

# FOR SALE

DEVELOPMENT OPPORTUNITY | \$299,000

414 CENTRAL AVE, CINCINNATI, OH 45202

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3CRE

## THE OFFERING:

3CRE is pleased to present 414 Central Ave, a blank canvas in the heart of Downtown Cincinnati, offering strong potential for multifamily or mixed-use redevelopment with creative retail possibilities. Ideal for an experienced buyer with a proven track record in historic renovation and urban redevelopment. Approved architectural plans are available to leverage and building is zoned for uses for Downtown Development District zoning. Property needs a full transformation, suited to your vision

Located just steps from the newly renovated First Financial Convention Center and its \$264M transformation, this site is positioned for both long-term and short-term rental strategies. With close proximity to Paycor Stadium, there's opportunity to capture game-day traffic with concepts like late-night walk-up window or ghost kitchen, complementing existing retail on 4th Street.

## PROPERTY HIGHLIGHTS:


**Offered at: \$299,000**

**Total SqFt: 2,091 Sq. Ft.**


- Prime development opportunity
- Three-story property with Central Avenue frontage
- Located in Downtown Cincinnati's Central Business District
- Steps from the redeveloped Convention Center
- Approved architectural plans available



# DOWNTOWN CINCINNATI



**TQL STADIUM**  
SOCCER STADIUM



**CONVENTION CENTER**  
MEETINGS & EVENTS



**FOUNTAIN DISTRICT**  
BUSINESS DISTRICT



**THE BANKS**  
ENTERTAINMENT DISTRICT



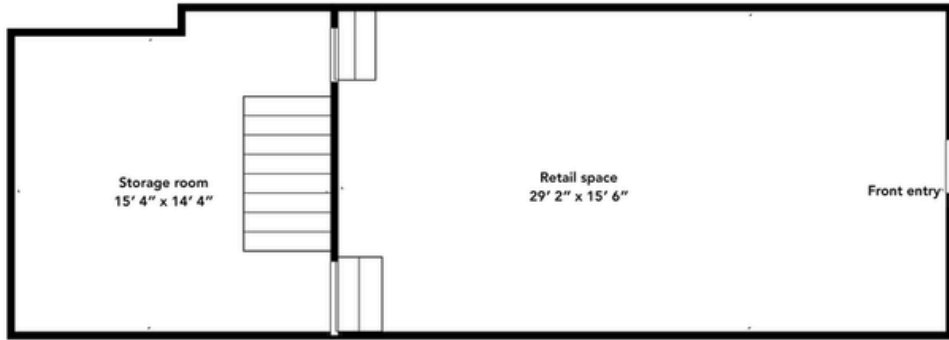
CENTRAL AVENUE



### FLOOR 1

414 Central Avenue

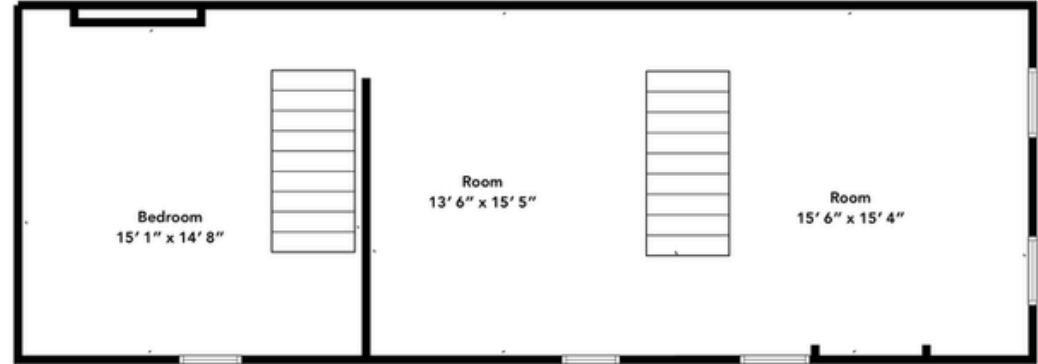
Total: 744sqft.



### FLOOR 2

414 Central Avenue

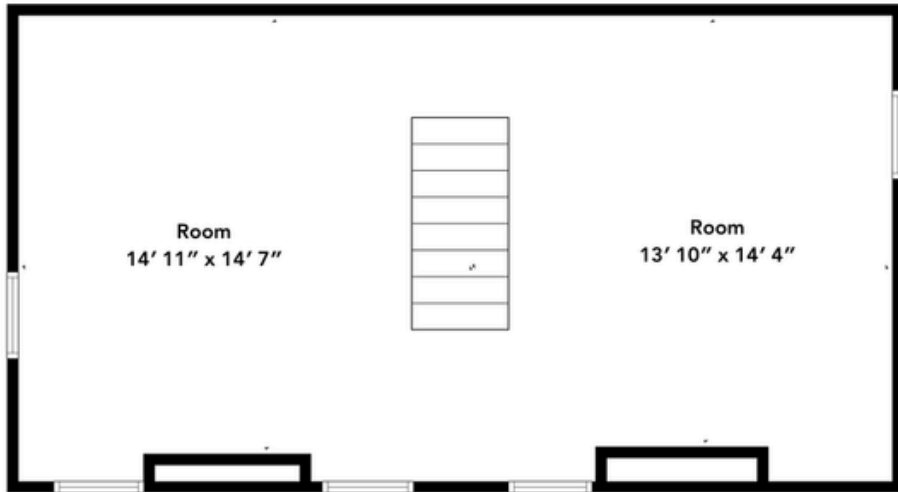
Floor 2: 744sqft



### FLOOR 3

414 Central Avenue

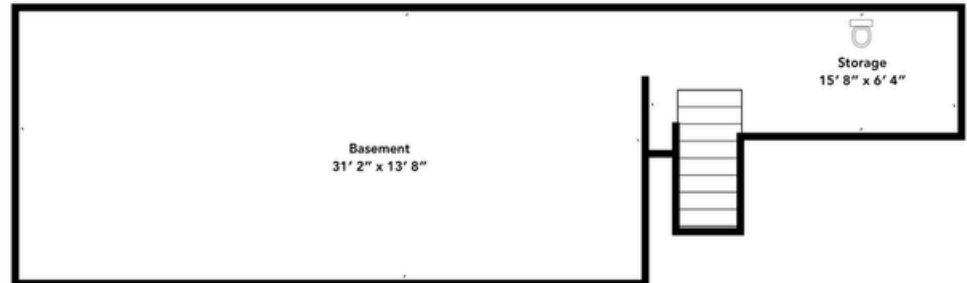
Floor 3: 493sqft.



### BASEMENT

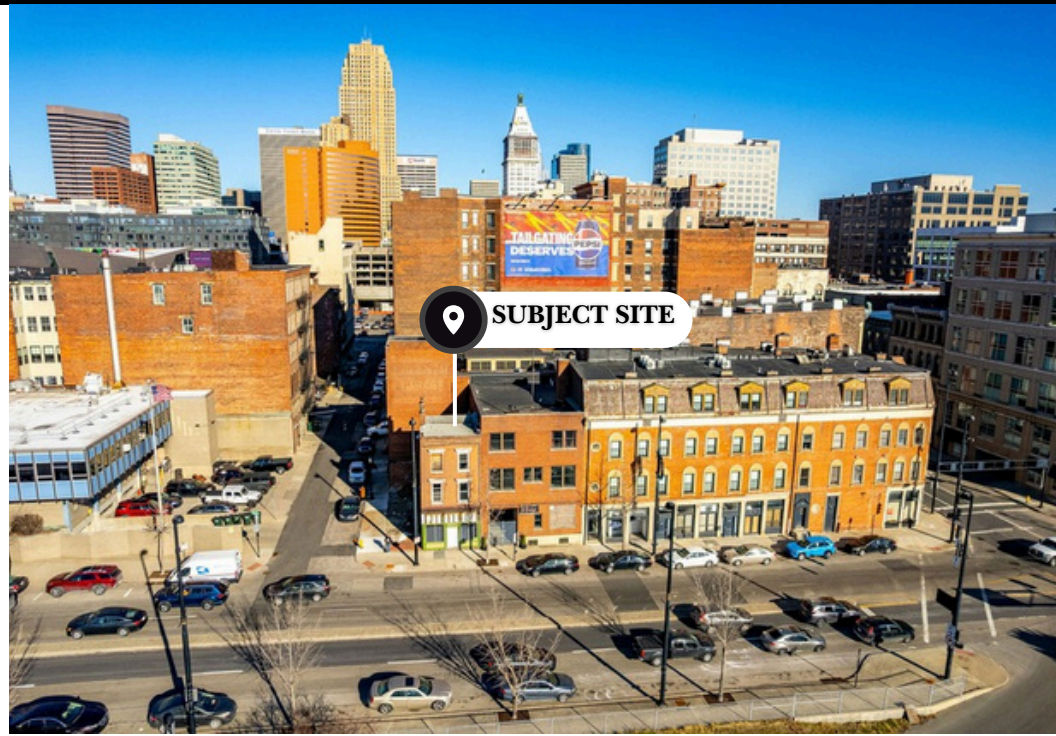
414 Central Avenue

Lower Level: 610sqft









414 CENTRAL AVENUE | FOR SALE

	1 MILE	3 MILE	5 MILE
POPULATION	19,053	154,188	326,726
AVERAGE HOUSEHOLD INCOME	\$107,991	\$74,960	\$78,042
NUMBER OF HOUSEHOLDS	10,882	69,939	142,648
MEDIAN AGE	36.1	33.3	34.4
TOTAL BUSINESSES	4,120	17,535	23,823
TOTAL EMPLOYEES	114,352	244,022	300,573

# CINCINNATI

## DEVELOPMENT

CINCINNATI IS POISED FOR SUBSTANTIAL GROWTH IN 2026, WITH NUMEROUS DEVELOPMENT PROJECTS SPANNING VARIOUS SECTORS.

Cincinnati's development landscape is experiencing significant growth, driven by ambitious projects and revitalization efforts. This progress highlights the city's dedication to enhancing its urban core, attracting new businesses, and elevating the quality of life for its residents. Expansion spans various sectors, including residential, commercial, and public spaces, contributing to Cincinnati's evolving and dynamic character.

### CLICK ON PROJECT FOR MORE INFORMATION



Convention Center Renovation  
Full Office Renovation



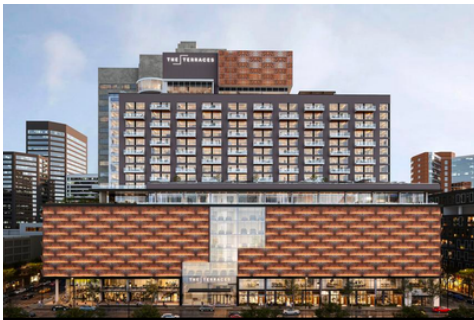
FC Cincinnati Mixed-Use District  
Mixed-Use Development



Reid Flats  
Affordable Housing Project



Carew Tower Transformation  
Mixed-Use Development



Moxy of Cincinnati  
New 111-Unit Hotel



Public Library Renovation  
Major Renovation of Public Library



Sky Central Apartment  
Conversion from Office to Residential



\$61M OTR Project  
Findlay Community Center & Crossroads Health

# Cincinnati

OHIO



## METRO AREA STATISTICS

**2.3 MM**  
POPULATION

**75K**  
HOUSEHOLD  
INCOME

**3.1%**  
UNEMPLOYMENT

## FORTUNE 500

NO. 24 - *KROGER*

NO. 51 - *PROCTER & GAMBLE*

NO. 314 - *WESTERN & SOUTHERN*

NO. 411 - *FIFTH THIRD*

NO. 473 - *CINTAS*

## CINCINNATI ACCOLADES

**Best City for Young Professionals**

Ranked #8 - Forbes (2023)

**Top 20 Best Places to Live in the U.S.**

Ranked #18 - U.S. News & World Report (2023)

**Best Mid-Size City for Job Growth**

Ranked #3 - National League of Cities (2023)

**Rated (A-) Overall Grade | Niche**

- Niche (2024)

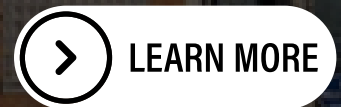
**Cincinnati Children's ranked #1**

**Children's Hospital**

- US News & World Report



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