



— 2198 LOSANTIVILLE AVENUE, CINCINNATI, OH 45237 —

TURNKEY RETAIL/OFFICE SPACES

For Lease | 3,384 SqFt | \$14.00 Sf/Yr (MG)

The Offering

3CRE Commercial Real Estate is pleased to present an exceptional retail/office opportunity at 2198 Losantiville Avenue, offering approximately 3,384 square feet total of well-appointed commercial space with significant potential. This two-story building features a flexible layout, with the first floor ideally configured for retail or customer-facing operations, and the second floor suited for office, administrative, or professional service uses. The space is fully built out and ready for immediate occupancy, providing a turnkey solution for a wide range of users. On-site parking is available, offering added convenience for both employees and clients.

Located within the municipality of Golf Manor, this property benefits from a strategic location near key residential and commercial corridors. Golf Manor is a well-established, centrally positioned community within the greater Cincinnati area, neighboring Pleasant Ridge, Amberley Village, and Kennedy Heights. The site offers excellent accessibility to major thoroughfares, including I-71 and Ronald Reagan Cross County Highway, ensuring strong connectivity to downtown Cincinnati and surrounding suburbs.

Highlights

- 3,384 Square Feet
- Lease Rate: \$14.00 Sf/Yr (MG)
- Retail | First Floor - 1,692 SqFt
- Office | Second Floor - 1,692 SqFt
- Fully Built-Out, Turnkey Spaces
- First Floor: Open Floor Plan
- Second Floor: Built Out as Traditional Office
- Dedicated Surface Parking Lot
- Spaces Can Be Leased Together or Separate





WIEHE ROAD

LOSANTVILLE AVENUE
9,287 VEHICLES PER DAY

SUBJECT SITE
3,384 SqFt Available

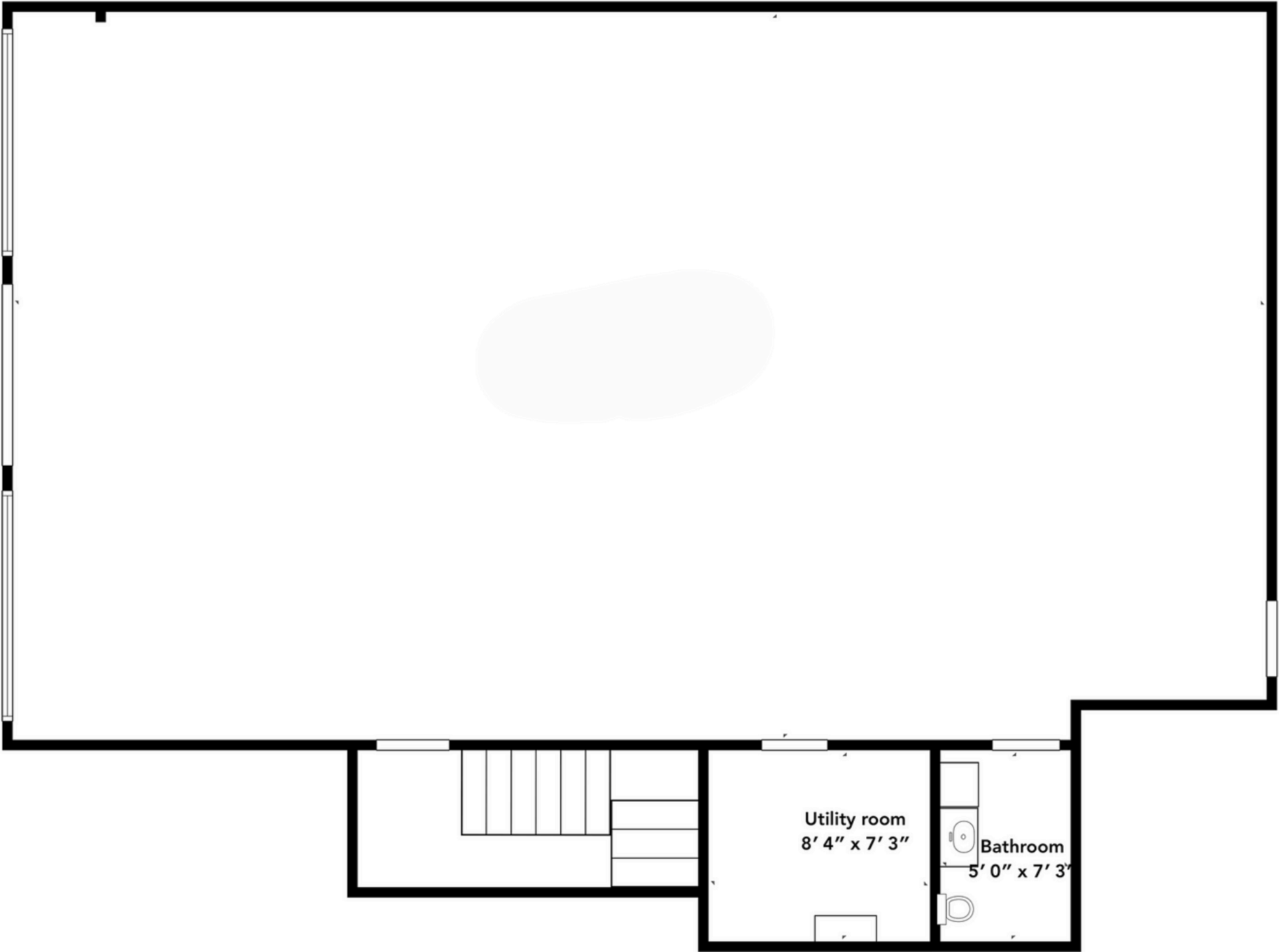








2198 LOSANTIVILLE AVENUE





	1 MILE	3 MILE	5 MILE
POPULATION	13,336	98,210	260,424
AVERAGE HOUSEHOLD INCOME	\$84,981	\$79,842	\$91,067
NUMBER OF HOUSEHOLDS	6,143	44,827	115,655
MEDIAN AGE	42.2	38.5	37.9
TOTAL BUSINESSES	640	5,074	20,483
TOTAL EMPLOYEES	7,253	53,929	179,645

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. 56 - *GENERAL ELECTRIC*

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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RETAIL LEASING

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