



115,370 VPD

EAST KEMPER (17,596 VPD)



CONREY RD (6,973 VPD)



RATH EQUITY, LTD.

1.05 ACRES
FOR SALE

SALE PRICE:
\$399,000

11758-11766 CONREY RD
CINCINNATI, OH
45249

PROPERTY OVERVIEW

Presenting an exceptional opportunity for commercial development, the 1.05-acre parcel at 11758 Conrey Road in Blue Ash, Ohio, offers a prime location for a variety of business ventures. This strategically located land is perfectly suited for businesses looking to establish a presence in one of Greater Cincinnati's most vibrant commercial districts.

BUILDING SPECIFICATIONS

- › Current Structures: Two ranch-style homes built in 1957, each requiring demolition.
- › Total Land Area: 1.05 acres
- › Zoning: Suitable for light industrial redevelopment or office

LOCATION HIGHLIGHTS

- › Prime Location: Situated near major thoroughfares, including East Kemper Road and Fields Ertel Road, providing excellent connectivity.
- › Proximity to Amenities: Close to shopping centers, restaurants, and other business services, ensuring convenience for employees and clients alike.

SALE PRICE

\$399,000

ACRES

1.05

USE

Office/Medical/
Light Industrial

LAND SPECIFICATIONS

Total Land Area: 1.05 acres (45,738 square feet)

DEVELOPMENT POTENTIAL

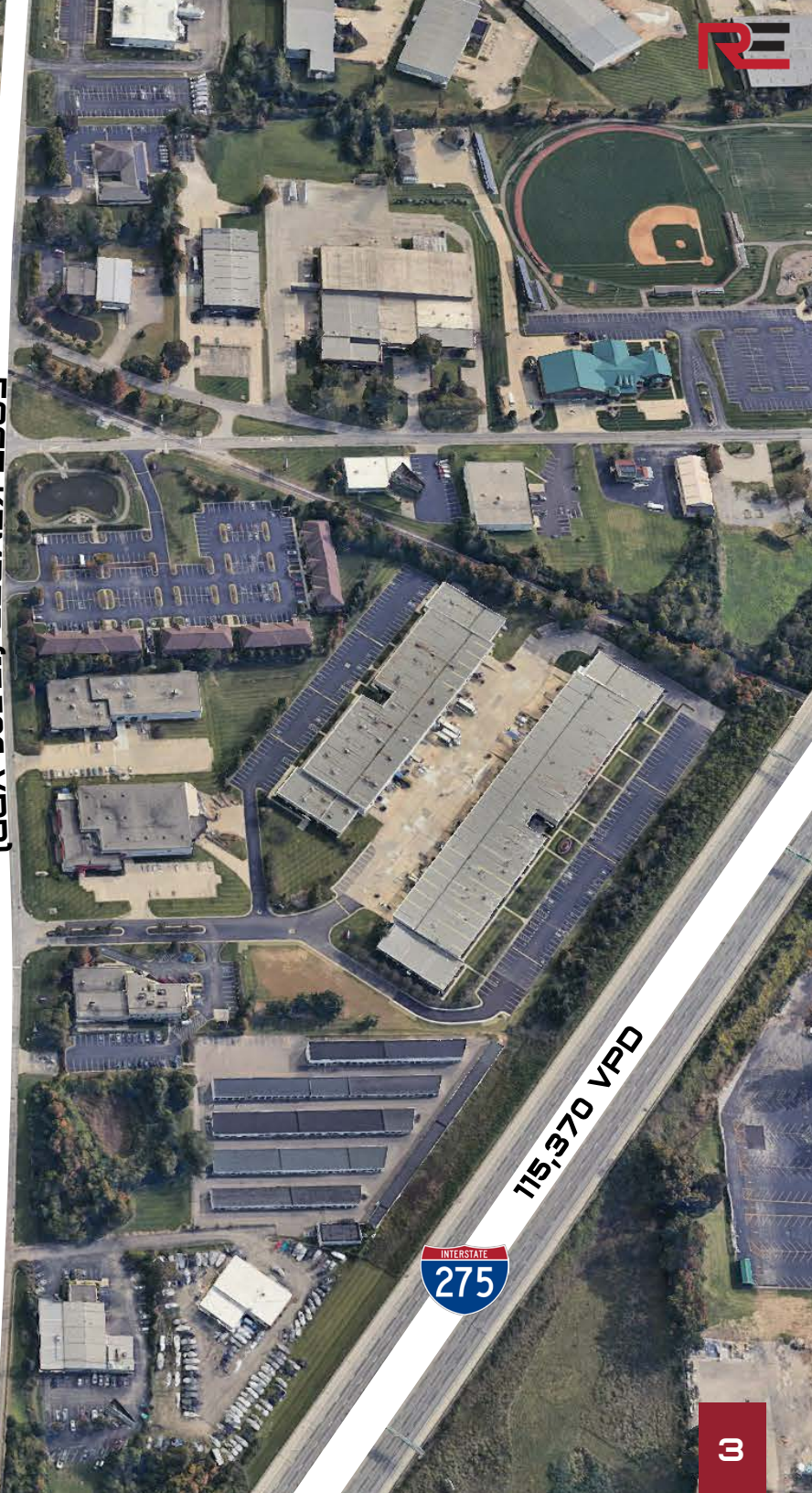
The property's highest and best use is for light industrial purposes, single tenant medical office, making it a valuable asset for developers and investors seeking to capitalize on the area's evolving commercial landscape.

PROPERTY AERIAL



CONREY RD (6,973 VPD)

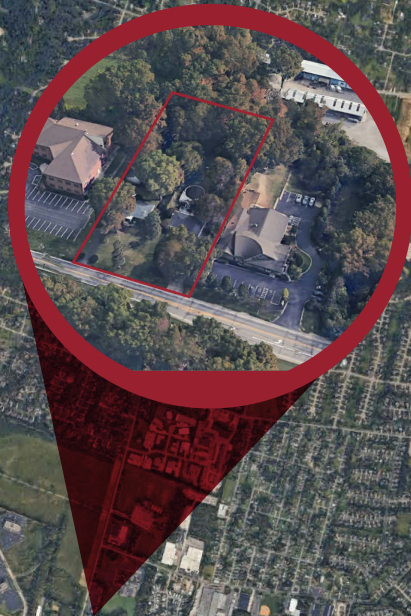
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NEARBY AMENITIES



LOWE'S HOBBY LOBBY **Marshalls MEGA STORE** **Party City**
Burlington **STAPLES**
Marriott **Chick-fil-A** **Best Western** **CARRABBA'S ITALIAN GRILL**
Hilton Garden Inn
Wendy's **THE HOME DEPOT** **Holiday Inn** **Cracker Barrel OLD COUNTRY STORE** **HOOTERS**

Gabe's **Great Clips**
Wendy's **McDonald's** **White Castle**
DUNKIN' **TACO BELL**
PATEL BROTHERS

petco **KOHL'S** **Michaels**
HONEYBAKED HAM. **TARGET**
Bath & Body Works **COSTCO WHOLESALE**
DISCOUNT TIRE **BEST BUY** **PLAY IT AGAIN SPORTS** **STARBUCKS COFFEE**

MENARDS **meijer**
at home **Walgreens**
DOLLAR TREE **Wendy's**

1 MILE KEY FACTS

DEMOGRAPHICS

2023 SUMMARY	1 MILE	2 MILE	3 MILE
Population	4,291	22,927	55,827
Households	1,832	9,326	21,834
Families	1,043	6,110	14,711
Average Household Size	2.28	2.44	2.53
Owner Occupied Housing Units	1,328	7,017	16,178
Renter Occupied Housing Units	504	2,309	5,656
Median Age	47.6	45.1	43.3
Median Household Income	\$84,418	\$104,358	\$104,042
Average Household Income	\$120,437	\$145,129	\$148,250

2028 SUMMARY	1 MILE	2 MILE	3 MILE
Population	4,274	22,928	56,351
Households	1,839	9,378	22,160
Families	1,043	6,137	14,916
Average Household Size	2.27	2.42	2.52
Owner Occupied Housing Units	1,345	7,124	16,604
Renter Occupied Housing Units	493	2,254	5,556
Median Age	48.0	45.8	43.8
Median Household Income	\$97,703	\$116,141	\$116,515
Average Household Income	\$137,423	\$164,242	\$168,529



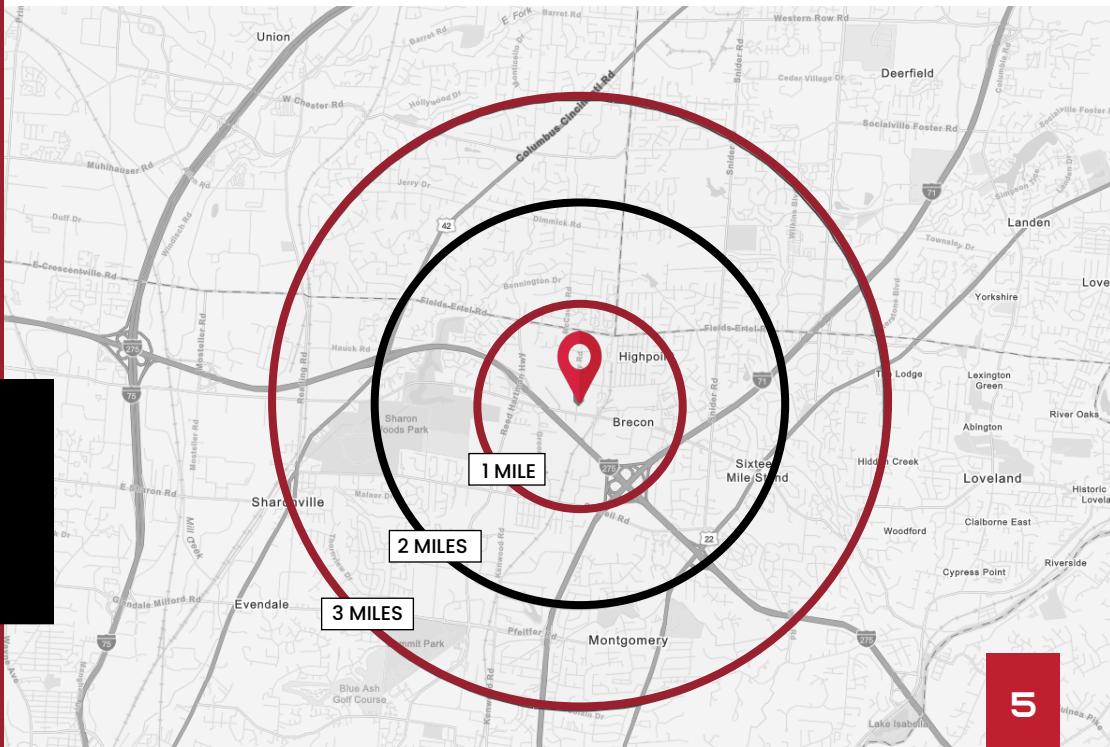
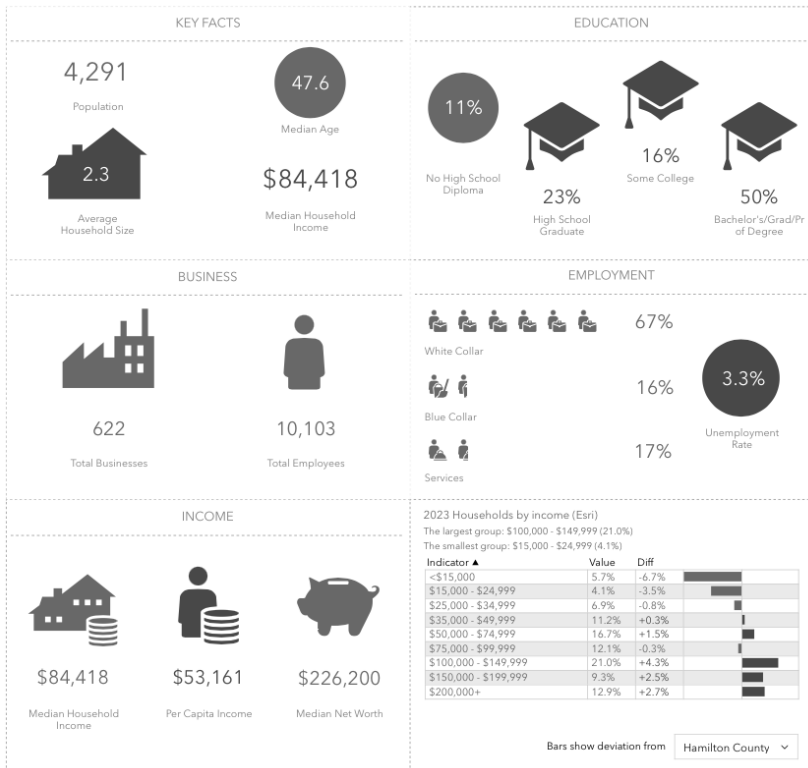
55,827
3-Mile
Population



\$104,042
3-Mile Median
Household Income



21,834
3-Mile
Households



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EXCLUSIVELY BY:



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