

Office Opportunity in Hyde Park 650-3,600 SF



3975 Erie Avenue
Cincinnati, Ohio 45208

Offering Summary

Sale Price/Lease Rate Full 2nd Floor	Subject To Offer
Lease Rate	Negotiable
Lease Rate Divided	\$17.00/SF (Gross)
Available SF	1,200 - 2,950 SF

Property Overview

- 7,248 SF Office Building in Hyde Park for Sale/Lease
- Turn-Key Spaces Perfect For Tenants or Owner/Users
- 1,200 - 2,950 SF Available on the Second Floor - At \$17/SF Gross
- 2nd Floor Can Be Split into Two Suites: 1,200 SF or 1,750 SF
- Surrounded by Restaurants, Retail, Hotels, Banking, High-End Residential, and Country Club
- Easy Access to I-71
- Abundance of Parking

OFFICE FOR SALE/LEASE



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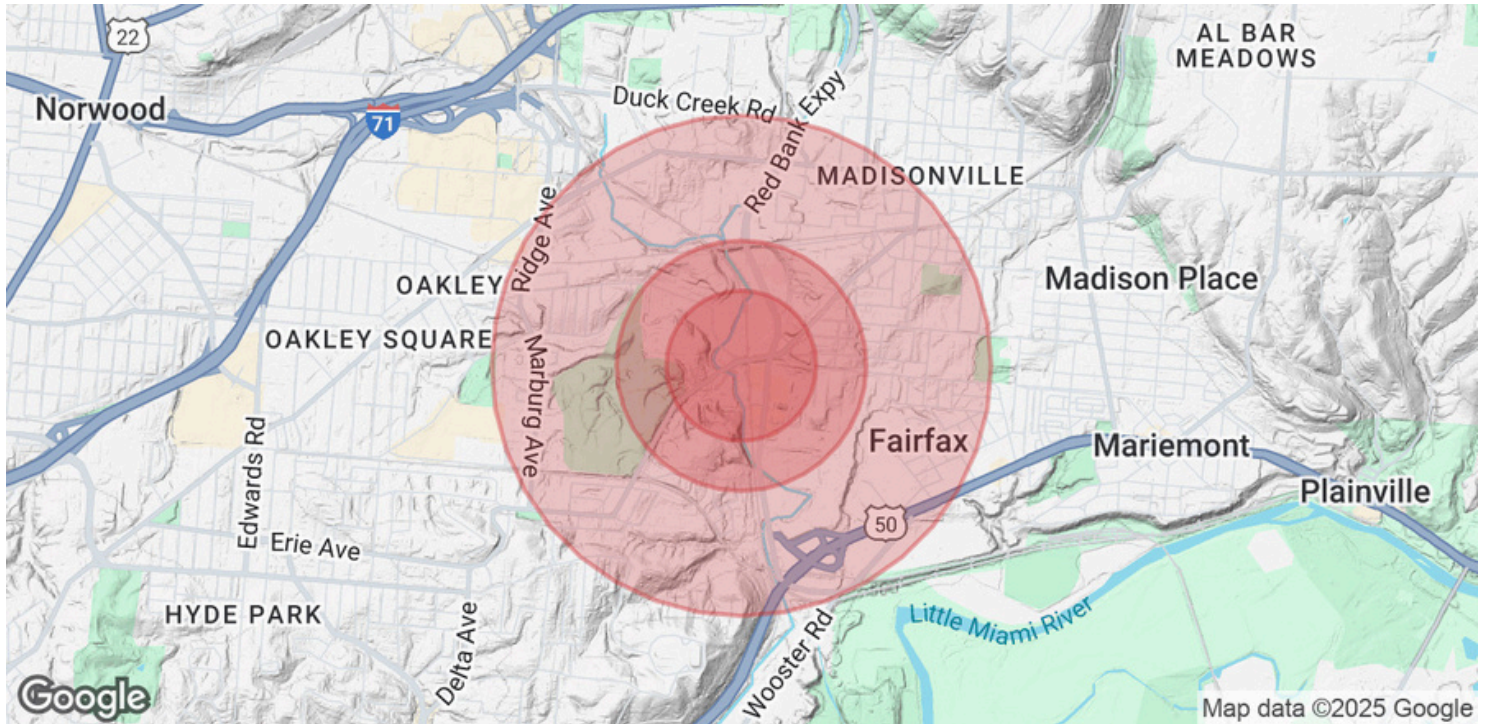
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Astonish
Commercial Real Estate Services

OFFICE FOR SALE/LEASE





	0.3 Miles	0.5 Miles	1 Mile
Total Population	468	2,519	11,172
Average Age	51	44	42
Average Age (Male)	50	42	40
Average Age (Female)	52	45	43

Households & Income	0.3 Miles	0.5 Miles	1 Mile
Total Households	266	1,446	5,983
# of Persons per HH	1.8	1.7	1.9
Average HH Income	\$157,680	\$123,399	\$115,642
Average House Value	\$471,228	\$431,030	\$412,510

Demographic data derived from 2020 ACS - US Census