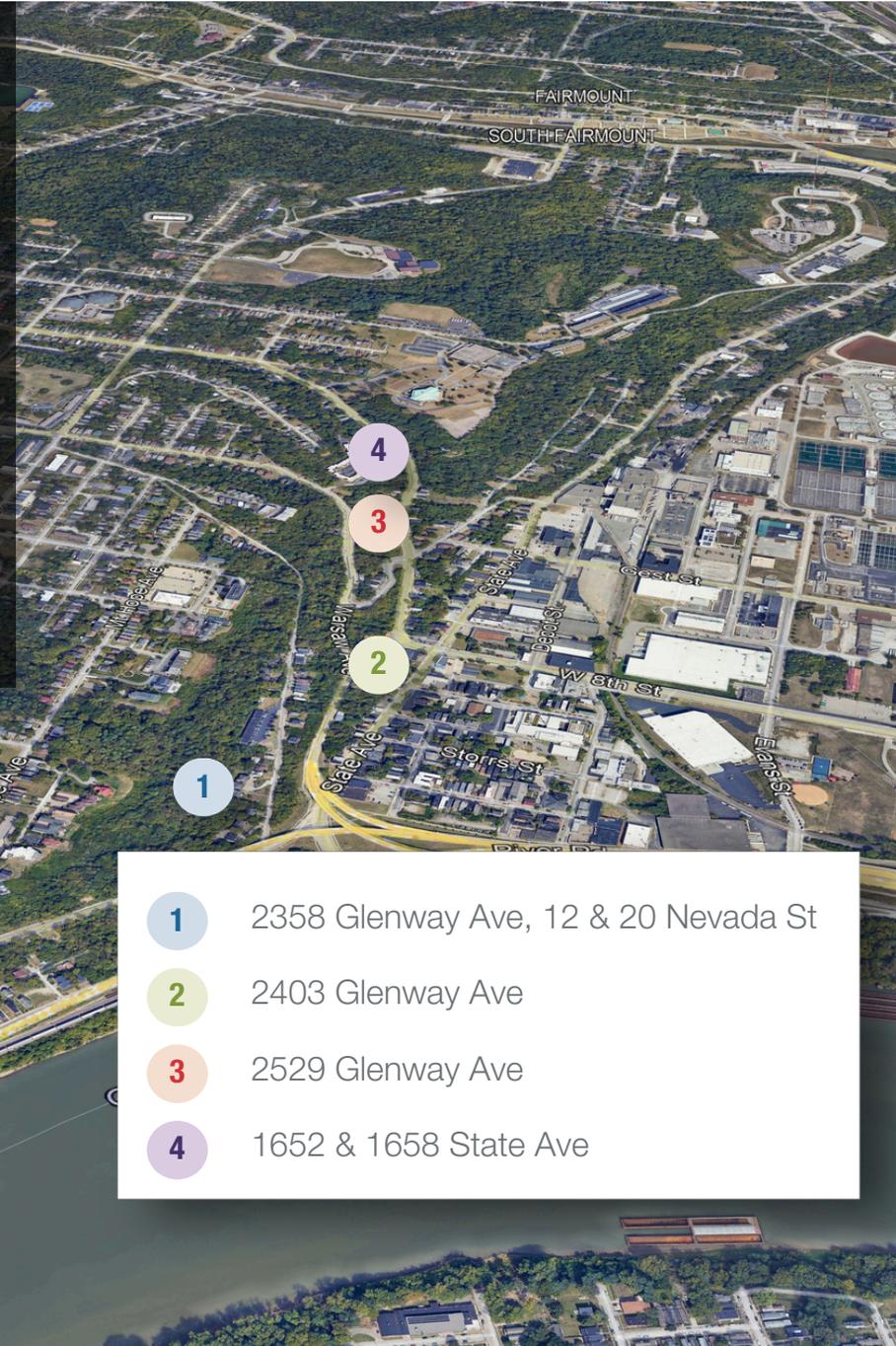
2403 Glenway Ave

2358 Glenway Avenue

HIGHLIGHTS

FOR SALE | 02

- 9-parcel portfolio offering redevelopment & investment potential
- 8 vacant lots and 1 existing storage structure
- Total portfolio price: \$275,000
- Located in Hamilton County, Ohio
- Assemblage opportunities available
- Discounts offered for multi-parcel purchases
- Flexible opportunities for residential infill development, parking, storage, or land banking
- Located within Residential Mixed-Use (RMX) zoning districts



- 1 2358 Glenway Ave, 12 & 20 Nevada St
- 2 2403 Glenway Ave
- 3 2529 Glenway Ave
- 4 1652 & 1658 State Ave



1652 & 1658 State Ave

2529 Glenway Ave

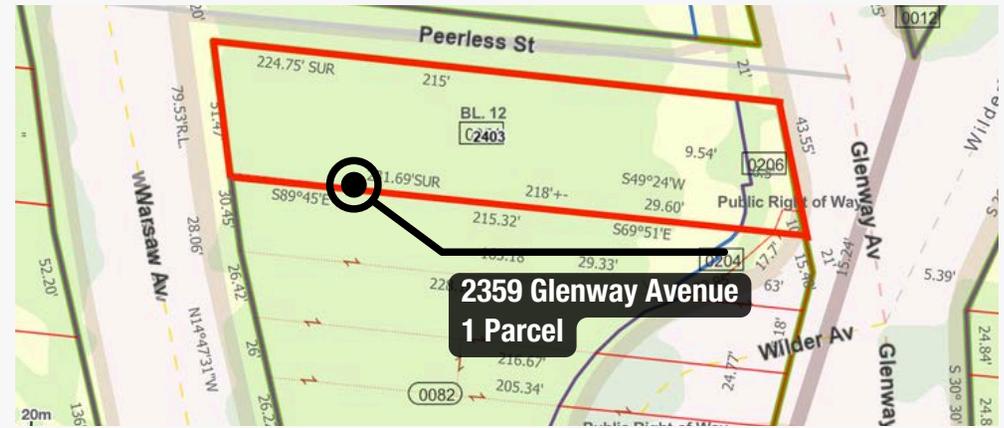
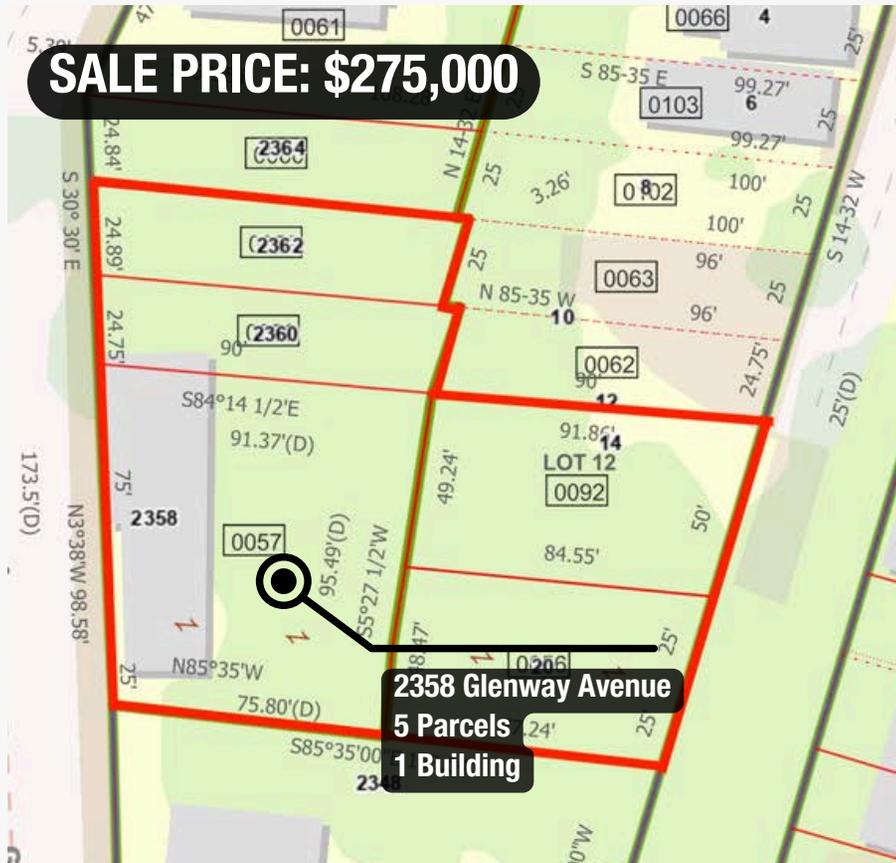
2403 Glenway Ave

2358 Glenway Avenue

Google Earth

PORTFOLIO OPTION

FOR SALE | 04



Property Description	
Sale Price	\$275,000
Property Types	Industrial & Land
Lot Size	0.893 Acres
Zoning	Residential Mixed-Use – (RMX-T) & (RMX-MH)

CONFIGURATION 1

FOR SALE | 05

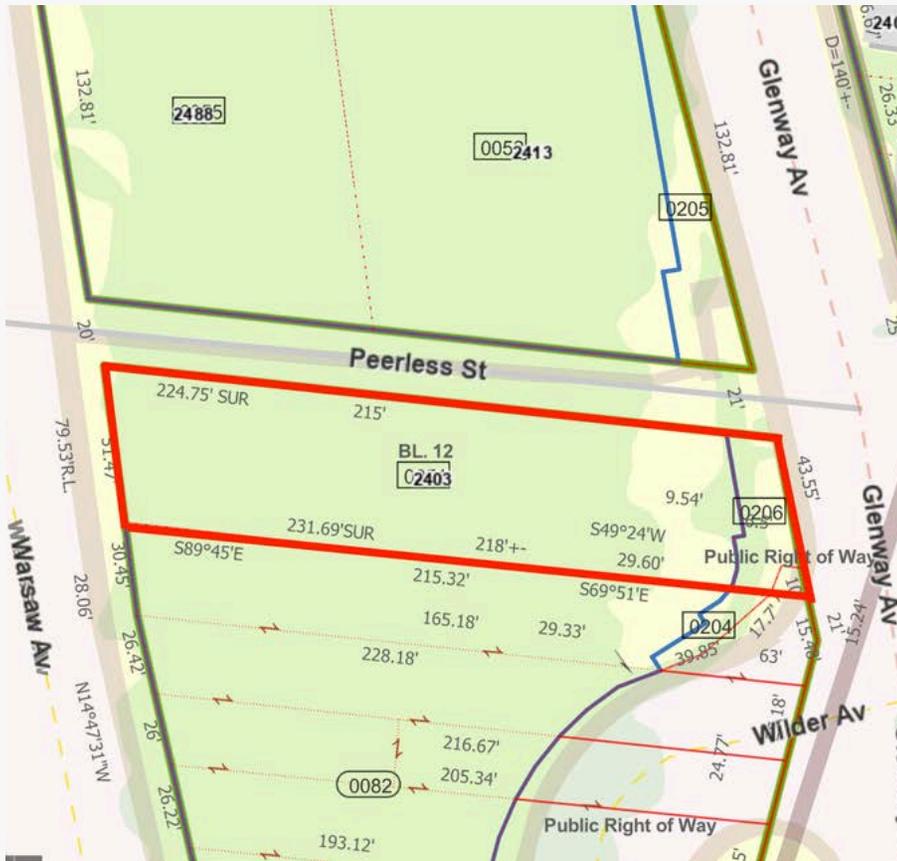


Property Description	
Sale Price	\$175,000
Property Type	Industrial
Lot Size	0.302 Acres
Zoning	Residential Mixed-Use – (RMX-T) & (RMX-MH)

Building Information	
Building Size	3,800 SF

CONFIGURATION 2

FOR SALE | 06



Property Description	
Sale Price	\$110,000
Property Type	Land
Lot Size	0.591 Acres
Zoning	Residential Mixed-Use – (RMX-T) & (RMX-MH)

CINCINNATI

Cincinnati, or the “Queen City,” was founded in 1788. It is the third largest city in Ohio and the 28th largest city in the United States. The Greater Cincinnati region encompasses a 15-county area, where Ohio, Kentucky, and Indiana meet. The metropolitan population is just over 2.15 million people. Cincinnati has a low cost of doing business and living. It is also home to the headquarters of several major corporations. This includes: Proctor & Gamble, The Kroger Company, Cintas, American Financial Group, Inc., Fifth Third Bank, Western & Southern Financial Group, The E.W. Scripps Company, and Cincinnati Bell.

Greater Cincinnati is one of the most strategically located metropolitan regions in the United States for access by manufacturing and service industries. Air, highway, river, and rail transportation give Cincinnati ready access within 600 miles of 53% of the nation’s manufacturing establishments and 57% of the nation’s value added by manufacturing. Three interstate highway systems (I-75, I-74, and I-71) and two interstate connectors (I-275 and I-471) serve the Cincinnati region and provide access to all geographic directions.

The accessibility combined with Cincinnati’s top-ranked business climate has made it a choice location for businesses small and large.

FORTUNE 500 & 1000 HEADQUARTERED COMPANIES IN GREATER CINCINNATI



Sources: realwealthnetwork.com, www.areavibes.com, www.city-data.com, www.enacademic.com, www.worldpopulationreview.com, redicincinnati.com

BUSINESS CLIMATE

Cincinnati, now with a total of nine Fortune 500 and 1000 companies, is one of the fastest growing cities in the Midwest.

A great business climate backed by strong tax incentives, innovative companies, strong educational systems, and having one of the lowest costs to do business has ranked Cincinnati 6th in the nation for attracting new and expanding companies.

AT A GLANCE



#1 City for Young Entrepreneurs to Start Their Journey
- bizee, 2024



#2 State for Cost of Doing Business (Ohio)
-International Trade Administration (ITA), 2023



#3 State for Business Incentive Programs
-Area Development, 2024



#4 State for Cost of Living
-CNBC, 2024



#5 Best Places to Live
-Money, 2024



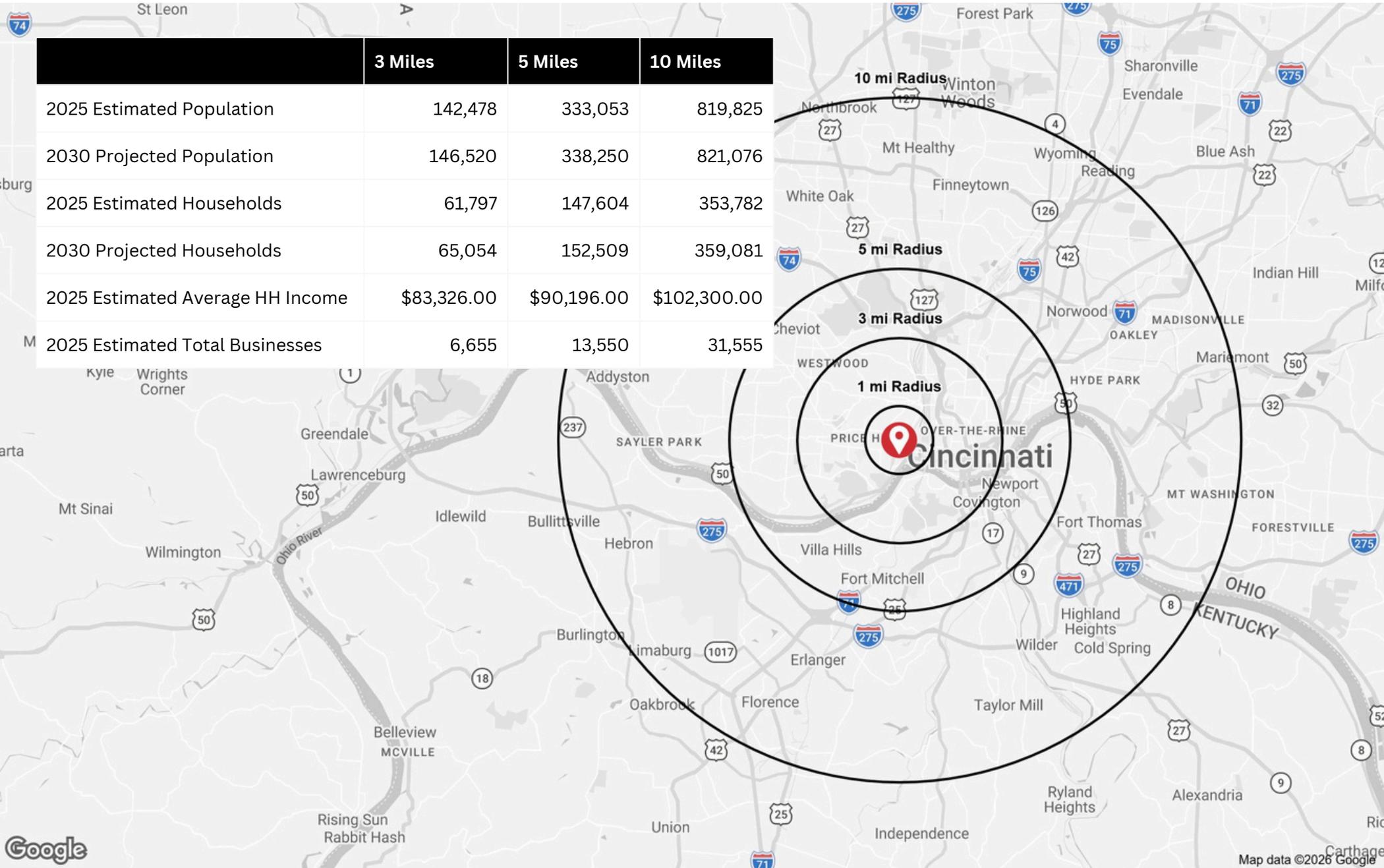
14 major universities within 100 miles of Cincinnati, Ohio have a combined undergraduate enrollment rate of over 125,000 students.

Rank	Largest Public	2024	Employee
1	Kroger Co.	\$147.12	420,000
2	Procter & Gamble	\$84.04 B	107,690
3	GE Aerospace	\$38.7 B	53,000
4	Cincinnati	\$11.34 B	5,623
5	Cintas Corp.	\$9.6 B	48,366
6	Fifth Third	\$8.48 B	18,616
7	American	\$8.32 B	8,700
8	Hillenbrand, Inc.	\$3.18 B	10,450
9	E.W. Scripps, Co.	\$2.51 B	6,038
10	Chemed Corp.	\$2.43 B	15,695

Sources: <https://www.bizjournals.com/cincinnati/subscriber-only/2025/07/04/cincinnati-21-largest-public-companies.html>, <https://redicincinnati.com/data-resources/awards-and-accolades/>, <https://www.bizjournals.com/cincinnati/subscriber-only/2025/10/03/here-are-the-16-biggest-colleges-and-universities-in-the.htm>

MARKET OVERVIEW

	3 Miles	5 Miles	10 Miles
2025 Estimated Population	142,478	333,053	819,825
2030 Projected Population	146,520	338,250	821,076
2025 Estimated Households	61,797	147,604	353,782
2030 Projected Households	65,054	152,509	359,081
2025 Estimated Average HH Income	\$83,326.00	\$90,196.00	\$102,300.00
2025 Estimated Total Businesses	6,655	13,550	31,555



THANK YOU



STAY CONNECTED

