

# Land Available for Development in Colerain Township

10090 Pippin Road | Cincinnati, OH | 45231



COUNTY	PROPERTY TYPE	ZONING	SPACES AVAILABLE	PRICE
Hamilton	Land	R-1 Residential	5.27 Acres	\$539,900

## Property & Location Highlights:

- 5.27 acres ready for development
- Ideal site for Multi- Family, or Assisted Living Development
- Retail corridor of Colerain Ave. is minutes away
- Flat Terrain

- All Utilities to the site
- 1.25 miles to State Route 27
- 1.40 miles to I-275
- Minutes to the retail corridor of Colerain Ave. Anchored by Northgate Mall, Stone Creek Towne Center, Best Buy and JC Penney

All information furnished is from sources deemed reliable and is subject to errors, omissions and changes prior to sale as withdrawal without notice.

For more information, contact:



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CORFAC INTERNATIONAL

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Radius	1 Mile		5 Mile		10 Mile	
<b>Population</b>						
2028 Projection	12,172		180,194		644,271	
2023 Estimate	12,145		178,824		637,190	
2010 Census	12,294		176,108		615,753	
Growth 2023 - 2028	0.22%		0.77%		1.11%	
Growth 2010 - 2023	-1.21%		1.54%		3.48%	
<b>2023 Population by Hispanic Origin</b>						
2023 Population	452		6,417		32,188	
<b>2023 Population</b>						
White	7,579	62.40%	107,437	60.08%	400,109	62.79%
Black	3,788	31.19%	61,430	34.35%	196,600	30.85%
Am. Indian & Alaskan	33	0.27%	451	0.25%	1,935	0.30%
Asian	256	2.11%	3,389	1.90%	18,571	2.91%
Hawaiian & Pacific Island	30	0.25%	246	0.14%	1,078	0.17%
Other	458	3.77%	5,871	3.28%	18,897	2.97%
U.S. Armed Forces	10		41		115	
<b>Households</b>						
2028 Projection	4,348		71,342		262,253	
2023 Estimate	4,336		70,767		259,366	
2010 Census	4,396		69,859		252,027	
Growth 2023 - 2028	0.28%		0.81%		1.11%	
Growth 2010 - 2023	-1.36%		1.30%		2.91%	
Owner Occupied	3,237	74.65%	49,200	69.52%	147,712	56.95%
Renter Occupied	1,099	25.35%	21,567	30.48%	111,654	43.05%
<b>2023 Households by HH Income</b>						
Income: <\$25,000	757	17.45%	13,428	18.97%	60,781	23.43%
Income: \$25,000 - \$50,000	1,055	24.33%	14,658	20.71%	55,269	21.31%
Income: \$50,000 - \$75,000	929	21.42%	14,057	19.86%	45,653	17.60%
Income: \$75,000 - \$100,000	612	14.11%	8,927	12.61%	29,370	11.32%
Income: \$100,000 - \$125,000	562	12.96%	7,614	10.76%	25,108	9.68%
Income: \$125,000 - \$150,000	214	4.93%	4,453	6.29%	13,805	5.32%
Income: \$150,000 - \$200,000	139	3.20%	4,405	6.22%	14,666	5.65%
Income: \$200,000+	69	1.59%	3,226	4.56%	14,714	5.67%
<b>2023 Avg Household Income</b>	\$69,561		\$79,479		\$77,421	
<b>2023 Med Household Income</b>	\$58,548		\$60,838		\$56,034	

Business Employment by Type	# of Businesses	# Employees	#Emp/Bus
<b>Total Businesses</b>	<b>101</b>	<b>905</b>	<b>9</b>
Retail & Wholesale Trade	13	75	6
Hospitality & Food Service	6	54	9
Real Estate, Renting, Leasing	5	16	3
Finance & Insurance	8	31	4
Information	1	4	4
Scientific & Technology Services	6	30	5
Management of Companies	1	3	3
Health Care & Social Assistance	9	178	20
Educational Services	4	178	45
Public Administration & Sales	1	17	17
Arts, Entertainment, Recreation	3	18	6
Utilities & Waste Management	3	6	2
Construction	13	67	5
Manufacturing	2	104	52
Agriculture, Mining, Fishing	0	0	0
Other Services	26	124	5

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