

OFFICE FOR LEASE
3340 ERIE AVENUE
Cincinnati, OH 45208



OFFERING SUMMARY

AVAILABLE SF:	1,017 SF
LEASE RATE:	\$1,387.50/ month (MG)
YEAR BUILT:	1975
YEAR RENOVATED:	2019/2020
TRAFFIC COUNTS:	27,978 VPD on Erie 24,087 VPD on Marburg

PROPERTY HIGHLIGHTS

- Signage Available on Erie Avenue
- ADA Accessible
- Across from the District 2 Police Station
- At the corner of Erie Avenue & Marburg Avenue

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Households	7,506	44,373	106,064
Total Population	15,111	94,864	240,271
Average HH Income	\$103,066	\$76,610	\$69,589

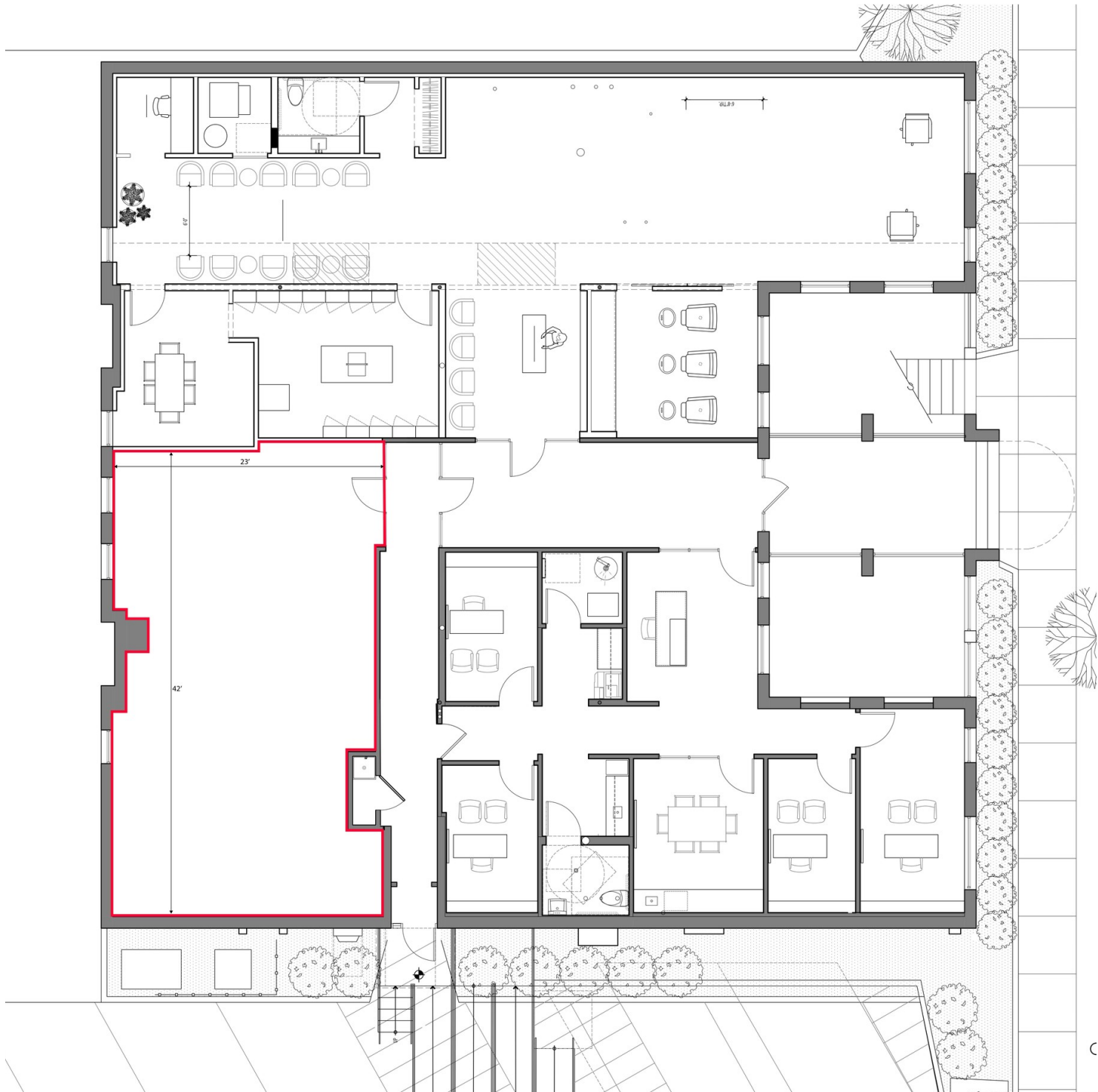
Stewart Devitt
stewart.devitt@lee-associates.com
D 513.588.1115

Dan McDonald
dan.mcdonald@lee-associates.com
D 513.588.1113

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.



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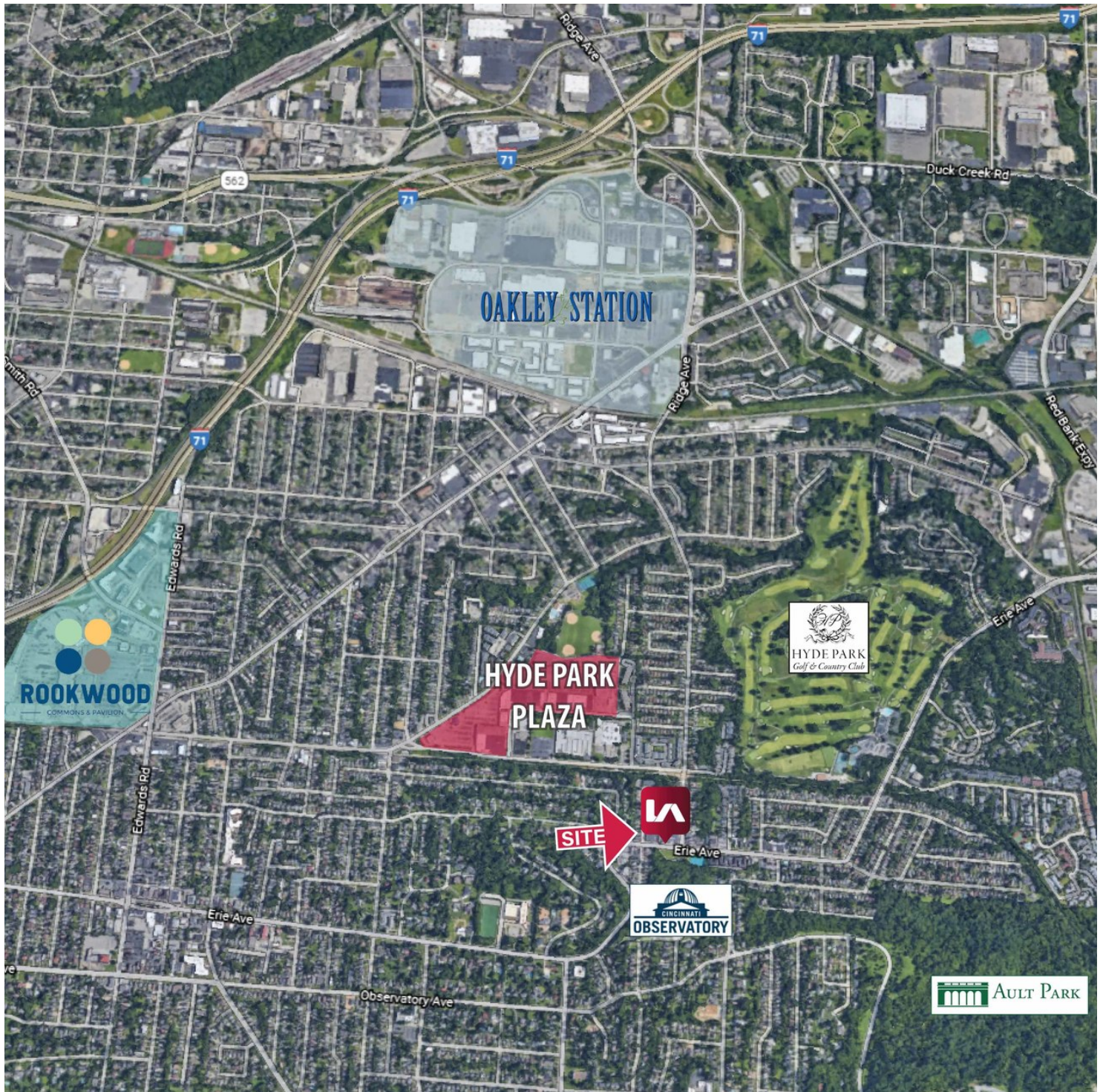
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LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES



Stewart Devitt
stewart.devitt@lee-associates.com
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Dan McDonald
dan.mcdonald@lee-associates.com
D 513.588.1113

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