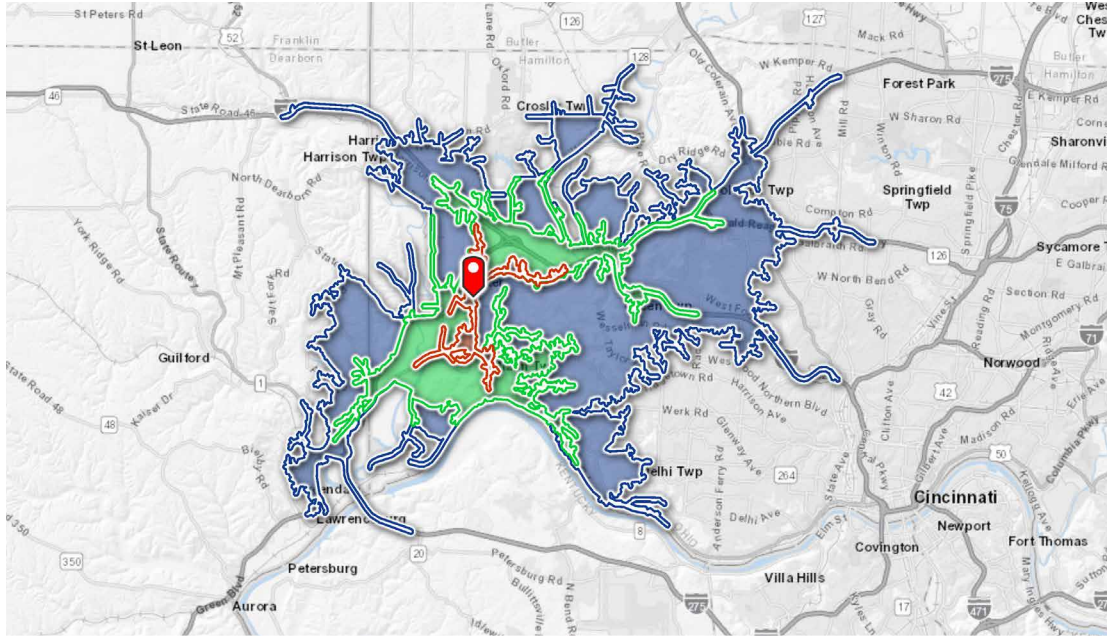


RIVERS EDGE

HAMILTON CLEVES ROAD // CLEVELS, OHIO 45002

31.2 ACRES AVAILABLE



LOCATION: Hamilton Cleves Road
ClevelS, Ohio 45002

AVAILABLE: 31.20 Acres

COUNTY: Hamilton County

PARCEL ID: 630-0130-0106-00
630-0130-0107-00
630-0130-0099-00

ASKING PRICE: \$3,120,000

PROPERTY HIGHLIGHTS:

- » 31.2 acres of unzoned, developed land located in the Whitewater Township, Hamilton County Ohio
- » City water, Duke electric, private sewage plant
- » Rivers Edge Indoor Sports Complex and Cornhole Worldwide are located in the development
- » 3 miles to I-74
- » 1.5 miles to US Route 50
- » 22 minutes to CVG International Airport
- » 23 minutes to Downtown Cincinnati
- » 16 minutes to Lawrenceburg Indiana
- » 1 hour and 30 minutes to Indianapolis, Indiana
- » 2 hours to Columbus, Ohio
- » 1 hour to Louisville, Kentucky

2025 DEMOGRAPHIC SNAPSHOT

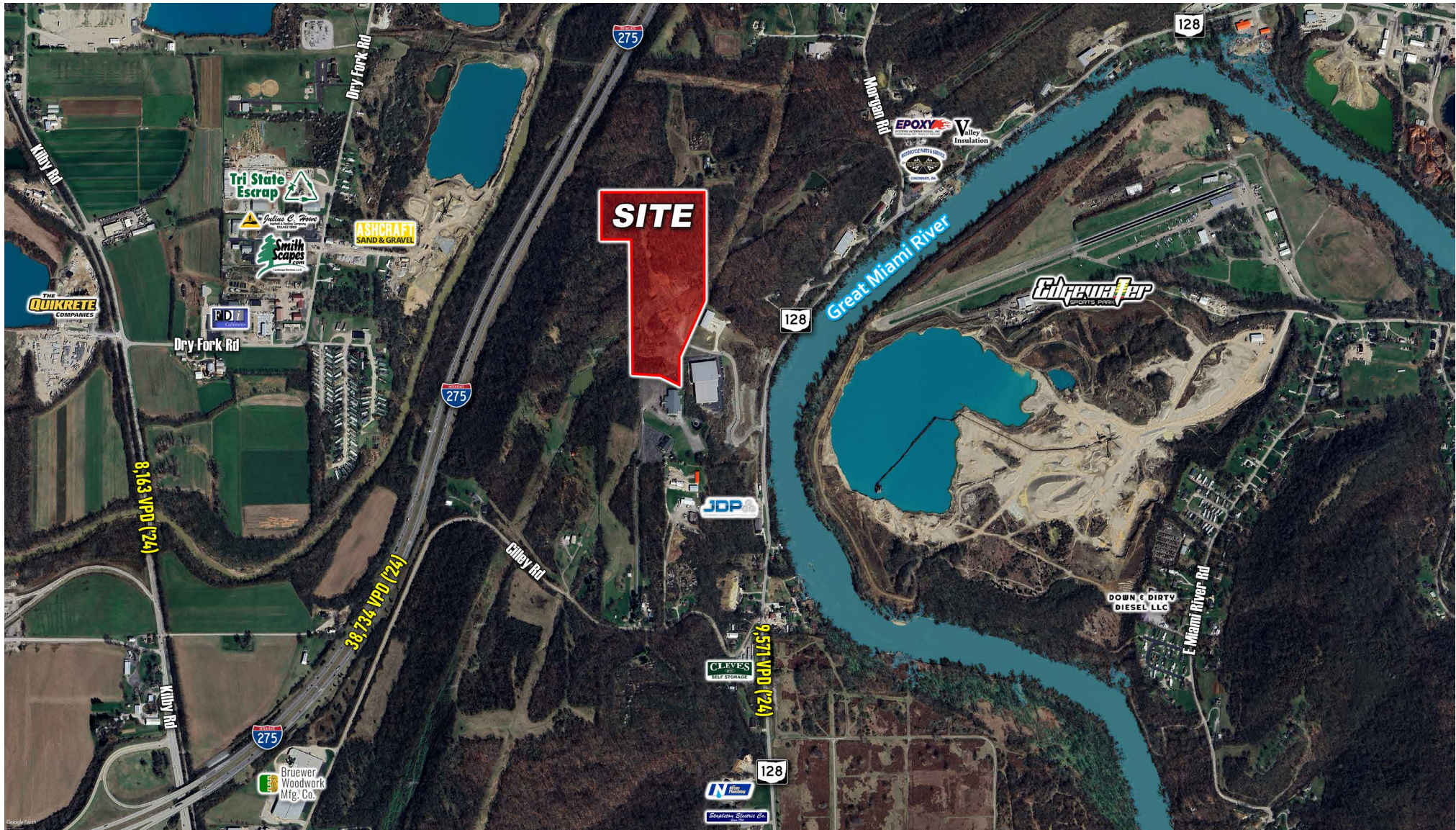
DRIVETIMES	5-MINUTE	10-MINUTE	15-MINUTE
TOTAL POPULATION	1,750	12,212	85,876
DAYTIME POP.	1,850	10,853	69,849
TOTAL HOUSEHOLDS	593	4,815	33,749
AVERAGE HH INCOME	\$90,598	\$111,276	\$120,225

For More Information:

US Commercial Real Estate, LLC // Jim Griebel // Direct: 513.218.0083 // jgriebel0234@gmail.com

CLOSE AERIAL

HAMILTON CLEVES ROAD // CLEVES, OHIO 45002

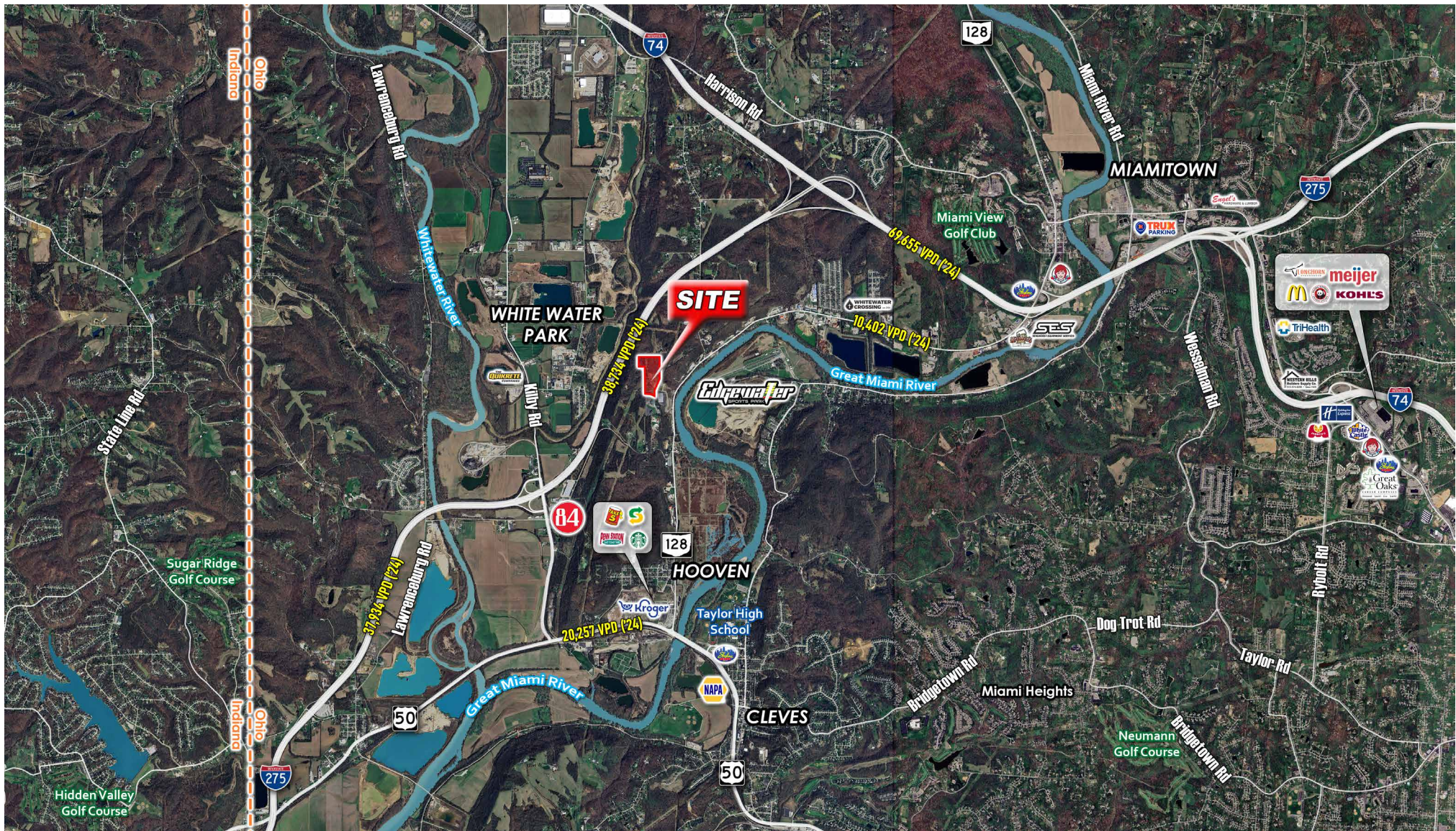


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WIDE AERIAL

HAMILTON CLEVES ROAD // CLEVES, OHIO 45002



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