

FOR SALE

Commercial Land | 2.7 Acres

345 GLENSPRINGS DR, CINCINNATI, OH 45246

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➤ THE OFFERING

**AERIAL VIDEO**

3CRE is excited to offer a ~2.7-acre parcel split at 345 Glensprings Drive in Springdale, Ohio. Listed for \$225,000, this prime development site consists of two distinct parcels that provide excellent versatility. The western parcel is zoned OB (Office Building), while the eastern parcel is zoned GB (General Business), offering a flexible dual-zoning opportunity for developers and end-users looking to build out a custom project.

The property benefits from a highly visible location directly off Springfield Pike (Route 4) and just seconds from the I-275 interchange. Situated in a thriving commercial corridor, the site is anchored by the Springdale commercial district and surrounded by national retailers, medical offices, and established residential neighborhoods. This immediate highway access ensures seamless connectivity throughout the Greater Cincinnati and Tri-County areas, allowing future development to easily capitalize on strong daily traffic and robust local demographics in a high-demand market.

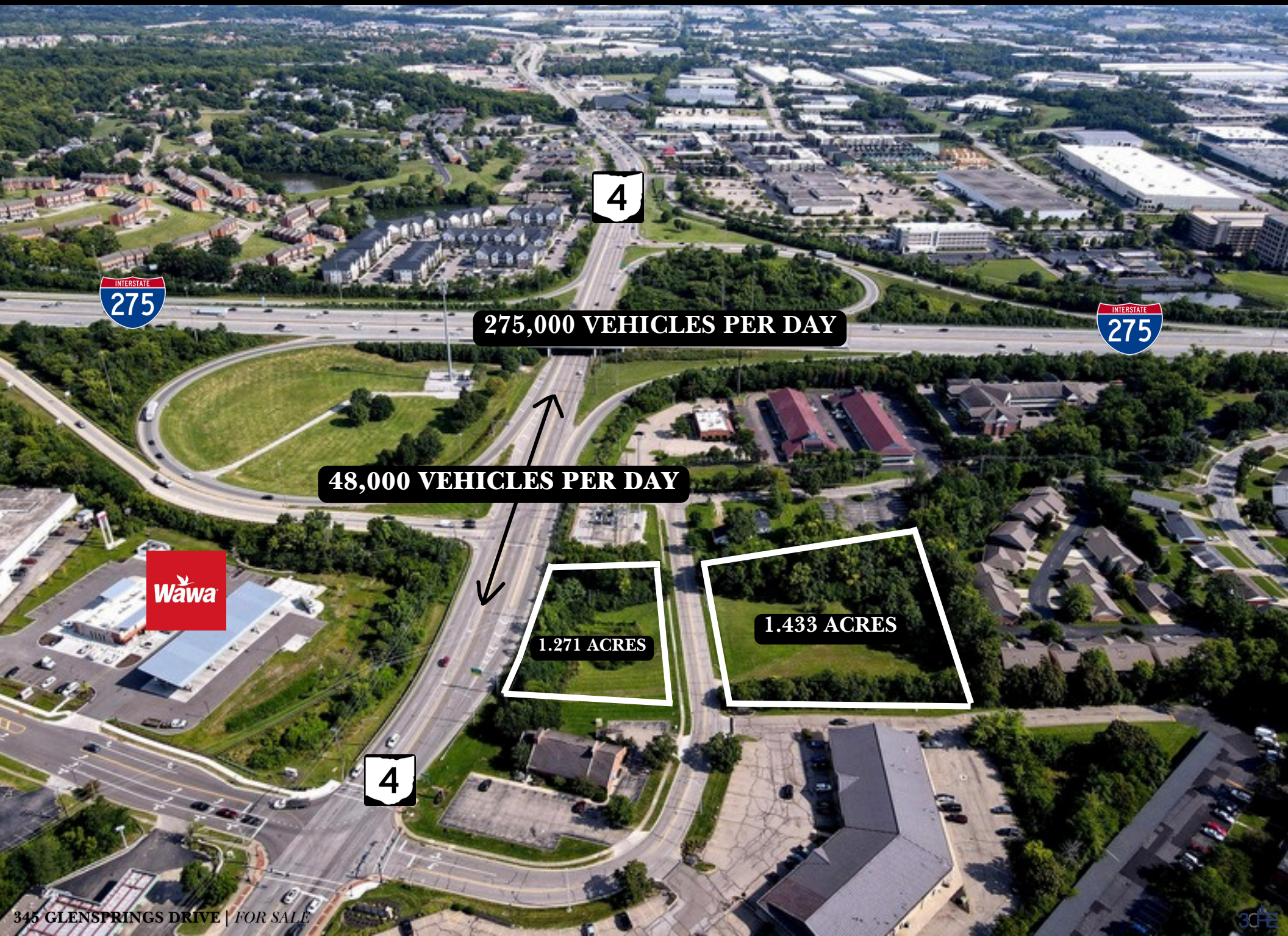
➤ PROPERTY HIGHLIGHTS

Offered For Sale : \$225,000

Total Acreage: 2.7 Acres

- Eastern Parcel zoned (GB) General Business - 1.433 Acres
- Western Parcel zoned (OB) Office Building - 1.271 Acres
- Located off of I-275
- Parcel IDs: 599-0031-0419-00 & 599-0031-0420-00
- Close proximity to Interstate 275 and Interstate 75





275,000 VEHICLES PER DAY

48,000 VEHICLES PER DAY

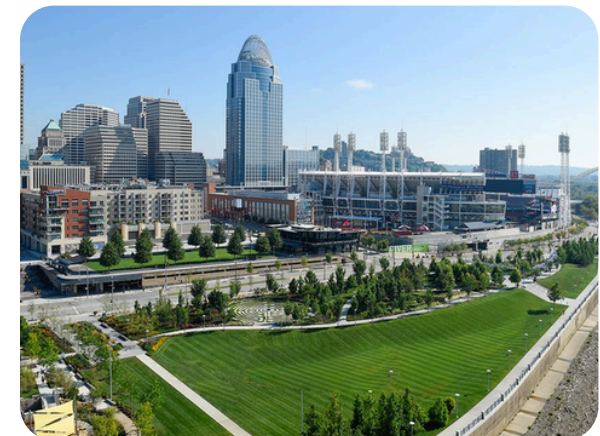


1.271 ACRES

1.433 ACRES



DESTINATION		DISTANCE FROM SUBJECT SITE
INTERSTATE-275	→	0.2 MILES
INTERSTATE-75	→	2.2 MILES
INTERSTATE-71	→	9.5 MILES
TRI-COUNTY	→	1.5 MILES
DOWNTOWN CINCINNATI	→	15 MILES
AIRPORT (CVG)	→	30 MILES



	1 MILE	3 MILE	5 MILE
POPULATION	6,261	54,324	149,582
AVERAGE HOUSEHOLD INCOME	\$88,046	\$87,387	\$99,833
NUMBER OF HOUSEHOLDS	998	15,121	44,628
MEDIAN AGE	43	38.4	39.3
TOTAL BUSINESSES	1,061	4,631	10,471
TOTAL EMPLOYEES	12,071	68,612	147,019

Cincinnati

OHIO



METRO AREA STATISTICS

2.27 MM
POPULATION

81K
HOUSEHOLD
INCOME

3.6%
UNEMPLOYMENT

FORTUNE 500

NO. 27 - *KROGER*

NO. 51 - *PROCTER & GAMBLE*

NO. 118 - *GE AEROSPACE*

NO. 310 - *WESTERN & SOUTHERN*

NO. 320 - *FIFTH THIRD*

NO. 371 - *CINCINNATI FINANCIAL*

NO. 427 - *CINTAS*

NO. 460 - *AMERICAN FINANCIAL*

CINCINNATI ACCOLADES

Best City for Young Professionals

Ranked #8 - Forbes (2023)

Top 20 Best Places to Live in the U.S.

Ranked #18 – U.S. News & World Report (2023)

Best Mid-Size City for Job Growth

Ranked #3 - National League of Cities (2023)

Rated (A-) Overall Grade | Niche

- Niche (2024)

Cincinnati Children's ranked #1

Children's Hospital

- US News & World Report



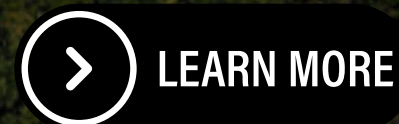
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3CRE Advisors is a multi-state firm specializing in Commercial Real Estate Brokerage, Leasing, Property Management, Capital Markets, and Business Brokering. Our Retail Services Group is ready to assist with all your retail real estate needs. Connect with us at any of our office locations or visit us online at www.3CRE.com.



DISCLAIMER



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