



# Legacy Pointe Land - Blue Ash (Cincinnati), OH



## Offering Brochure

Development or Build-to-Suit Opportunity  
3.39 Acres | Blue Ash (Cincinnati), Ohio



**CUSHMAN &  
WAKEFIELD**

Cushman & Wakefield is pleased to offer the opportunity to acquire a land site in one of the most sought-after submarkets in Greater Cincinnati. Legacy Pointe is located at the northern end of Blue Ash and consists of 3.39 acres. **The site is ready for immediate development with complete infrastructure constructed up to the property boundary.**

## Legacy Pointe

3.39 Acres  
SIZE

Blue Ash  
SUBMARKET

M-1  
ZONING

\$1,200,000  
(\$354,000/acre)  
ASKING PRICE

612-0150-0585  
PARCEL ID

### Site Highlights

- Activity - the Legacy Pointe parcel is located in the most active sector of Blue Ash with recent projects including iTelligence, DiBella Subs, Wornick Foods, and a speculative 500,000 SF bulk warehouse completed within the past few years.
- Build-to-Suit - the current owner is a developer with full-service, build-to-suit capabilities.
- Visibility - the site enjoys excellent visibility from both Kenwood Road and Reed Hartman Highway, two major thoroughfares in Blue Ash.
- Access - situated on connector roads between Kenwood Road and Reed Hartman Highway, the site has easy access to points both north and south within Blue Ash.
- Governmental support - the business-friendly City of Blue Ash is willing to consider various economic incentives and support to encourage development.
- Zoning - the current zoning allows for a variety of uses, including office, R&D, medical, retail, and light industrial.



**Blue Ash Community Profile**

Blue Ash has distinguished itself on many fronts, with national recognition, rankings and press coverage for attributes such as its quality of life, community development, business climate and municipal golf course.

Strategically located in the heart of Greater Cincinnati, Blue Ash is home to more than 2,300 of the most successful companies in the region - and across the globe. Companies select Blue Ash for a number of reasons, including its central location which provides exceptional access to other markets as well as all the opportunities the region offers.

The city's amenities are seamlessly balanced with the kind of quaint, small-town charm that makes Blue Ash a great place to live. The idyllic lifestyle is complete with tree-lined streets, annual festivals that attract more than 350,000 people and beautiful parks. The newest park in Blue Ash, Summit Park, spans 130 acres with a performance pavilion, restaurants, an observation tower, ice skating rink, and many other recreational facilities.

**BLUE ASH AT A GLANCE:**

- 12 miles northeast of Cincinnati
- 20 minutes or less from most area attractions
- Twice named one of the "50 Fabulous Places to Raise Your Family in America"
- Re-development in Blue Ash, including downtown Blue Ash, was featured on a national CBS news program in mid 90's
- 35 minutes to nearly 160 daily flights to 50+ cities nonstop
- Instant access to I-275, I-71, I-75 and the Ronald Reagan Highway
- Residential population: 11, 917
- Daytime population (estimate): 50,000
- Businesses: 2,300+
- Land area: 7.7 square miles
- Land use: residential (35%), business (35%) public/ other (30%)
- Moody's municipal bond rating: Aa
- Served primarily by top rated Sycamore School District
- Extensive municipal recreation facilities for nature, arts and sports enthusiasts
- Year-round special events programming for entertainment and recreation

<b>4.5+ MILLION</b> Square feet of office space in Blue Ash – the largest suburban office market in the region	<b>2,300+</b> Blue Ash companies, ranging from entrepreneurs and small businesses to Fortune® 500 firms, industry leaders, and foreign-owned enterprises
<b>40K+</b> Blue Ash employees	<b>#2</b> Greater Cincinnati is one of the top places in the nation where startups thrive ( <i>CNN Money</i> ) because of its world-class incubators, accelerators and funding sources
<b>9</b> Blue Ash firms made the Inc. 5000 list of fastest growing privately owned companies in 2016	<b>#1</b> Greater Cincinnati has the lowest business operating costs in the nation of all cities with populations of two million or more ( <i>KPMG Competitive Alternatives Study, 2012</i> )
	<b>0%</b> State taxes on profits, new machinery and equipment, inventory, and out-of-state sales in Ohio



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