

# FOR SALE OR LEASE

656-658 E McMillan St Cincinnati, OH 45206

**NAI**Bergman

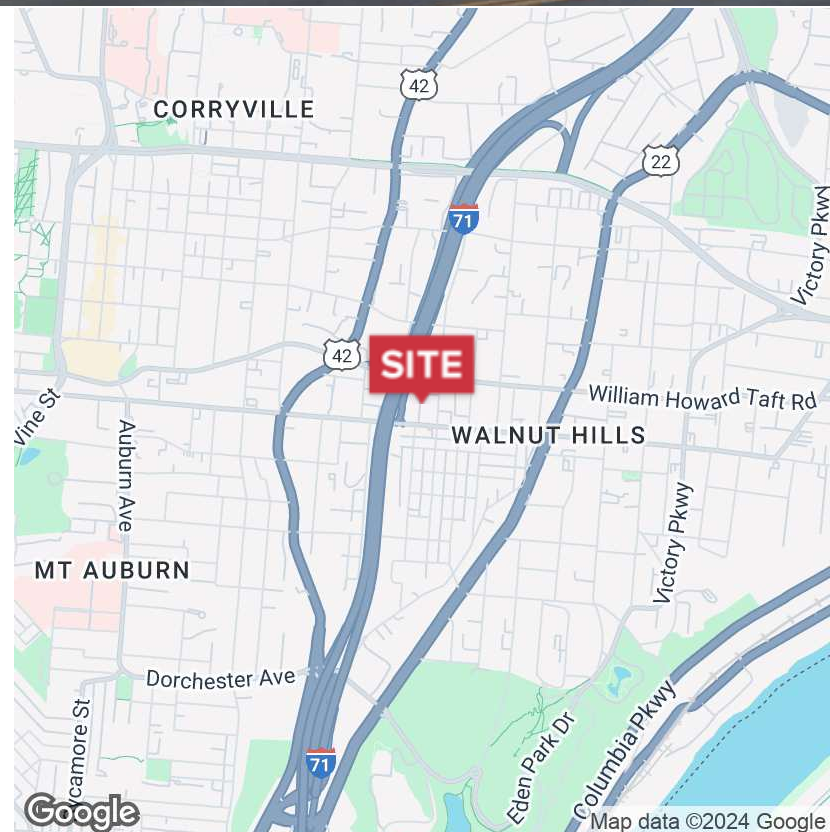
## Redevelopment Opportunity



### Flexible Warehouse Space | 500 - 24,999 SF

Unique, flexible warehouse space located near UC and Downtown provides ample opportunities. The opportunities for this space are vast, with drive in accessibility and open layouts.

- Flexible Warehouse Space
- Drive in Doors (2)
- Up to Three (3) floors of 8,333 sf (+/-) each
- Minutes from I-71 Interchange
- Close to UC, Pill Hill, OTR, and CBD



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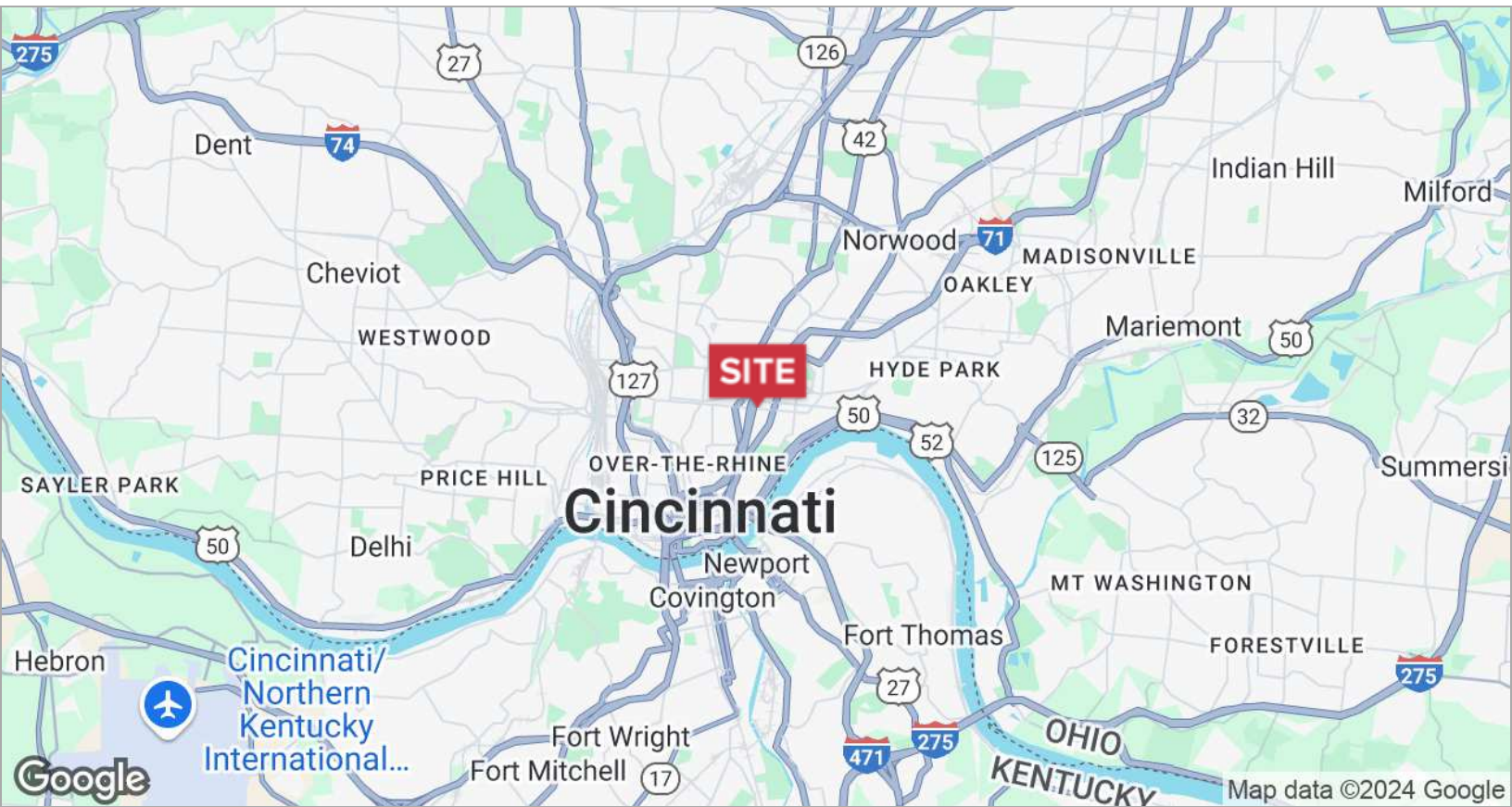
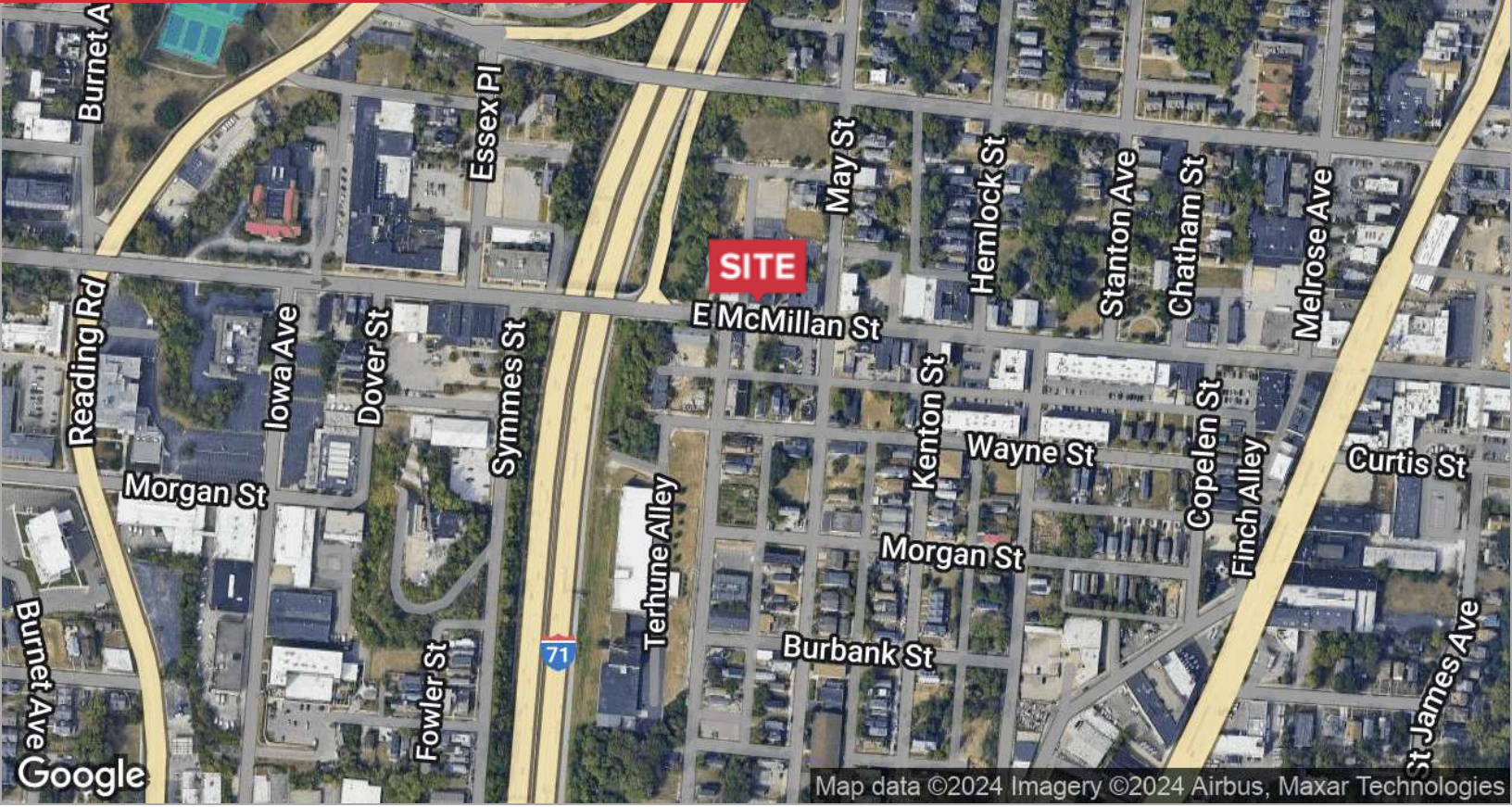


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## POPULATION

	1 MILE	3 MILES	5 MILES
Total population	18,195	139,121	322,145
Median age	35	36	37
Median age (male)	34	36	37
Median age (Female)	35	37	38

## HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	8,561	62,468	145,101
# of persons per HH	2.1	2.2	2.2
Average HH income	\$62,996	\$86,757	\$83,927
Average house value	\$315,763	\$361,848	\$316,716

\* Demographic data derived from 2020 ACS - US Census