Redevelopment / Land Sale

3300 Central Parkway, Cincinnati, OH
5,785 SF Building | 1.83 acres | Asking $800,000

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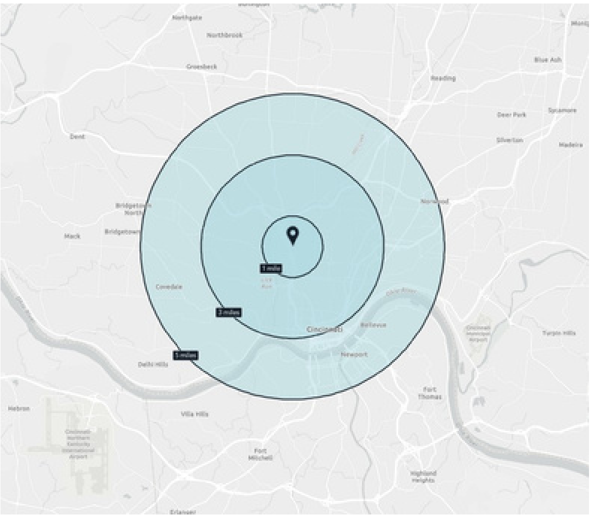
Property Overview

This 1.83 acre site in Cincinnati's Midtown/Clifton neighborhood represents a compelling redevelopment and land sale opportunity. The property is ideally positioned for a range of development scenarios including QSR/drive-through, retail, mixed-use, or institutional use.

Three combined parcels totaling 1.83 acres offer flexibility for infill development or ground-up construction. Existing structure on site.



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Property Overview & Demographics

Parcel Breakdown

- Parcel 214-0001-0110-00 - 1.789 acres
- Parcel 214-0001-0131-00 - 0.024 acres
- Parcel 214-0001-0117-00 - .025 acres

Location	Midtown, OH
Building Size	5,785 s.f.
Acreage	1.83
Parking	2.77 spaces per 1,000 SF
Sale Price	$800,000
Annual Average Daily Traffic Count (cars/day)	16,990

2025 Demographics	1 mile	3 miles	5 miles
Estimated population	14,258	130,942	342,818
Estimated households	6,569	56,617	150,693
Median HH income	$51,264	$46,356	$55,750

Location Overview

Located 2 miles north of the CBD along Central Parkway with direct I-75 access and proximity to the University of Cincinnati, Cincinnati Zoo , and Cincinnati Children's Hospital, the site benefits from strong institutional demand generators and excellent regional connectivity.

Convenient access to I-75

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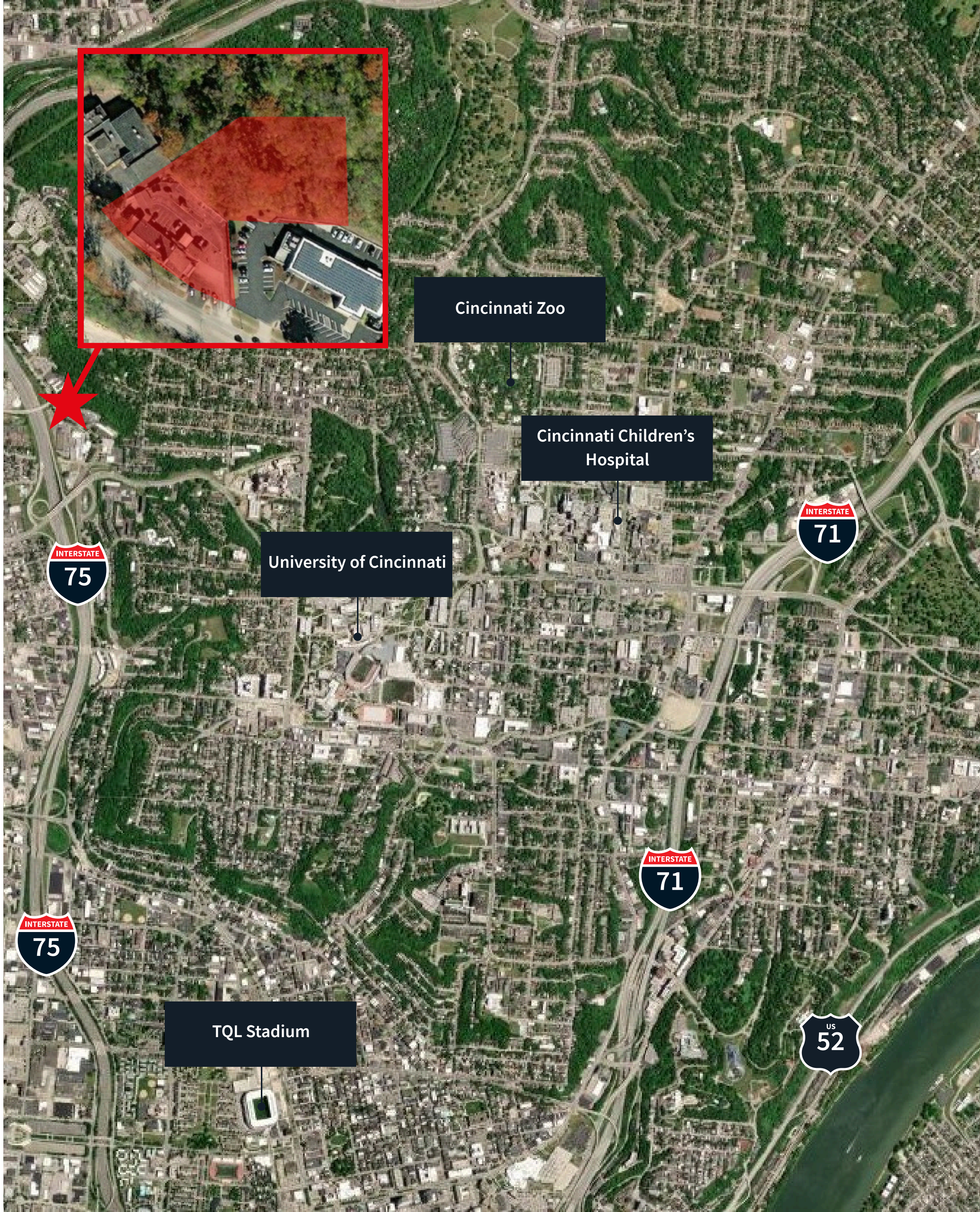

Redevelopment / Land Sale Opportunity

A unique land and redevelopment opportunity in one of Cincinnati's most strategically positioned corridors. Includes the existing structure and all three contiguous parcels

Combined Asset: 1.83 acres sold together, providing scale and flexibility for a range of development or repositioning strategies

Prime Institutional Corridor: Direct proximity to the University of Cincinnati, Cincinnati Zoo, and Cincinnati Children's Hospital creates strong demand from institutional, medical, and mixed-use developers.

Flexible Development Potential: Well positioned for QSR/drive-through, retail, mixed-use, student housing, or medical office. Excellent I-75 access and Central Parkway visibility

Asking Price $800,000

$437,158.47 / Acre

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Thank you

About JLL

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