



RATH EQUITY, LTD.

**12 ACRE
DEVELOPMENT
IN A QUALIFIED
CENSUS TRACT**

6550 HAMILTON AVE
CINCINNATI, OH 45224

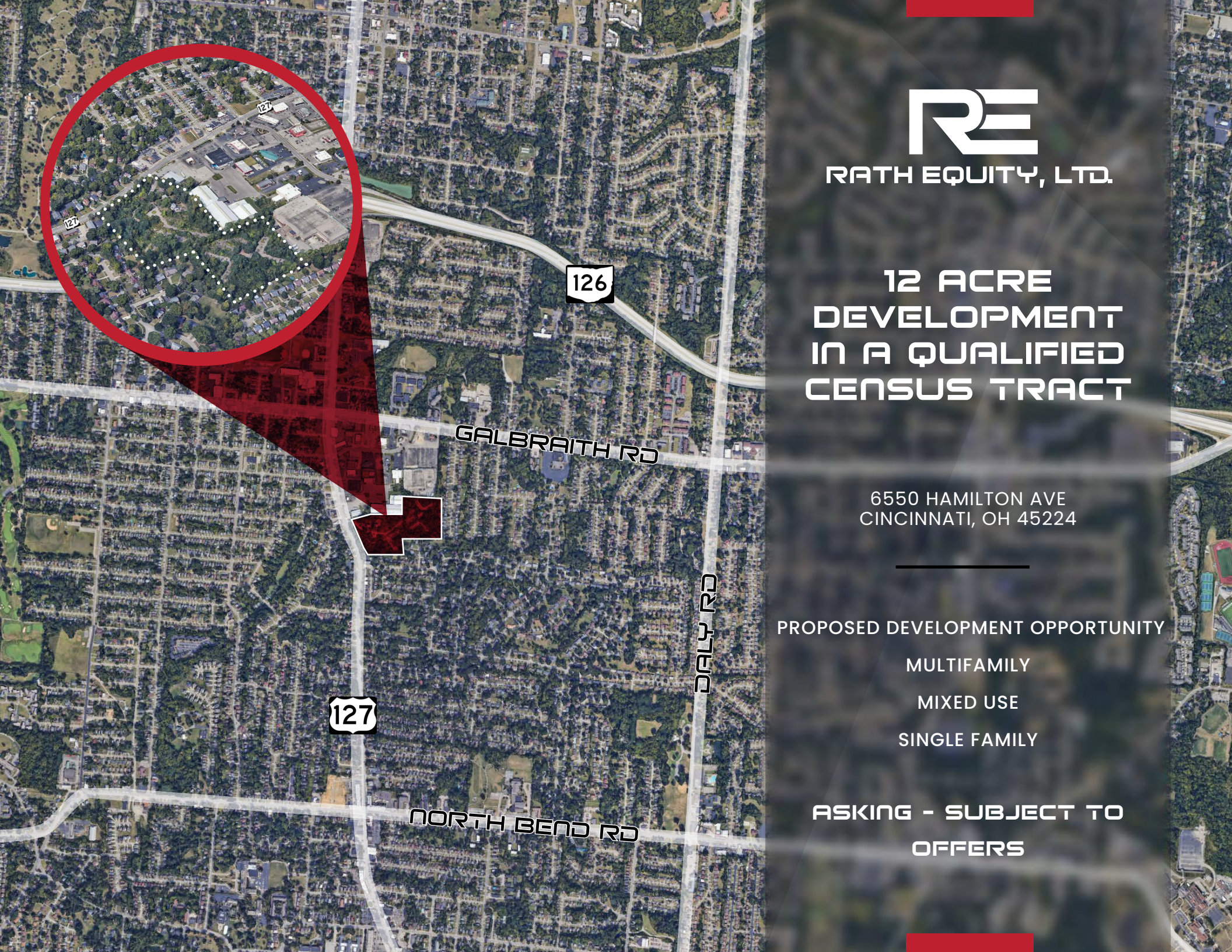
PROPOSED DEVELOPMENT OPPORTUNITY

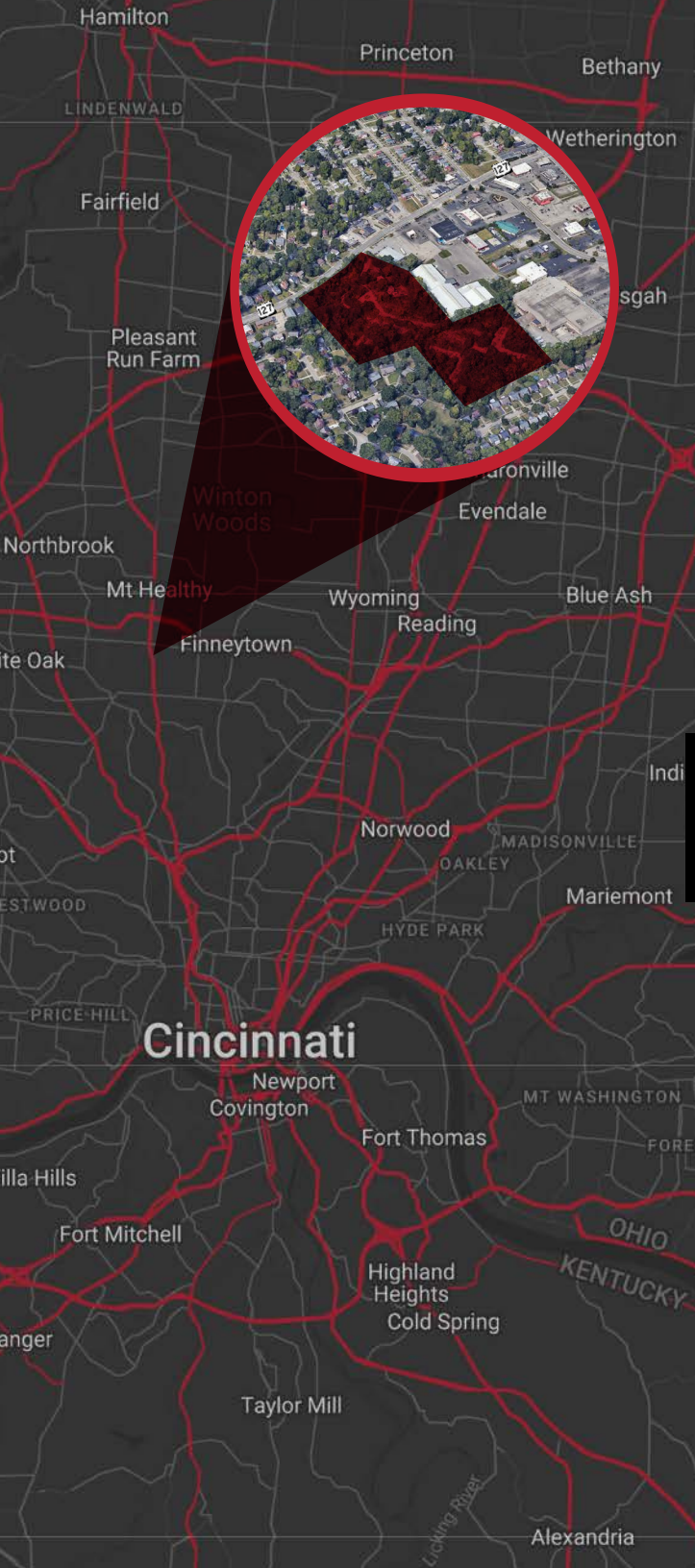
MULTIFAMILY

MIXED USE

SINGLE FAMILY

**ASKING - SUBJECT TO
OFFERS**





PROPERTY OVERVIEW

6550 Hamilton Avenue presents a prime 12-acre development opportunity located in the heart of Cincinnati, Ohio. Formerly home to a 300-unit retirement community, the site is zoned R-LD and fully equipped with all utilities. Strategically positioned near a high-traffic intersection and just one mile from Ronald Reagan Highway, the property offers excellent connectivity and development potential for a variety of residential or community-based projects.

SALE PRICE
Subject to Offers

SIZE
12 Acres

ZONING
R-LD

PROPERTY HIGHLIGHTS

- >> 12 ACRE Development in a Qualified Census tract
- >> Zoned R-LD
- >> All utilities to site
- >> One Mile to Ronald Reagan Hwy
- >> Minutes to North College Hill School
- >> Near busy intersection



SITE PLAN

127





NORTH COLLEGE HILL
HIGH SCHOOL

127

Walgreens



PENN STATION
EAST COAST SUBS



Auto Zone

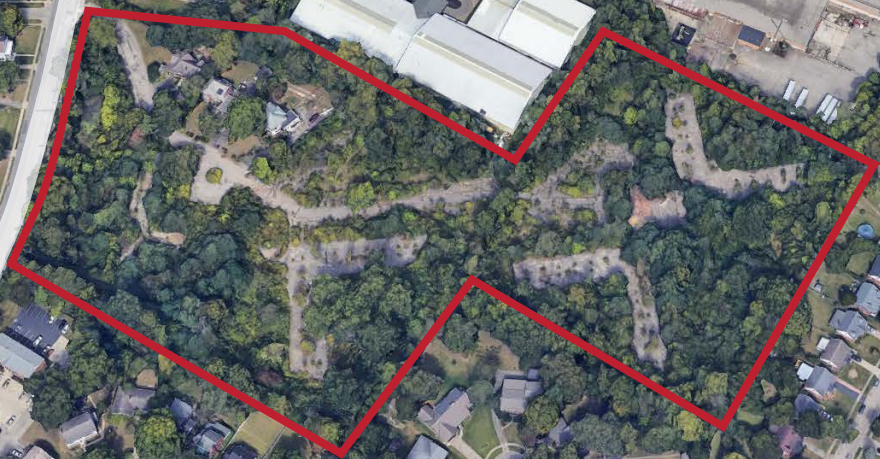
CHASE

GALBRAITH RD

127

DOLLAR GENERAL

ROSES



NEARBY AMENITIES



TARGET
PENN STATION
EAST COAST SLIBS
WAFFLE HOUSE
THE HOME DEPOT
SKYLINE CHILI

NORTH COLLEGE HILL HIGH SCHOOL

Kroger Perkins

Kroger **petco**
Chick-fil-A **ACE Hardware** **Tanara**
Advance! Auto Parts **HIBBETT SPORTS** **planet fitness**

Walmart **McDonald's**
FAMILY DOLLAR
Staples **DEFY** **DE**
DUNKIN'

CLIFVERNOOK COUNTRY CLUB

Roses **McDonald's**
BURGER KING **Walgreens**
PENN STATION
DOLLAR GENERAL **Auto Zone**

Walgreens **Bob Evans RESTAURANT**
Wendy's **WING STOP**

DEMOGRAPHICS

2025 SUMMARY

	1 MILE	3 MILE	5 MILE
Population	16,955	98,218	223,588
Households	7,179	40,145	92,300
Families	4,114	23,556	52,936
Average Household Size	2.32	2.41	2.38
Owner Occupied Housing Units	4,146	23,322	53,166
Renter Occupied Housing Units	3,033	16,823	39,134
Median Age	40.3	38.9	39.3
Median Household Income	\$57,212	\$59,691	\$62,569
Average Household Income	\$72,681	\$78,444	\$88,070

2030 SUMMARY

	1 MILE	3 MILE	5 MILE
Population	17,070	97,987	223,069
Households	7,211	39,930	91,780
Families	4,080	23,160	52,041
Average Household Size	2.33	2.41	2.39
Owner Occupied Housing Units	4,295	23,742	54,102
Renter Occupied Housing Units	2,916	16,188	37,678
Median Age	41.5	40.3	40.6
Median Household Income	\$65,410	\$66,135	\$70,001
Average Household Income	\$82,722	\$88,884	\$99,890



223,588

5-Mile
Population



\$62,569

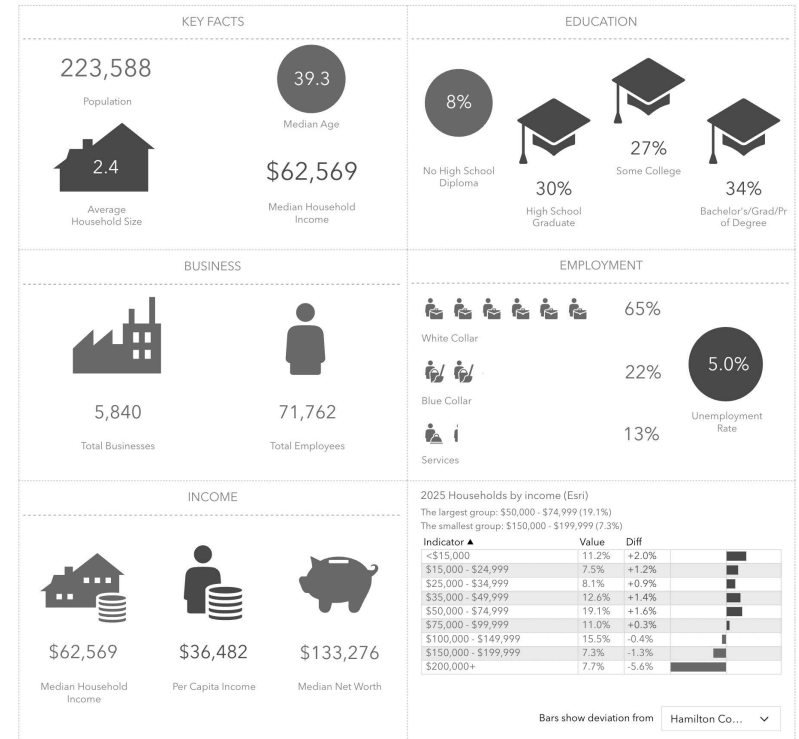
5-Mile Median
Household Income



92,300

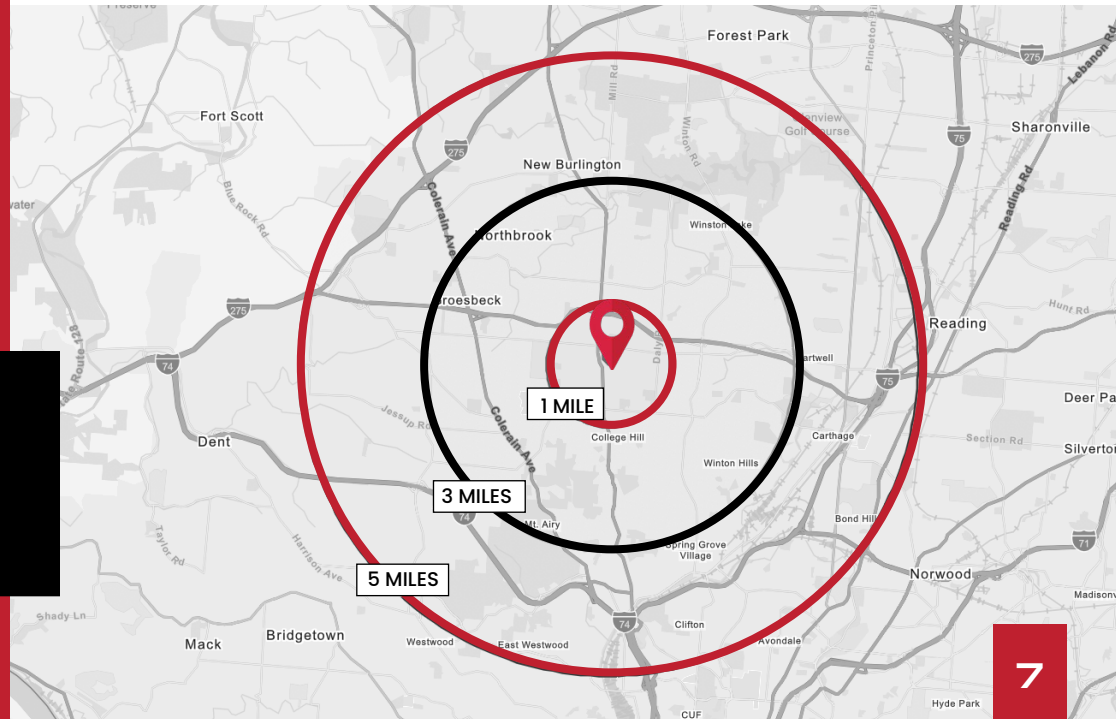
5-Mile
Households

5 MILE KEY FACTS



This infographic contains data provided by Esri, Esri and Data Axle. The vintage of the data is 2021, 2026.

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