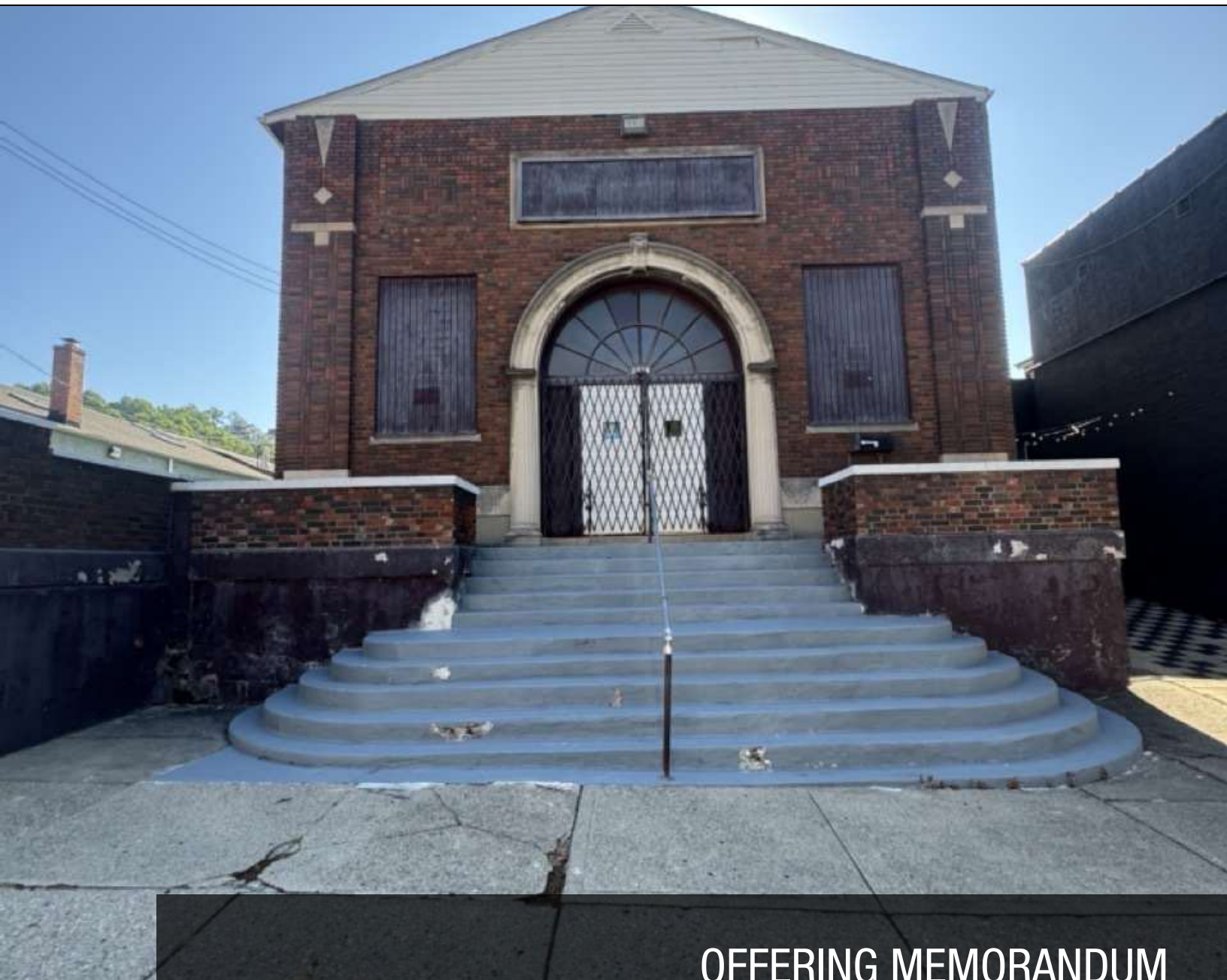


Commercial Redevelopment Opportunity

CINCINNATI, OH



OFFERING MEMORANDUM

KW COMMERCIAL
3505 Columbia Parkway
Cincinnati, OH 45226

PRESENTED BY:

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Table Of Contents

TABLE OF CONTENTS

PROPERTY INFORMATION	3
PROPERTY SUMMARY	4
PROPERTY DESCRIPTION	5
PROPERTY DETAILS	6
LOCATION INFORMATION	7
REGIONAL MAP	8
LOCATION MAP	9
AERIAL MAP	10
DEMOGRAPHICS	11
DEMOGRAPHICS MAP & REPORT	12

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1414 SYCAMORE ST

PROPERTY INFORMATION

1

PROPERTY SUMMARY

PROPERTY DESCRIPTION

PROPERTY DETAILS

Property Summary



PROPERTY HIGHLIGHTS

- Multiple redevelopment opportunities
- Current onsite parking
- Excellent location
- Flexible Owner

LOCATION DESCRIPTION

Located in the vibrant city of Cincinnati, the property at 1414, 1416 Sycamore St, 45202 offers a prime investment opportunity for multiple investment types. The subject property is specifically located in historic Pendleton district, next door to Nicolas at the corner of Liberty Street and Sycamore Street and one block from Ziegler Park. Surrounded by a dynamic mix of business, arts, and culture, the area boasts easy access to renowned landmarks like Fountain Square, Great American Ball Park, and the Cincinnati Art Museum. With a rich dining scene and lively entertainment options, prospective tenants will appreciate the proximity to attractions like Over-the-Rhine and the Banks. The location's thriving urban environment creates an appealing draw for businesses seeking a central, energetic workspace in the heart of Cincinnati.



Property Description



PROPERTY DESCRIPTION

1414, 1416 Sycamore Street is being offered for sale for the first time in over 30 years. The offering is for two parcels.

1414 Sycamore Street consists of a 5,250 square foot building split between the main level and lower level. There is a 3rd floor attic also being used as an office that is not included in the 5,250 square footage. The building was built in 1900 and is situated on .037 acres. The property features a pitched shingle roof which was replaced approximately 10 years ago which included all new plywood underneath. There are 2 furnaces, one on each level, multiple central air units for the main level & 2 hot water tanks. The main floor features 2 bathroom stalls and more bathrooms in the basement which are not being used. The building has been used for public worship by the same local church since 1994. The building has an occupancy of 174 persons. The main level is used for religious services and offices and the lower level has been used in the past for cafeteria, kitchen, storage and offices. The building features 16-20 foot ceilings throughout.

1416 Sycamore Street which is adjacent to the building is a paved parking lot situated on .038 acres.

Opportunity exists for multiple uses. Office, retail, residential. Possibly tear down and create parking.



Property Details

Sale Price

\$0

PROPERTY INFORMATION

Property Type	Special Purpose
Property Subtype	Church
Zoning	CC-P
Lot Size	1,582 SF
APN #	075-0001-0100-00, 075-0001-0102-00
Lot Depth	900 ft

PARKING & TRANSPORTATION - PRIVATE LOT

LOCATION INFORMATION

Street Address	1414 Sycamore St
City, State, Zip	Cincinnati, OH 45202
County	Hamilton
Market	Southwest Ohio - Cincinnati
Sub-market	Pendleton - Downtown Cincinnati
Cross-Streets	Liberty Street

BUILDING INFORMATION

Building Size	5,250 SF
Number of Floors	3
Year Built	1900
Number of Buildings	0



1414 SYCAMORE ST

LOCATION INFORMATION

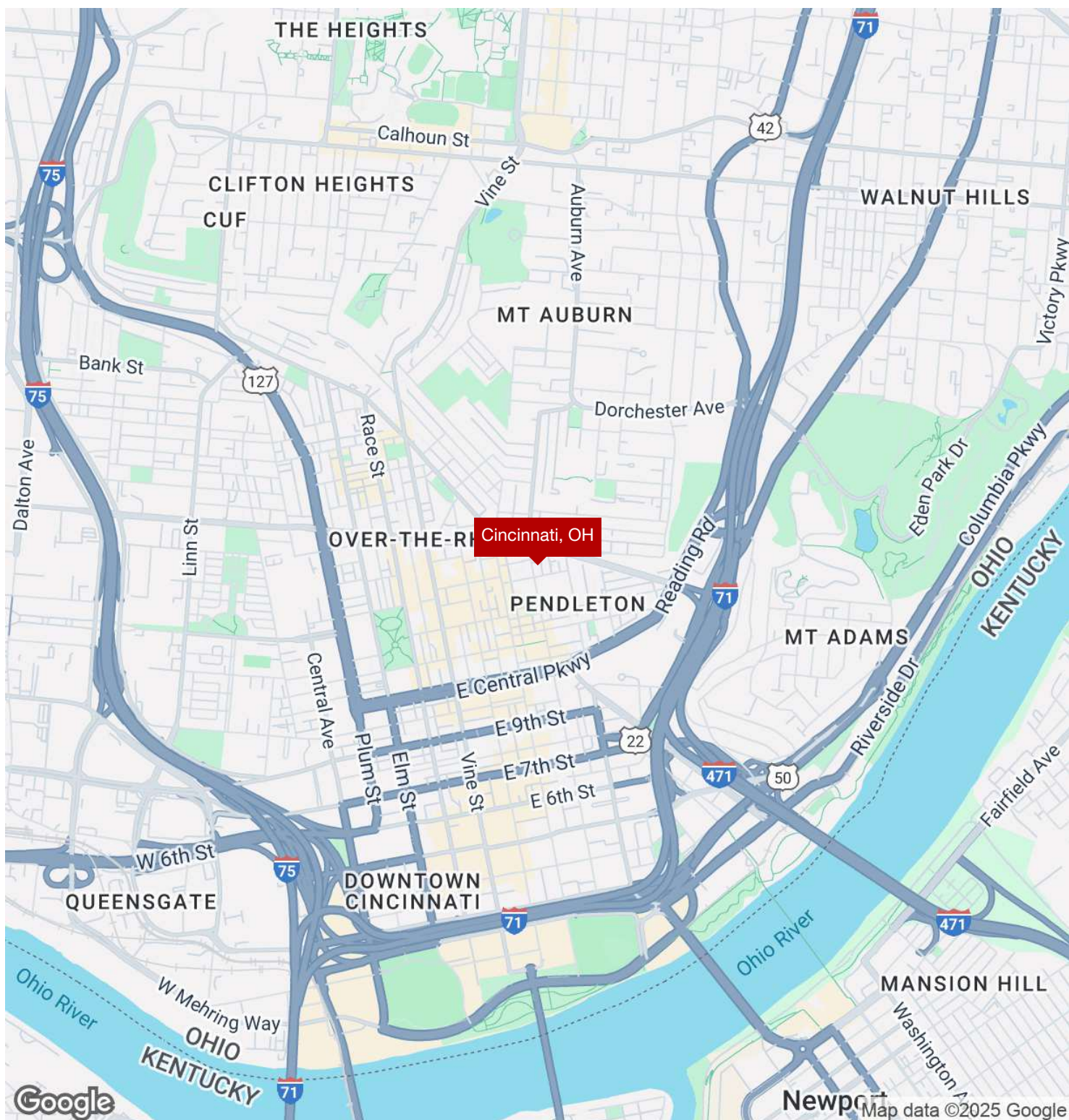
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REGIONAL MAP

LOCATION MAP

AERIAL MAP

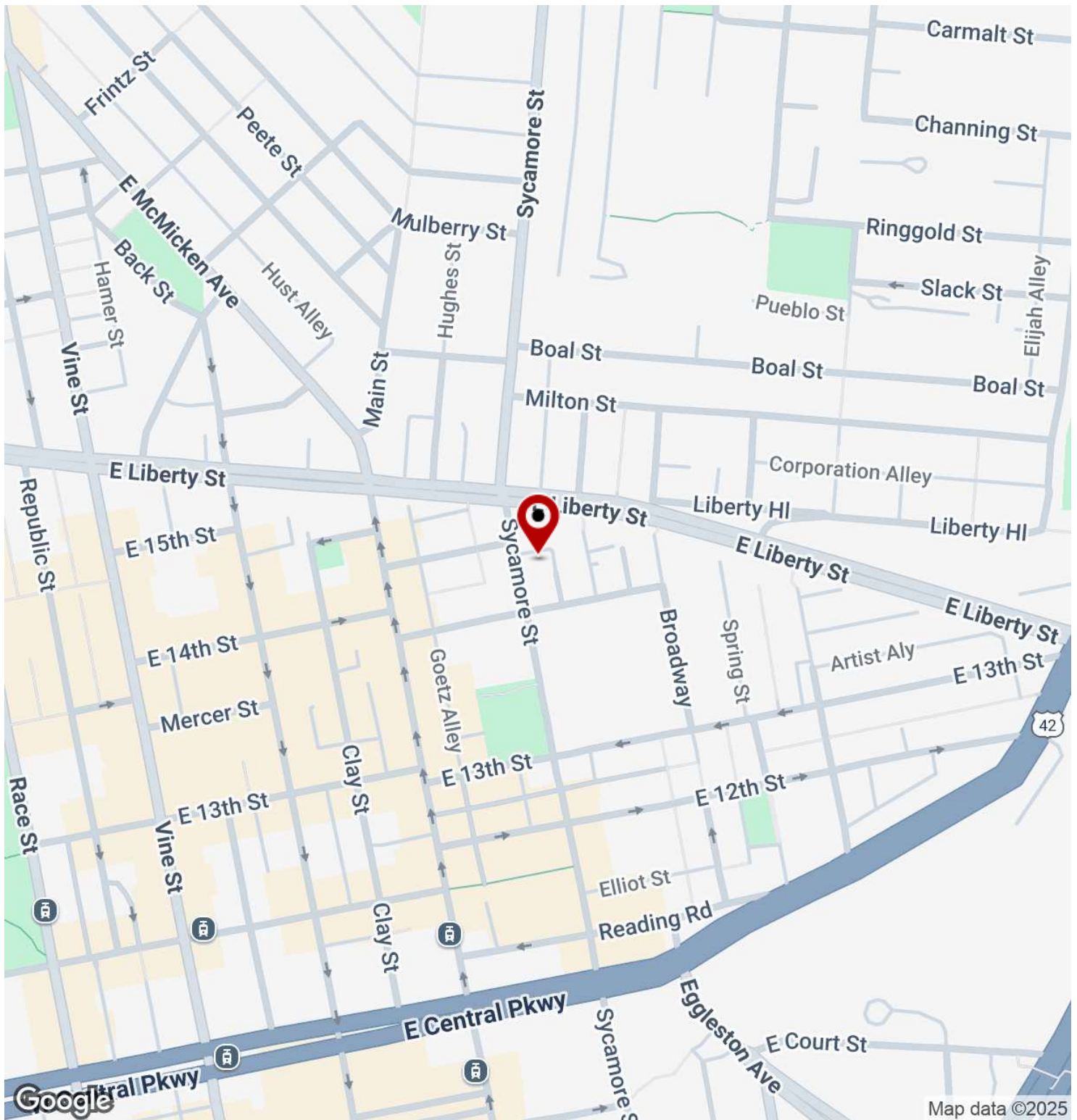
Regional Map



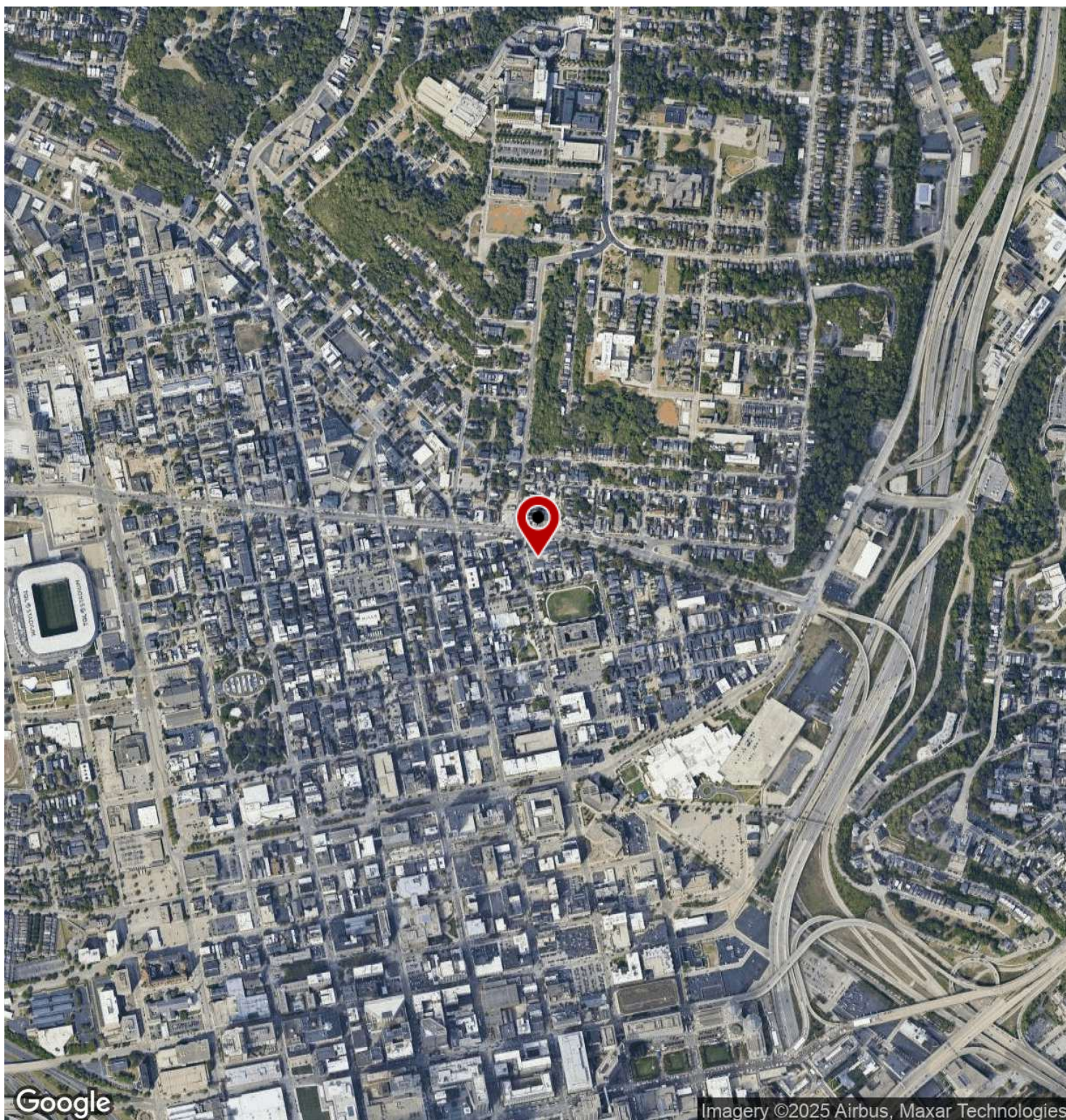
Google



Location Map



Aerial Map



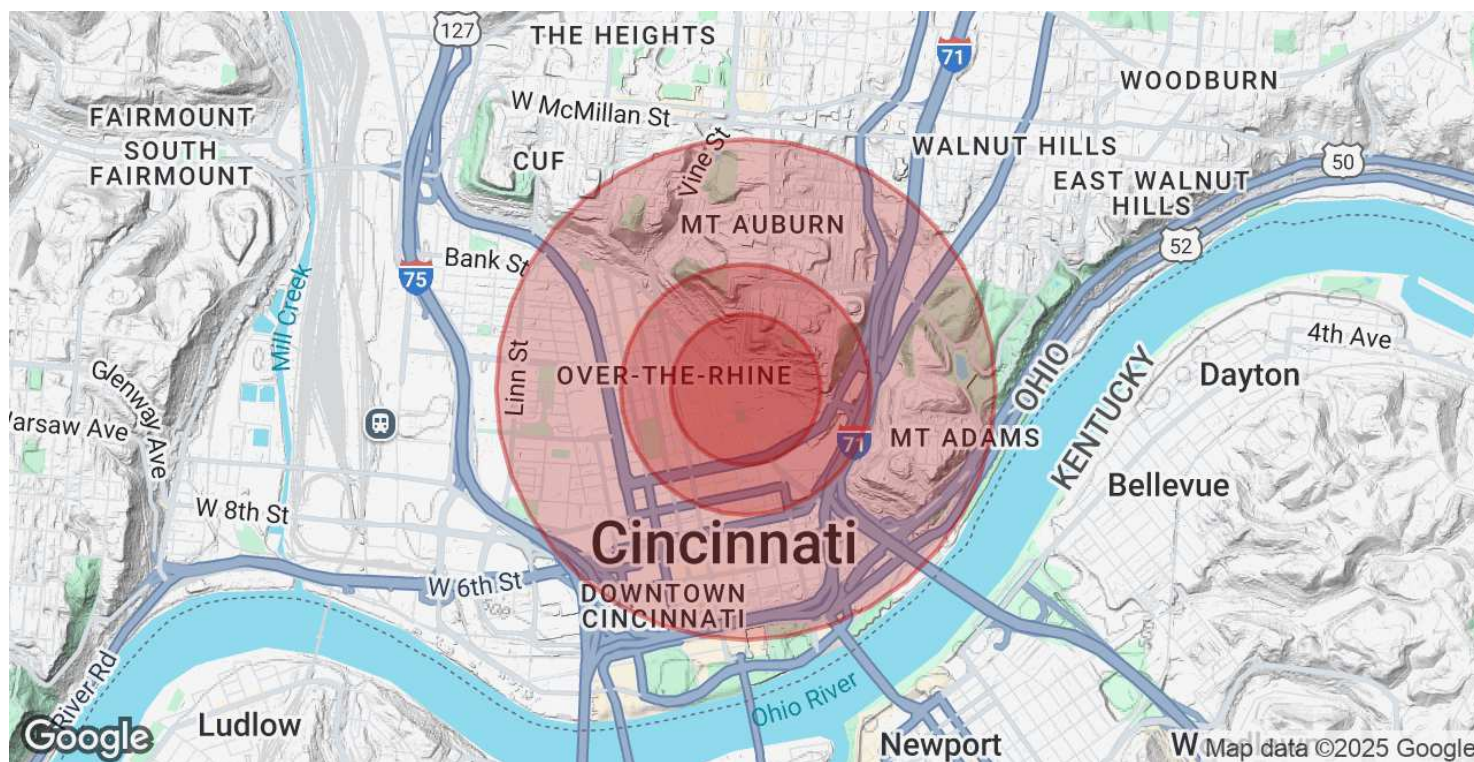
1414 SYCAMORE ST

DEMOGRAPHICS

3

DEMOGRAPHICS MAP & REPORT

Demographics Map & Report



POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	3,095	9,254	24,814
Average Age	34	36	36
Average Age (Male)	34	36	36
Average Age (Female)	33	35	36

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	1,690	4,614	12,873
# of Persons per HH	1.8	2	1.9
Average HH Income	\$111,443	\$112,089	\$97,762
Average House Value	\$475,087	\$474,309	\$454,273

Demographics data derived from AlphaMap

