

631 Northland Boulevard
Cincinnati, Ohio 45240

New Listing!



**≈1.57 ACRES
RETAIL, MEDICAL, REDEVELOPMENT
FOR SALE**

PROPERTY FEATURES

- Approximately 1.57 Acres for sale
- Free-standing retail pad or redevelopment
- Existing curb cuts
- Strong signalized corner at Southland and Northland
- Excellent location in Forest Park
- Heavy traffic flow
- Formerly McDonald's Restaurant
- Zoning: PB; Planned Business
- Sale Price: \$495,000



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RETAIL MARKET AT A GLANCE

631 Northland Blvd, Cincinnati, Ohio, 45240

Ring: 1 mile radius

Property Retail Score is a site-level indicator aggregating influence of population, income, spending potential, growth, and age factors to determine retail opportunities in the area.

Property Retail Score



79

-21% ↓ National Average



Total Population

12,019

National total is 339,887,819

Daytime Population

10,937

National total is 338,218,372

Median HH Income

\$75,956

7% ↓ than National average
(\$81,624)

Retail SPI

83

20% ↓ than National average
(100)

Projected 5-Year
Population Growth

0.2%

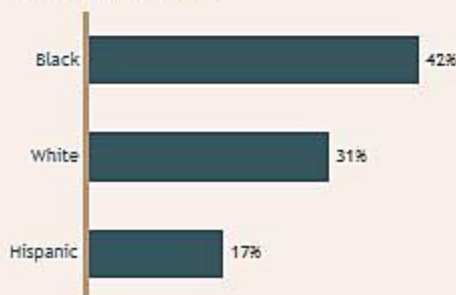
147% ↓ than National average
(0.4%)

Median Age

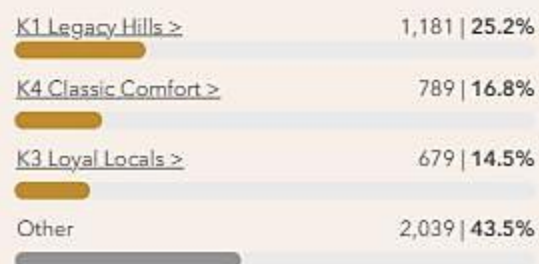
39.7

0% ↑ than National average
(39.6)

Top 3 Ethnicities



Top 3 Tapestry Segments [more info.](#)



[View comparison table](#)



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Traffic Count Map - Close Up

631 Northland Blvd, Cincinnati, Ohio, 45240

Rings: 1, 3, 5 mile radii



Average Daily Traffic Volume

- ▲ Up to 8,000 vehicles per day
- ▲ 8,001 - 15,000
- ▲ 15,001 - 50,000
- ▲ 50,001 - 70,000
- ▲ 70,001 - 100,000
- ▲ More than 100,000 per day



Source: Traffic Counts (2025)



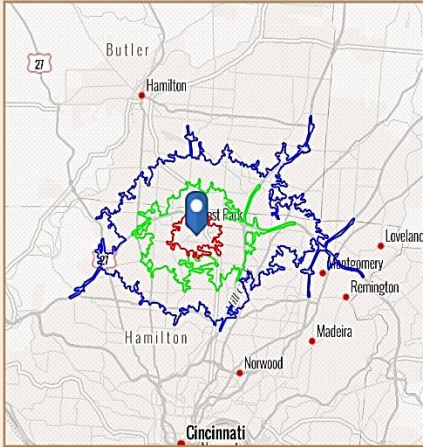
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BENCHMARK DEMOGRAPHICS

631 Northland Blvd, Cincinnati, Ohio, 45240

Drive time of 5 mins, 10 mins, & 15 mins



Based on ideas by Gary M. Ralston, CCIM, SIOR, CPM, CRE, CLS, CDP, CRX, FRICS

Source: This infographic contains data provided by Esri (2025, 2030), Esri-Data Axle (2025)

THE CCIM INSTITUTE



AGE SEGMENTS	DRIVE TIME			GEOGRAPHY		States	USA
	5 mins	10 mins	15 mins	Counties	CBSAs		
				Hamilton County	Cincinnati, OH-KY-IN Metropolitan Statistical Area	Ohio	
0 - 4	5.68%	5.54%	6.01%	5.73%	5.74%	5.49%	5.39%
5 - 9	6.02%	5.80%	6.30%	5.86%	6.11%	5.82%	5.75%
10 - 14	6.13%	5.77%	6.23%	5.89%	6.25%	5.94%	5.98%
15 - 19	6.38%	6.01%	6.35%	6.61%	6.71%	6.32%	6.47%
20 - 34	19.11%	20.10%	19.33%	21.97%	19.97%	19.49%	20.33%
35 - 54	23.49%	24.05%	24.53%	23.93%	24.71%	24.31%	25.20%
55 - 74	21.28%	22.59%	22.75%	22.21%	22.97%	24.05%	22.82%
75+	11.97%	10.15%	8.54%	7.77%	7.55%	8.58%	8.05%
HOUSEHOLD INCOME							
<\$15,000	6.0%	7.1%	6.9%	9.2%	7.8%	8.8%	8.3%
\$15,000-\$24,999	4.4%	4.8%	5.9%	6.3%	5.7%	6.9%	5.9%
\$25,000-\$34,999	7.1%	7.7%	8.6%	7.2%	6.3%	7.3%	6.3%
\$35,000-\$49,999	11.9%	12.2%	11.6%	11.2%	10.4%	11.8%	9.8%
\$50,000-\$74,999	21.4%	20.1%	18.3%	17.5%	15.8%	17.5%	15.6%
\$75,000-\$99,999	13.9%	13.3%	12.7%	10.7%	12.3%	12.3%	12.5%
\$100,000-\$149,999	21.2%	19.5%	18.6%	15.9%	18.9%	16.9%	17.8%
\$150,000-\$199,999	5.9%	7.9%	8.4%	8.6%	9.7%	8.6%	9.8%
\$200,000+	8.2%	7.4%	9.1%	13.3%	13.0%	9.9%	14.0%
KEY FACTS							
Population	16,595	50,616	173,510	839,525	2,299,908	11,855,714	339,887,819
Daytime Population	15,677	69,728	230,603	947,694	2,293,138	11,818,377	338,218,372
Employees	8,800	26,682	90,482	442,246	1,173,289	5,918,208	167,630,539
Households	6,446	20,519	69,348	348,443	913,640	4,891,832	132,422,916
Average HH Size	2.55	2.42	2.47	2.34	2.46	2.36	2.50
Median Age	40.2	40.1	39.2	37.9	39.0	40.5	39.6
HOUSING FACTS							
Median Home Value	182,421	215,991	231,729	270,264	290,349	239,552	370,578
Owner Occupied %	56.6%	58.3%	60.8%	57.8%	66.7%	66.2%	64.2%
Renter Occupied %	43.4%	41.7%	39.3%	42.2%	33.3%	33.8%	35.8%
Total Housing Units	6,820	21,747	73,785	381,125	980,953	5,330,377	146,800,552
INCOME FACTS							
Median HH Income	\$73,825	\$72,064	\$72,910	\$72,500	\$81,580	\$71,022	\$81,624
Per Capita Income	\$37,037	\$38,632	\$39,751	\$46,757	\$45,274	\$41,352	\$45,360
Median Net Worth	\$188,942	\$171,308	\$178,566	\$175,175	\$251,777	\$202,745	\$228,144

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