

»» FOR LEASE

RETAIL/FLEX SPACES | \$20.00 SF/YEAR

2435 WILLIAMS AVENUE, CINCINNATI, OH 45212



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THE OFFERING:

3CRE is pleased to present 2435 Williams Avenue, a versatile retail flex property in the heart of Norwood, offering three spaces for lease. This property provides a mix of traditional retail and flexible retail/showroom layouts, with turn-key suites ready for immediate occupancy at \$20.00/Sq. Ft./Year. Ideal for a range of users, from boutique retailers to service-oriented businesses, the building delivers a practical and efficient footprint suited to modern small-format tenancy.

Strategically positioned within a dense and well-established trade area, the property benefits from strong local traffic and convenient access to surrounding neighborhoods and major corridors. Tenants will appreciate the opportunity to establish a presence in a high-demand submarket with limited small-suite availability, while leveraging the flexibility of the space to accommodate a variety of business models.

PROPERTY HIGHLIGHTS:

- **Lease Rate: \$20.00 SqFt/Year (Modified Gross)**
- **Located in Norwood, Ohio**
- **Total Building SqFt: 9,533 SqFt**
- **Fully Renovated Spaces**
- Three Spaces Available

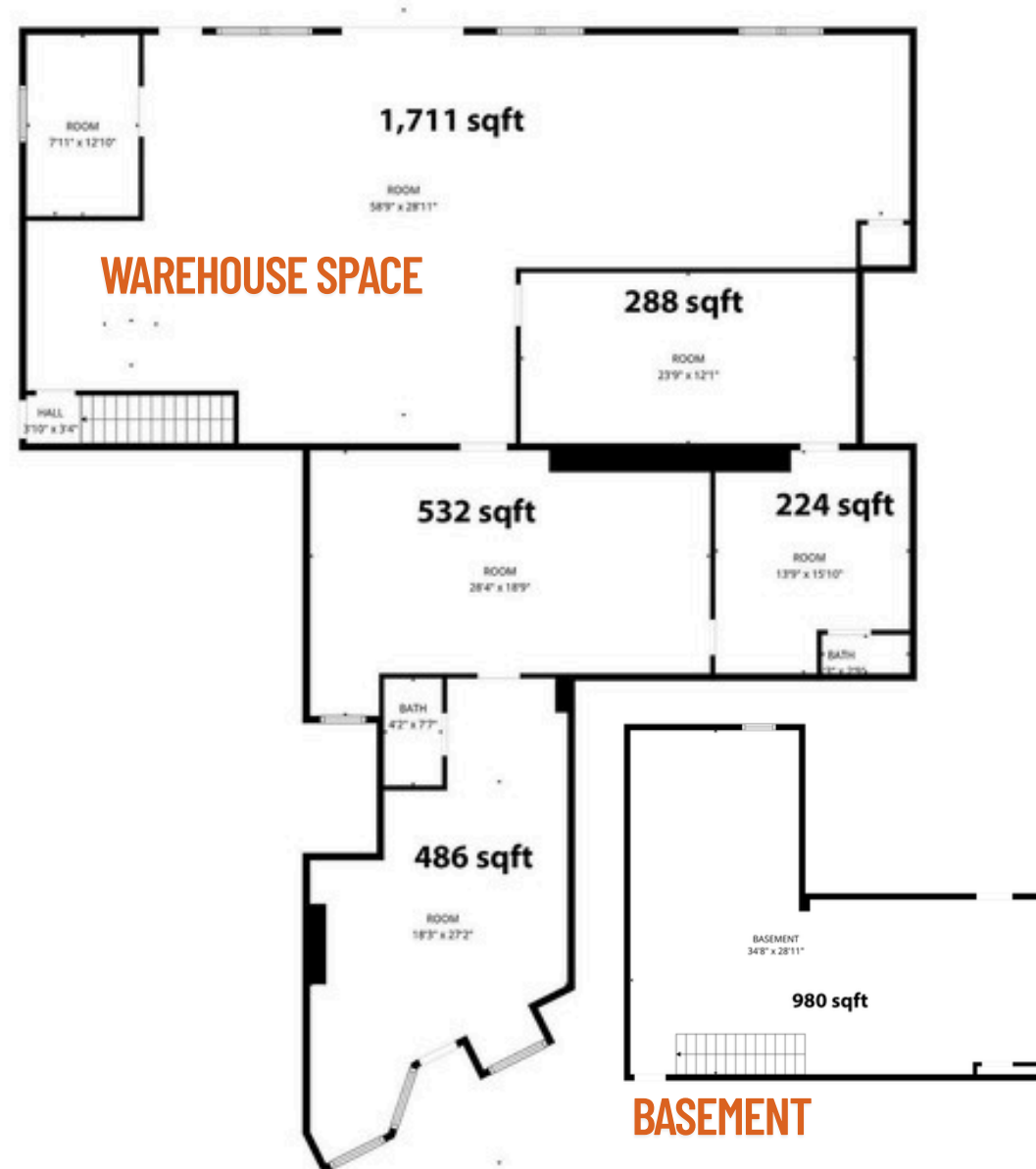
Space A: 958 SqFt

Space B: 2,874 SqFt Included Basement 980 SqFt

Space C: 313 SqFt - **LEASED**

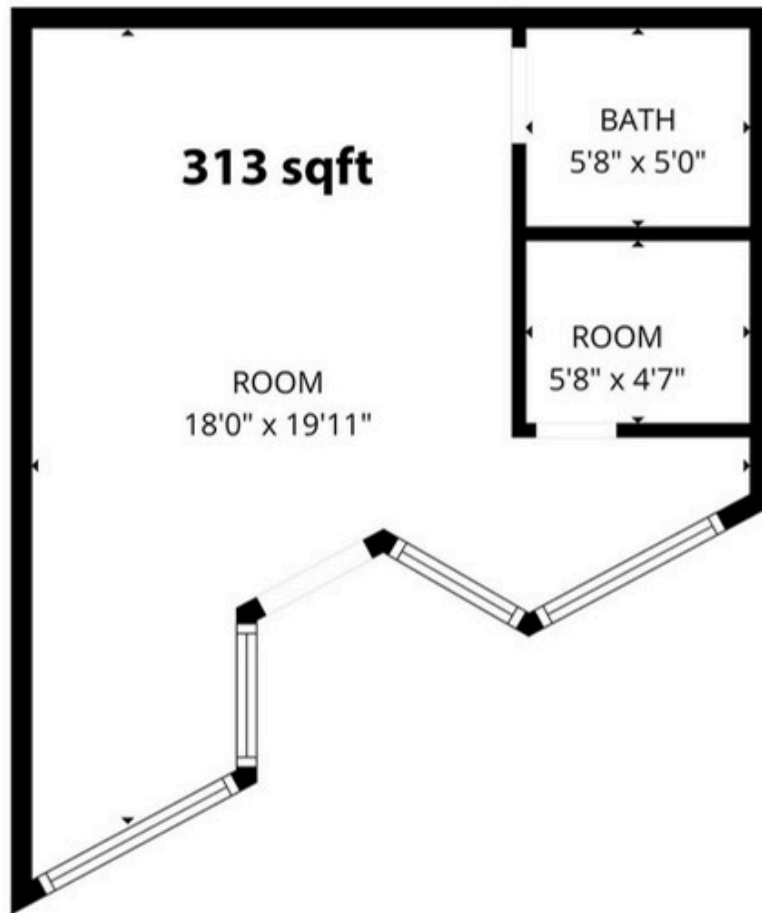
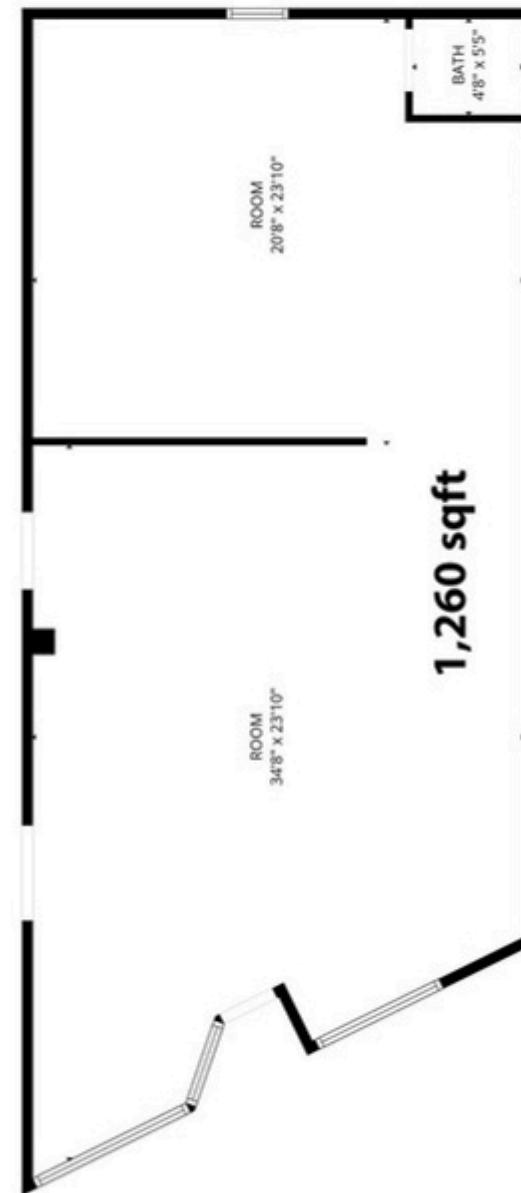
Space D: 1,260 SqFt



SPACE A - 958 SF*2435 Williams Avenue - Corner Space***SPACE B - 2,874 SF + BASEMENT***2435 Williams Avenue - In-line Space*

Space A -958 SF



SPACE C - 313 SF - LEASED*2435 Williams Avenue - Inline Space***SPACE D - 1,260 SF***2435 Williams Avenue - Endcap Space*



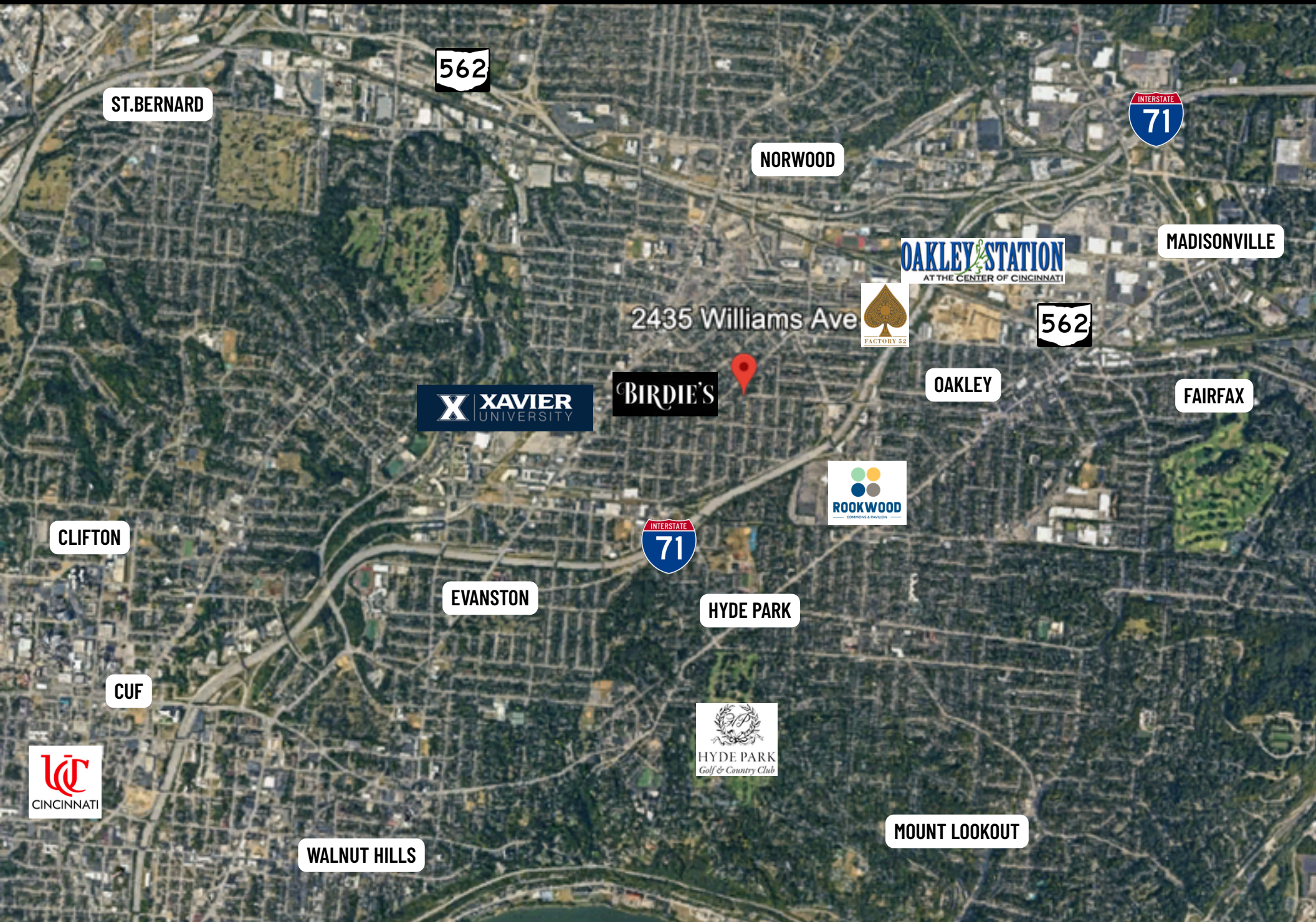


WAREHOUSE SPACE









	1 MILE	3 MILE	5 MILE
POPULATION	19,494	126,928	297,092
AVERAGE HOUSEHOLD INCOME	\$108,984	\$99,103	\$95,201
NUMBER OF HOUSEHOLDS	9,199	59,622	134,898
MEDIAN AGE	34.6	37	35.8
TOTAL BUSINESSES	1,719	12,138	25,736
TOTAL EMPLOYEES	15,481	99,692	306,390

NORWOOD

SUBMARKET OF CINCINNATI

LOCATION OVERVIEW

- Prime urban location within Norwood, offering excellent visibility and high commuter traffic
- Minutes from Xavier University and Rookwood Commons & Pavilion, a major shopping and dining destination in Cincinnati
- Direct access to key highways including I-71, I-75, and SR 562, providing seamless connectivity to downtown Cincinnati and surrounding suburbs

COMMERCIAL DEVELOPMENTS

- Factory 52 – Newly transformed mixed-use development on the former U.S. Playing Card site, featuring offices, residences, food hall, and entertainment venues
- Xavier University Expansion – Ongoing campus growth and student-driven retail demand fueling nearby commercial interest

LOCAL ECONOMY & BUSINESS ENVIRONMENT

- Central position within the Greater Cincinnati MSA: A strategic hub for professional services, healthcare, education, and retail
- Highly walkable and densely populated: Norwood's urban layout supports a strong daytime and residential population base
- Business-friendly climate: Active community development efforts and infrastructure investment attracting both startups and established enterprises



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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LEARN MORE



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