



115,370 VPD

EAST KEMPER (17,596 VPD)



CONREY RD (6,973 VPD)



RATH EQUITY, LTD.

1.05 ACRES
FOR SALE

SALE PRICE:
\$349,000

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

\$349,000

ACRES

1.05

USE

Office/Medical/
Light Industrial

LAND SPECIFICATIONS

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

DEVELOPMENT POTENTIAL

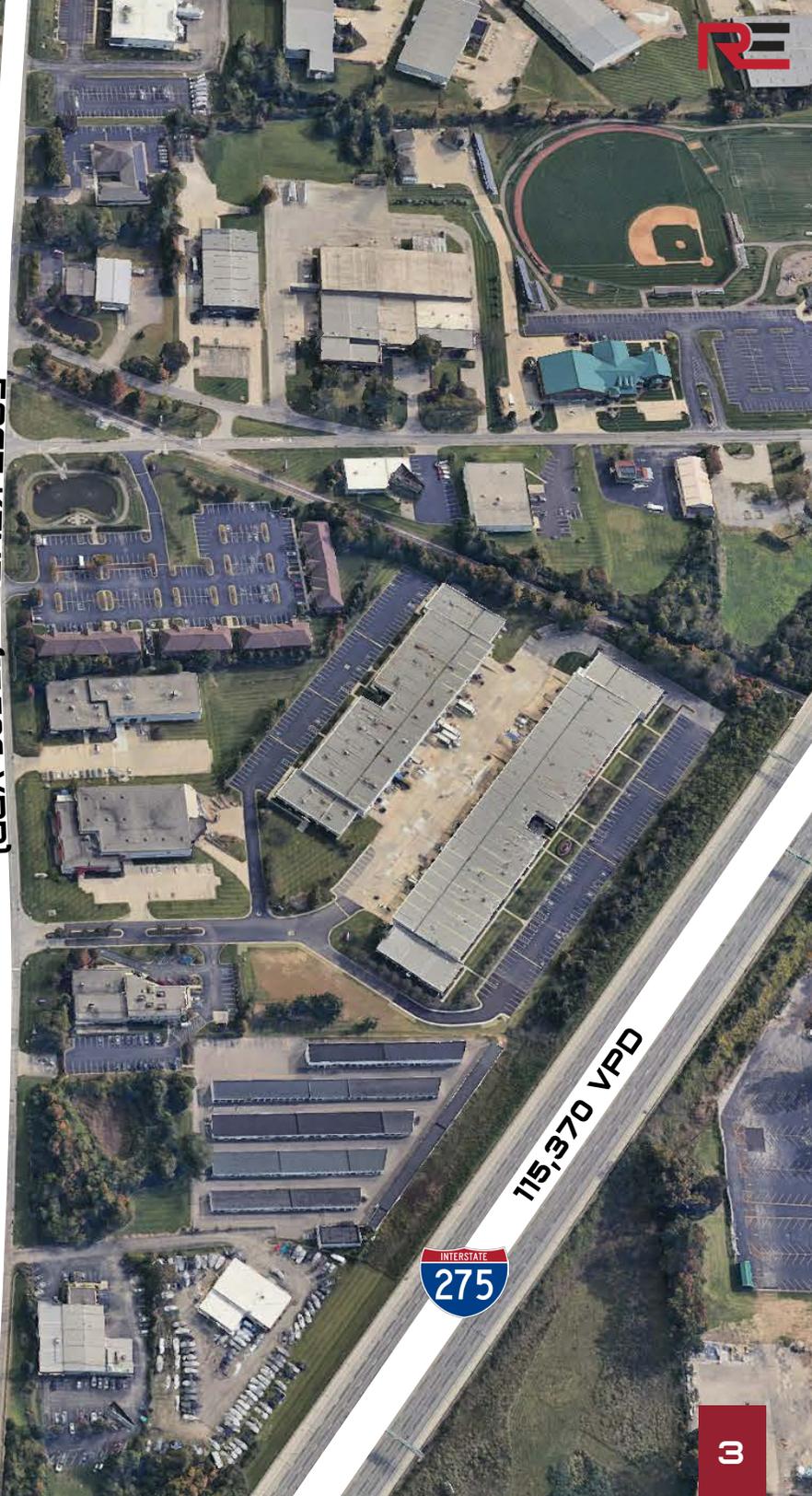
The property's highest and best use is for light industrial purposes, single tenant medical office, making it a valuable asset for developers and investors seeking to capitalize on the area's evolving commercial landscape.

PROPERTY AERIAL

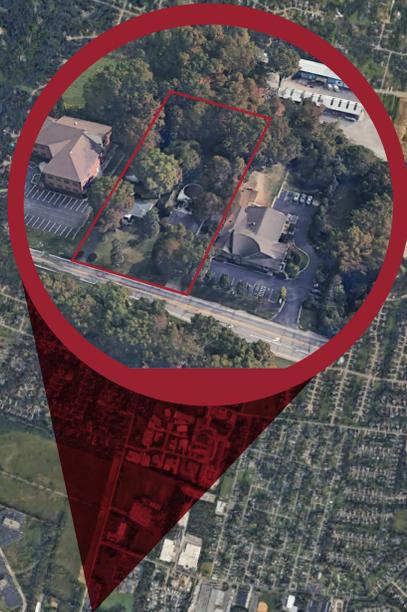


EAST KEMPER (17,596 VPD)

CONREY RD (6,973 VPD)



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

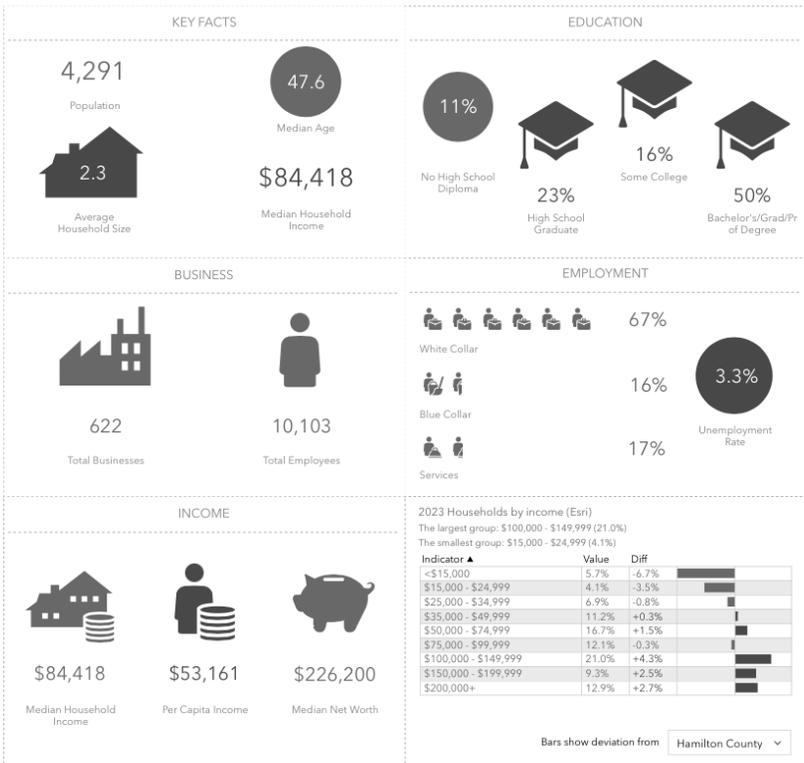
petco **KOHL'S** **Michaels**
HONEYBAKED HAM. **TARGET**
Bath & Body Works **COSTCO WHOLESALE**
DISCOUNT TIRE **BEST BUY** **PLAY IT AGAIN SPORTS** **STARBUCKS COFFEE**

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



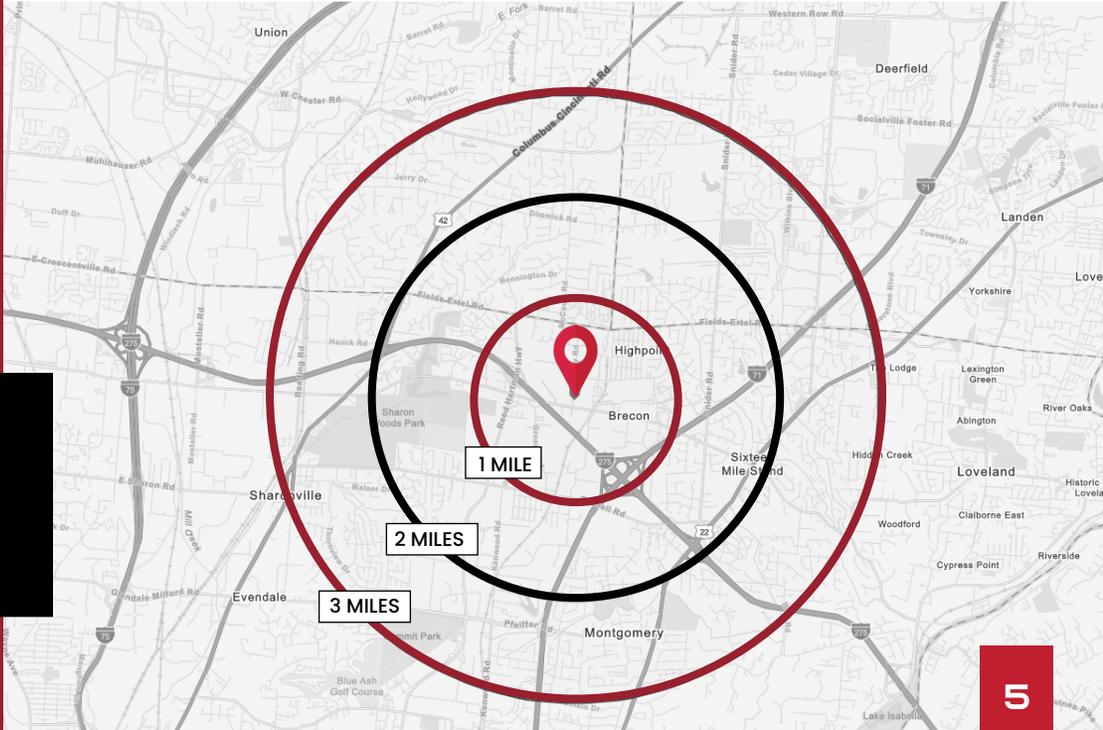
1 MILE KEY FACTS

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

CONFIDENTIALITY DISCLAIMER

PRESENTED
EXCLUSIVELY BY:



ADAM RATH | BROKER
adam@rathequity.com
513.888.8669
rathequity.com

All materials and information received or derived from Rath Equity, its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither Rath Equity, its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the any materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. Rath Equity will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. Rath Equity makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. Rath Equity does not serve as a financial advisor to any party regarding any proposed transaction.

All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property. Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Rath Equity in compliance with all applicable fair housing and equal opportunity laws.