



RATH EQUITY, LTD.

PRIME VINE STREET INFILL DEVELOPMENT OPPORTUNITY

VINE ST, MULBERRY ST,
CLIFTON AVE, PEETE ST
CINCINNATI, OH, 45202

13 PARCELS TOTALING 1.024 AC

LIST PRICE:
\$295,000



PROPERTY OVERVIEW

This offering presents a rare opportunity to acquire a 1.024-acre land assemblage comprising 13 parcels strategically positioned along Vine Street, one of Cincinnati's most prominent urban corridors. The site benefits from multiple points of ingress/egress and exposure across Vine Street, Mulberry Street, and East Clifton Avenue, enhancing flexibility for future development.

The parcel configuration supports a variety of redevelopment concepts, including multifamily, mixed-use, townhome, or neighborhood-serving commercial uses, subject to zoning and approvals. The site's scale and street presence are increasingly difficult to replicate in this submarket, making it well-suited for developers seeking infill opportunities in a supply-constrained urban environment.

SALE PRICE

\$295,000

PARCELS

13

ACRES

1.024

PROPERTY HIGHLIGHTS

- Located along Vine Street, a major arterial connecting Downtown Cincinnati, Over-the-Rhine (OTR), and Clifton—three of the city's most active and evolving districts.
- Minutes from the University of Cincinnati, Uptown medical campuses, and Downtown Cincinnati, providing strong demand drivers for residential and mixed-use development.
- Surrounded by ongoing revitalization, adaptive reuse projects, and increased residential density, supporting long-term value appreciation.
- Immediate access to I-75, Central Parkway, and key transit routes, offering seamless connectivity throughout the Cincinnati MSA.

5 MILE KEY FACTS

DEMOGRAPHICS

2025 SUMMARY

| | 1 MILE | 3 MILE | 5 MILE |
|-------------------------------|----------|----------|----------|
| Population | 38,546 | 148,539 | 334,644 |
| Households | 14,494 | 67,532 | 148,063 |
| Families | 4,109 | 24,559 | 65,763 |
| Average Household Size | 2.12 | 2.01 | 2.14 |
| Owner Occupied Housing Units | 2,706 | 19,328 | 58,627 |
| Renter Occupied Housing Units | 11,788 | 48,204 | 89,436 |
| Median Age | 24.6 | 31.8 | 33.8 |
| Median Household Income | \$48,063 | \$53,494 | \$59,316 |
| Average Household Income | \$83,368 | \$87,757 | \$93,002 |

2020 SUMMARY

| | 1 MILE | 3 MILE | 5 MILE |
|-------------------------------|----------|----------|-----------|
| Population | 40,259 | 152,849 | 339,542 |
| Households | 15,285 | 70,053 | 151,055 |
| Families | 4,228 | 24,816 | 65,706 |
| Average Household Size | 2.12 | 2.00 | 2.13 |
| Owner Occupied Housing Units | 2,914 | 20,180 | 60,830 |
| Renter Occupied Housing Units | 12,372 | 49,873 | 90,225 |
| Median Age | 24.7 | 32.6 | 34.9 |
| Median Household Income | \$54,065 | \$59,611 | \$65,812 |
| Average Household Income | \$94,190 | \$97,945 | \$103,693 |



334,644

5-Mile Population



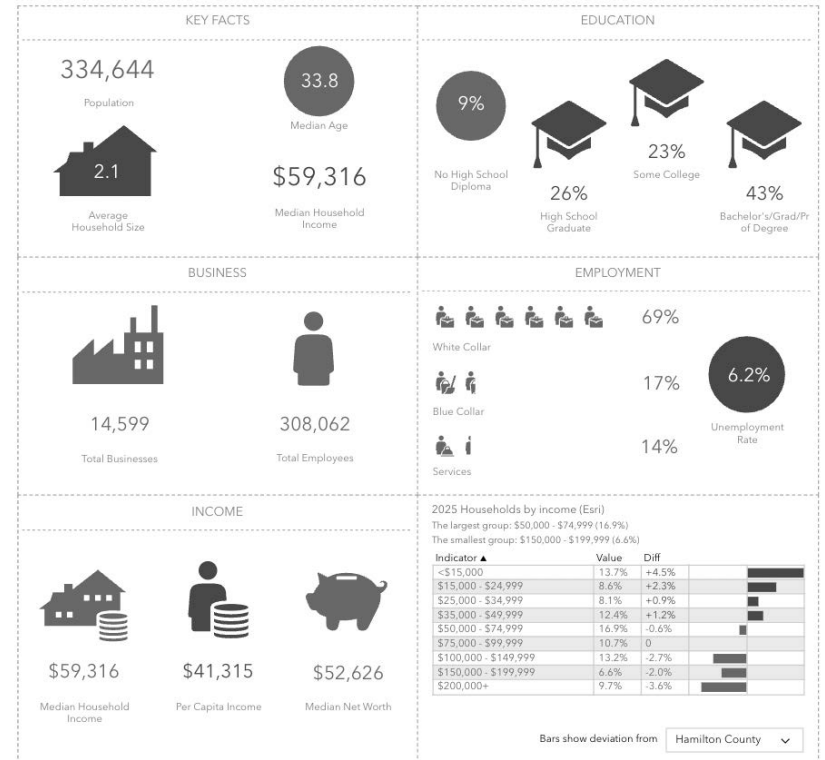
\$59,316

5-Mile Median Household Income

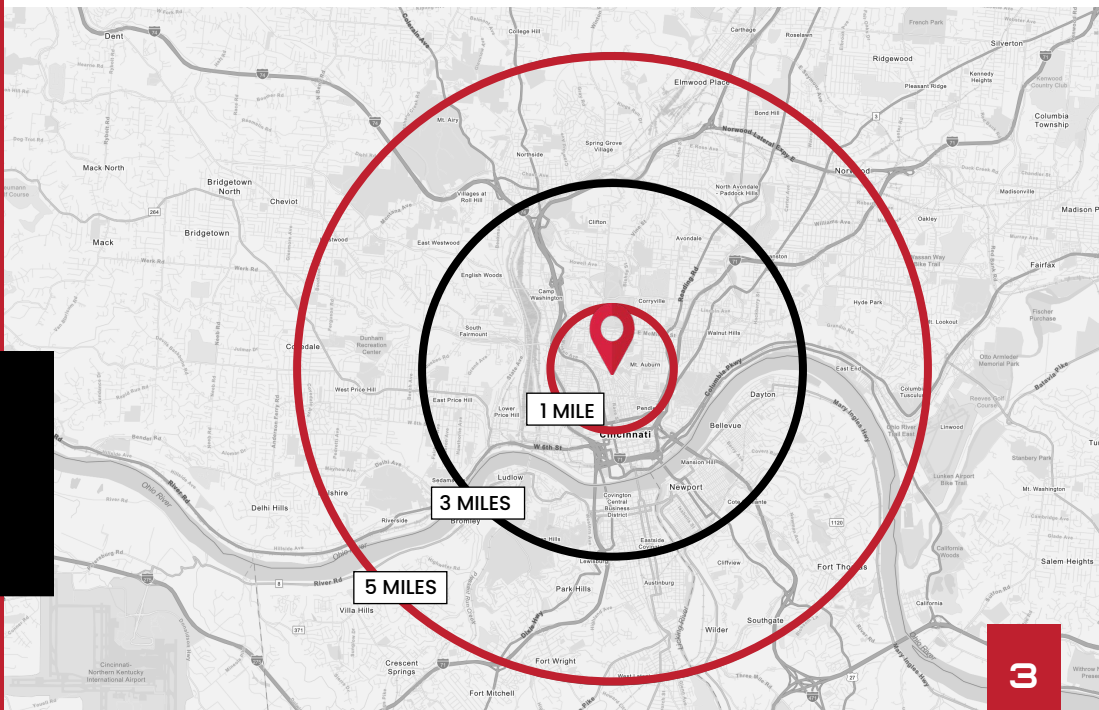


148,063

5-Mile Households



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



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