

FOR SALE

4071 E. 49th Street
Newburgh Heights, Ohio 44105



0.84 ACRES

AVAILABLE FOR SALE
GROUND LEASE OR BUILD-TO-SUIT

Redevelopment
Opportunity

PROPERTY FEATURES



0.84 ACRES

TOTAL SITE SIZE

215' X 192'

LOT DIMENSION

**AVAILABLE FOR SALE
GROUND LEASE
OR BUILD-TO-SUIT**

COMMENTS

- Shovel-ready 0.84 acre parcel
- Prime highway location, immediately off of the I-77 Harvard Avenue exit
- Located at a hard, signalized corner
- Over 16,000 VPD at the corner of Harvard Avenue and E. 49th Street and over 84,000 VPD on I-77
- Flexible zoning and business incentives available from the Village of Newburgh Heights



315,337
Population
(2024 | 5 Mile)



139,354
Households
(2024 | 5 Mile)



\$104,552
Owner Median
Home Value
(2024 | 5 Mile)



37.9
Median Age
(2024 | 5 Mile)

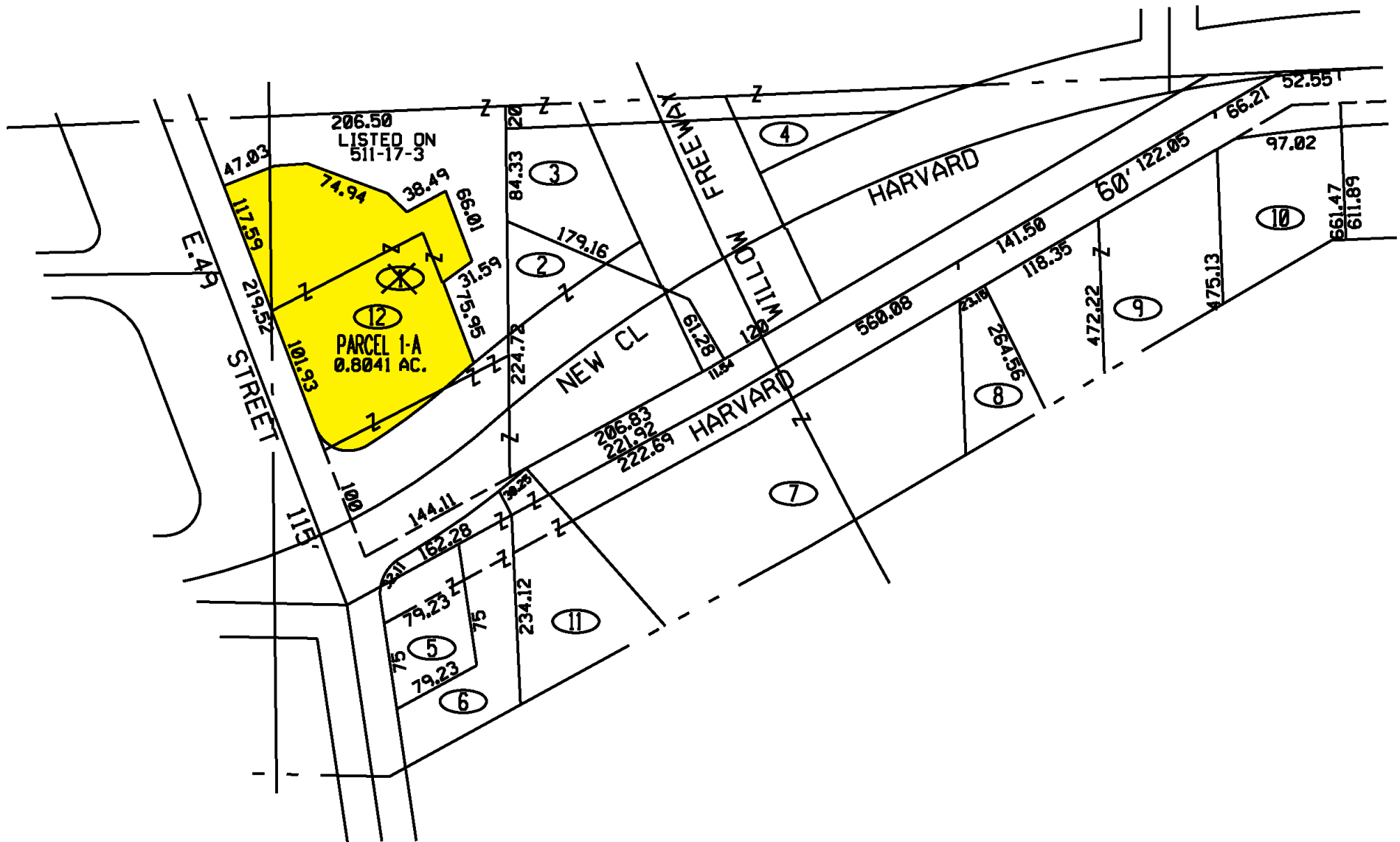


\$44,362
Median
Household Income
(2024 | 5 Mile)

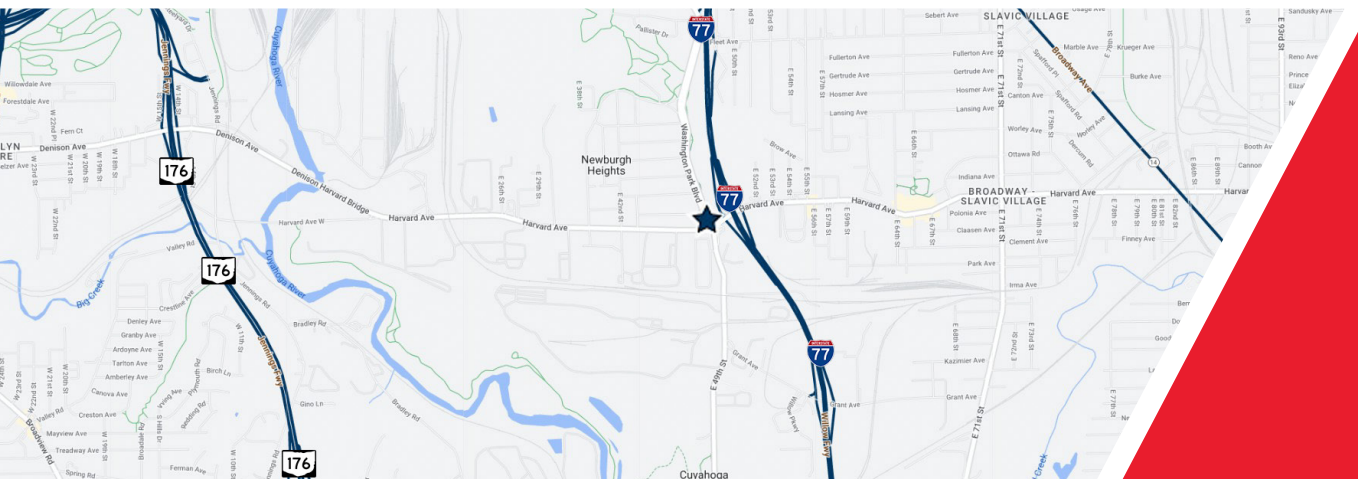


\$56,825
Average
Household Income
(2024 | 5 Mile)

PROPERTY TAX MAP



PROPERTY AERIAL MAP



Excellent Access
to I-77



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