



AMERITAS PROPERTY

**1880 WAYCROSS ROAD,
FOREST PARK, OH 45240**

210,000 SF
OFFICE CAMPUS

72.2 ACRES



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EXCEPTIONAL INVESTMENT OPPORTUNITY

The Ameritas campus features a 210,000 SF office building on 72 acres, perfect for adaptive re-use or redevelopment. The property is strategically located at I-275 and Winton Road. The property provides outstanding connectivity to regional markets while benefiting from Forest Park's established infrastructure and pro-business environment. This rare opportunity combines the advantages of a well-planned community with proximity to Cincinnati's economic center, making it ideal for commercial or mixed-use development in one of Hamilton County's most desirable locations.





01

SITE PLAN



02

OFFICE BUILDING

PROPERTY HIGHLIGHTS



LAND

72 total acres available



OFFICE

210,000 SF existing office



PARKING

635 free surface parking spaces



FITNESS

On-site fitness center



CONFERENCING FACILITY

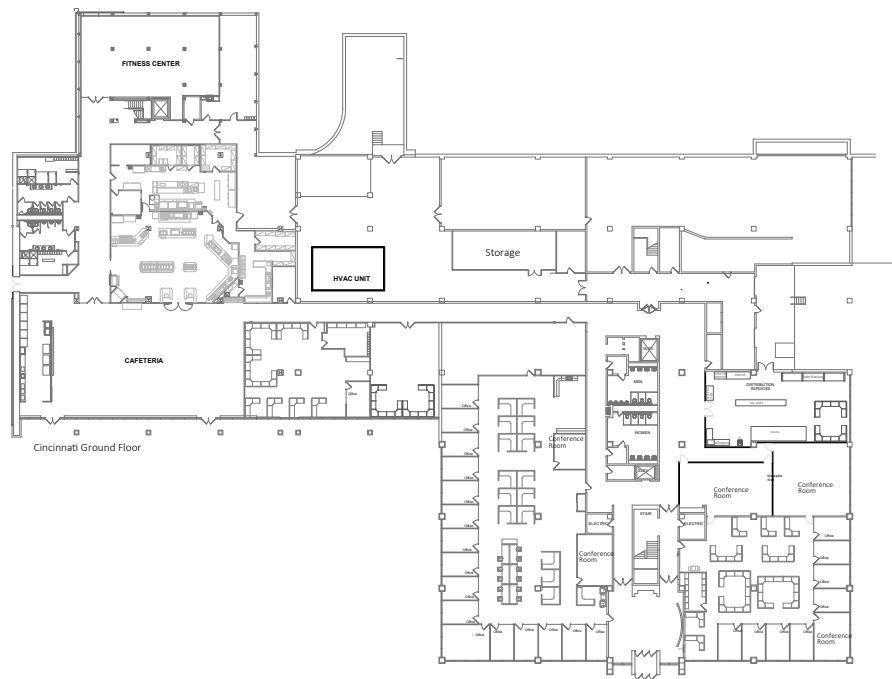
Conference and meeting spaces available



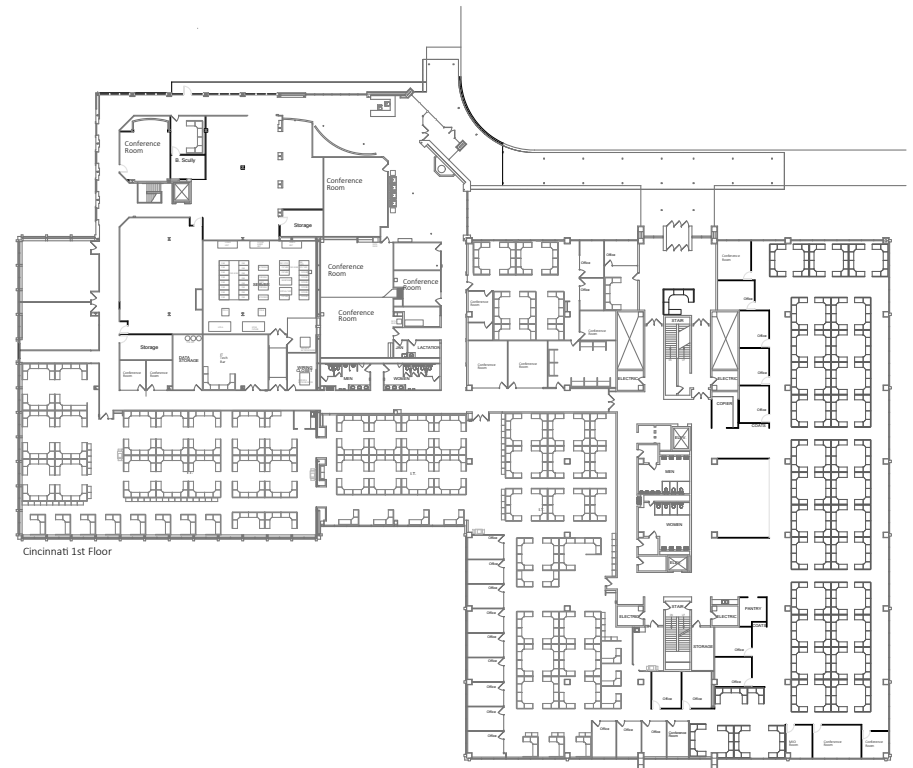
CAFETERIA

On-site cafeteria with full kitchen

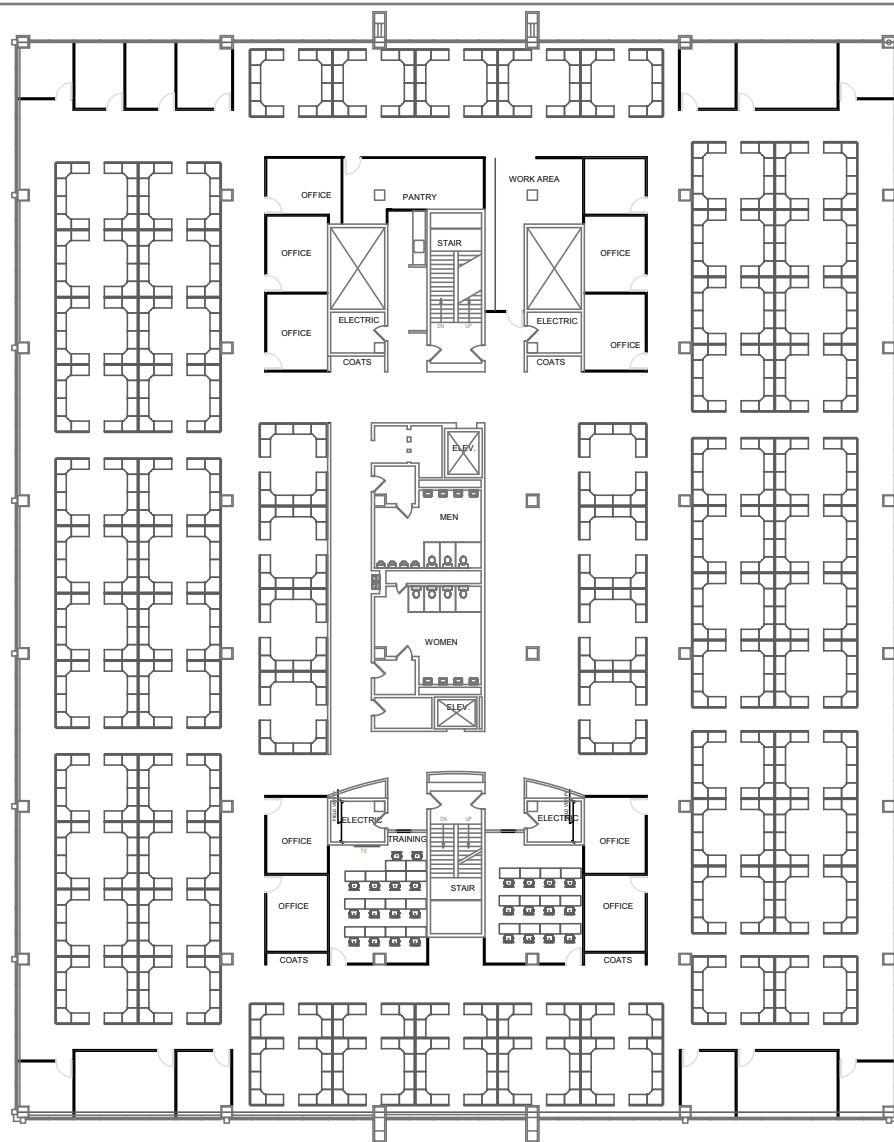
FLOOR PLANS



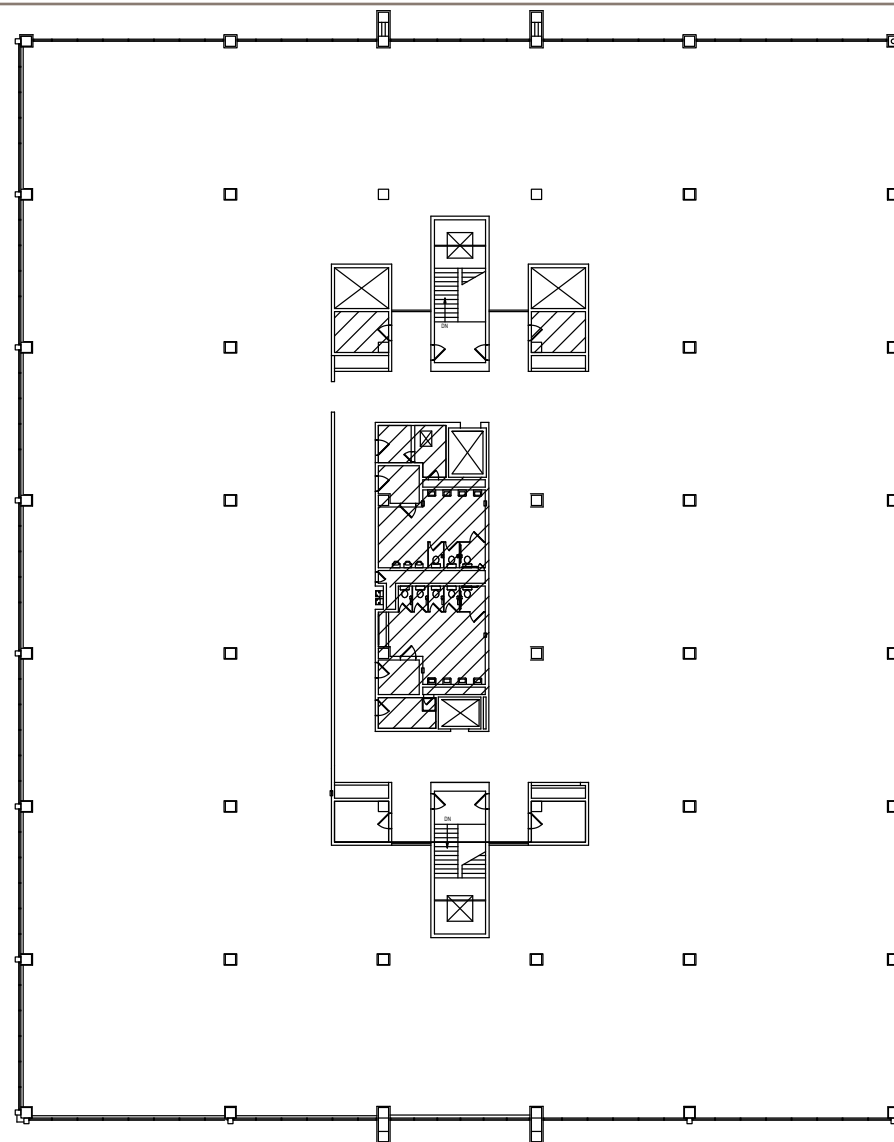
Cincinnati 1880 Ground floor



Cincinnati 1880 First floor



Cincinnati 1880 Second floor



Cincinnati Base third

THE POWER OF PROXIMITY

DEMOGRAPHICS

1 Mile (2025)



Total Population
8,458



Average Household Income
\$80,813



Households
3,205

3 Miles (2025)



Total Population
70,773



Average Household Income
\$96,332



Households
26,726

5 Miles (2025)



Total Population
167,948



Average Household Income
\$93,284



Households
67,091

10 Miles (2025)



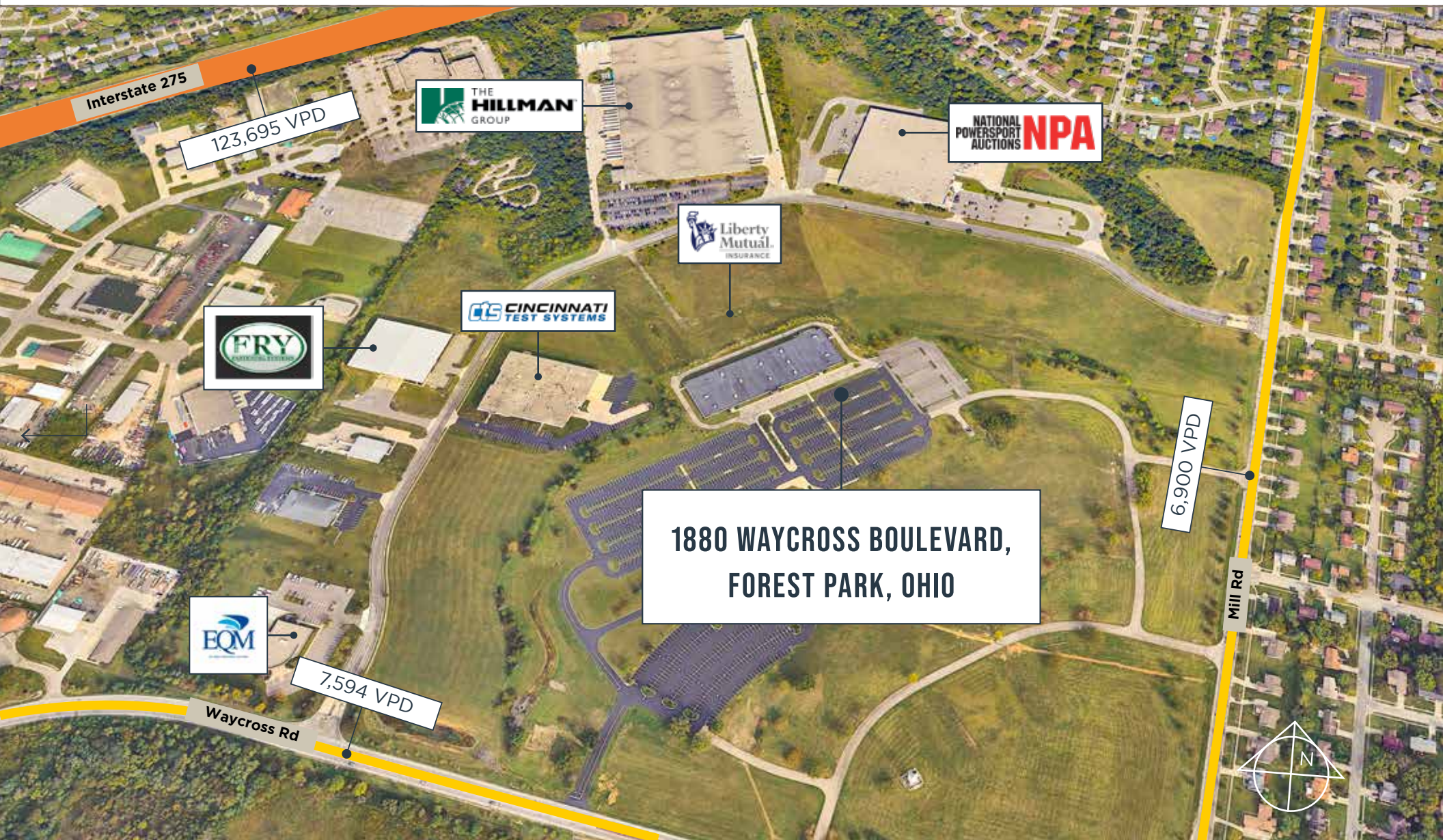
Total Population
601,904



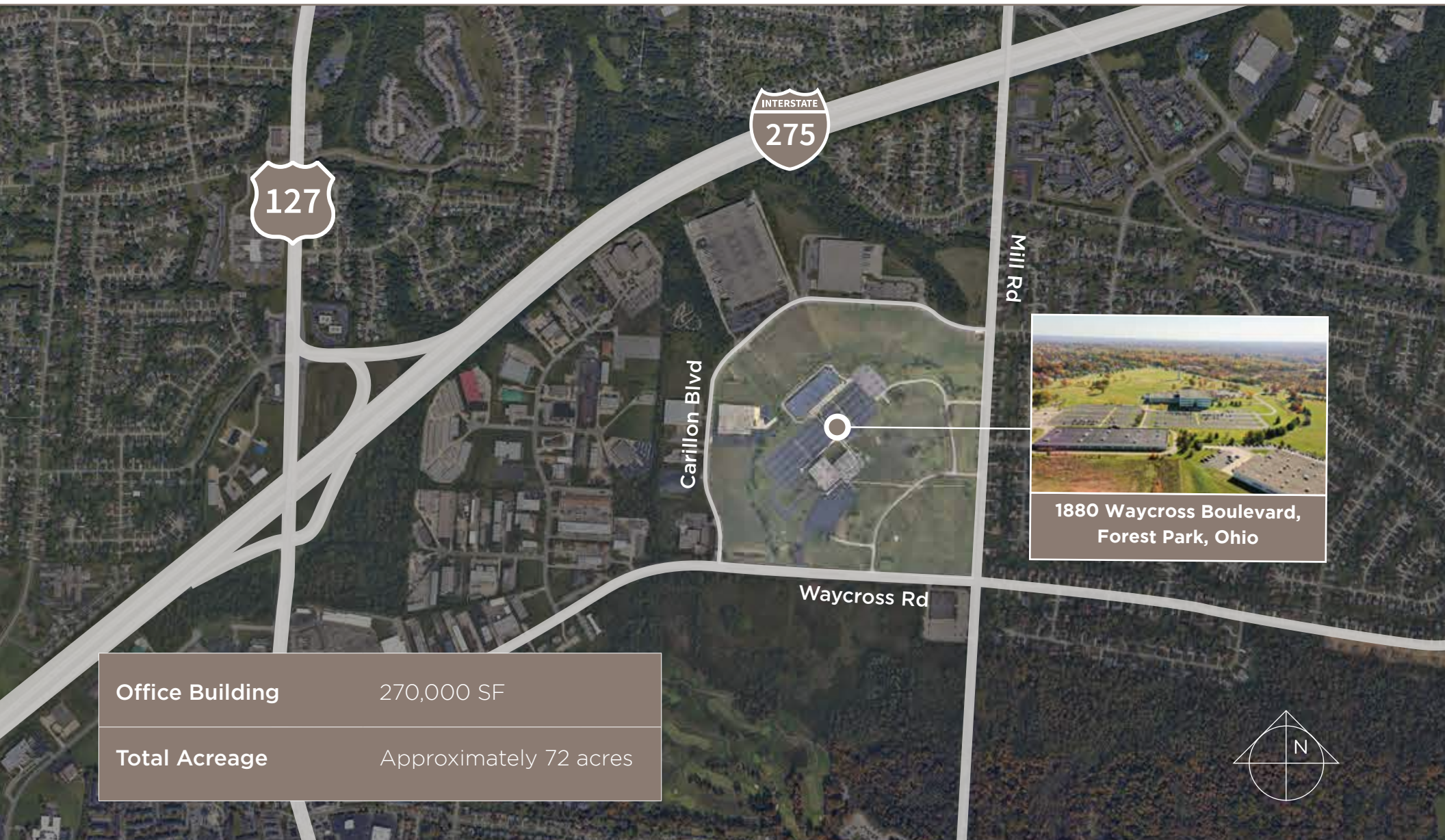
Average Household Income
\$100,136



Households
244,525



**1880 WAYCROSS BOULEVARD,
FOREST PARK, OHIO**

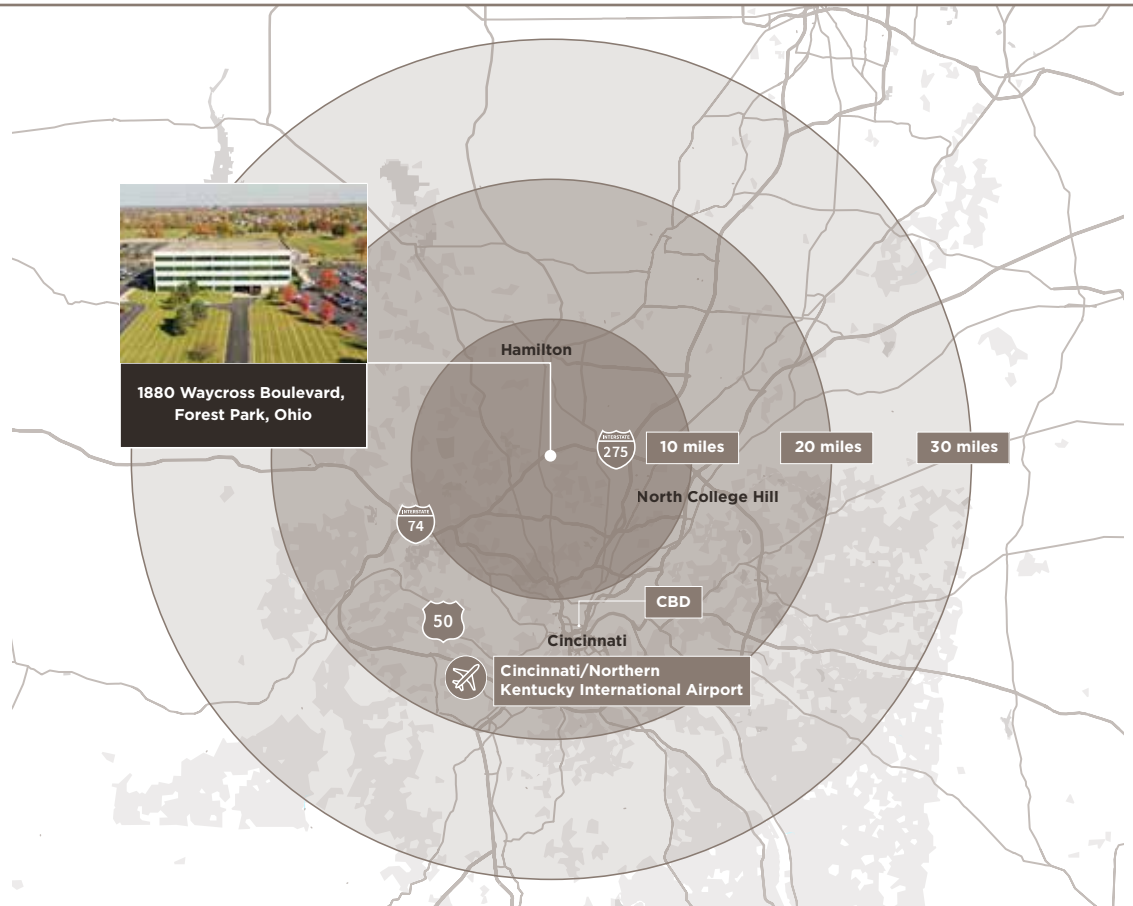


1880 Waycross Boulevard,
Forest Park, Ohio

Office Building	270,000 SF
Total Acreage	Approximately 72 acres

FOREST PARK

Forest Park is conveniently located near major highways including I-74 and I-275, providing easy access to downtown Cincinnati and other regional employment centers.



DRIVE TIMES

I-75

7.9 miles – 11 min

I-74

9.1 miles – 11 min

Cincinnati/Northern Kentucky International Airport

34.8 miles – 35 min

CBD

23.0 miles – 24 min





FOR MORE INFORMATION

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