

4804 Whetsel Ave  
Cincinnati, OH 45227

**FOR SALE**

**Mixed Use  
Multifamily + Retail  
5,269 SF**



**NALBergman**



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4695 Lake Forest Drive, Suite 100, Cincinnati, OH 45242

## 4804 Whetsel Ave

Located in the heart of Madisonville at the intersection of Madison Road and Whetsel Ave, this commercial mixed use property offers a fully customizable ground floor retail unit with an oversized patio and outdoor space as well as 2 fully leased newly updated apartment units.

### Property Details

- Mixed-Use Value-Add Investment Opportunity
- Located in the Heart of Madisonville
- Vacant Shell Retail Space on First Floor
- One 2 BR 2 BA Apartment
- One Studio Apartment
- Owner Occupied

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4804 Whetsel Ave

# NEARBY DEVELOPMENTS

FOR SALE | 4804 WHETSEL AVE



**Madison Square  
Med Pace Headquarters  
Mixed Use Development**

**Ackerman Group  
Apartment Mixed  
Use Development**

**The Jameson Apartment Complex**

**Red Dog Apartment's Mixed Use Development**

**4804 Whetsel Ave**

## CINCINNATI

Cincinnati, or the “Queen City,” was founded in 1788. It is the third largest city in Ohio and the 28<sup>th</sup> largest city in the United States. The Greater Cincinnati region encompasses a 15-county area, where Ohio, Kentucky, and Indiana meet. The metropolitan population is just over 2.15 million people. Cincinnati has a low cost of doing business and living. It is also home to the headquarters of several major corporations. This includes: Proctor & Gamble, The Kroger Company, Cintas, American Financial Group, Inc., Fifth Third Bank, Western & Southern Financial Group, The E.W. Scripps Company, and Cincinnati Bell.

Greater Cincinnati is one of the most strategically located metropolitan regions in the United States for access by manufacturing and service industries. Air, highway, river, and rail transportation give Cincinnati ready access within 600 miles of 53% of the nation’s manufacturing establishments and 57% of the nation’s value added by manufacturing. Three interstate highway systems (I-75, I-74, and I-71) and two interstate connectors (I-275 and I-471) serve the Cincinnati region and provide access to all geographic directions.

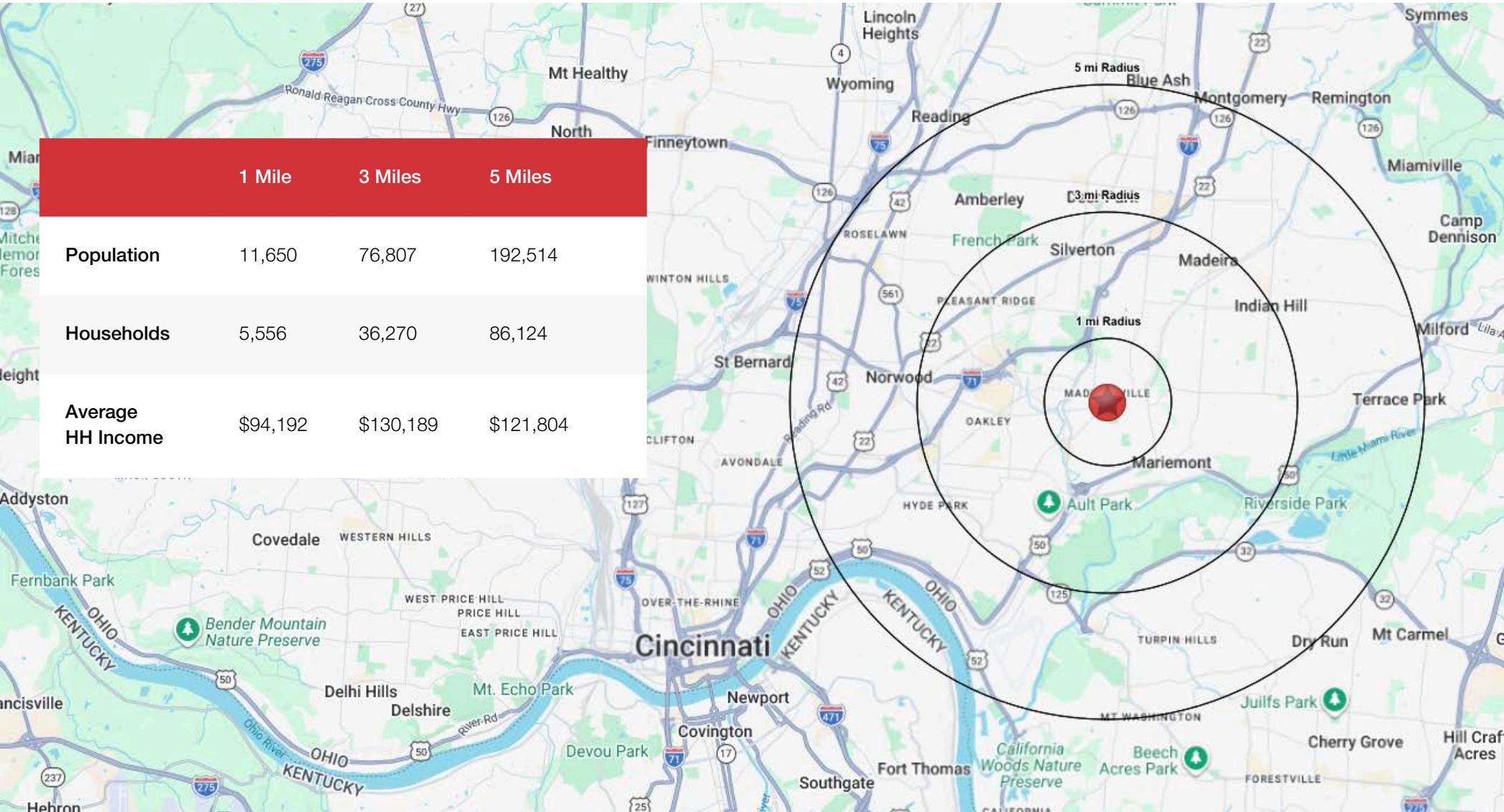
The accessibility combined with Cincinnati’s top-ranked business climate has made it a choice location for businesses small and large.

## FORTUNE 500 & 1000 HEADQUARTERED COMPANIES IN GREATER CINCINNATI



Sources: [realwealthnetwork.com](http://realwealthnetwork.com), [www.areavibes.com](http://www.areavibes.com), [www.city-data.com](http://www.city-data.com), [www.enacedemic.com](http://www.enacedemic.com), [www.worldpopulationreview.com](http://www.worldpopulationreview.com), [redicincinnati.com](http://redicincinnati.com)





	1 Mile	3 Miles	5 Miles
Population	11,650	76,807	192,514
Households	5,556	36,270	86,124
Average HH Income	\$94,192	\$130,189	\$121,804

# THANK YOU

**Matt Hiudt**

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*STAY CONNECTED*

