

FOR SALE

DEVELOPMENT OPPORTUNITY | \$309,000

414 CENTRAL AVE, CINCINNATI, OH 45202

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3CRE

THE OFFERING:

3CRE is pleased to present 414 Central Ave, a blank canvas in the heart of Downtown Cincinnati, offering strong potential for multifamily or mixed-use redevelopment with creative retail possibilities. Ideal for an experienced buyer with a proven track record in historic renovation and urban redevelopment. Approved architectural plans are available to leverage and building is zoned for uses for Downtown Development District zoning. Property needs a full transformation, suited to your vision

Located just steps from the newly renovated First Financial Convention Center and its \$264M transformation, this site is positioned for both long-term and short-term rental strategies. With close proximity to Paycor Stadium, there's opportunity to capture game-day traffic with concepts like late-night walk-up window or ghost kitchen, complementing existing retail on 4th Street.

PROPERTY HIGHLIGHTS:

Offered at: \$309,000

Total SqFt: 2,091 Sq. Ft.

- Prime development opportunity
- Three-story property with Central Avenue frontage
- Located in Downtown Cincinnati's Central Business District
- Steps from the redeveloped Convention Center
- Approved architectural plans available





TQL STADIUM
SOCCER STADIUM



CONVENTION CENTER
MEETINGS & EVENTS



FOUNTAIN DISTRICT
BUSINESS DISTRICT



THE BANKS
ENTERTAINMENT DISTRICT

DOWNTOWN CINCINNATI



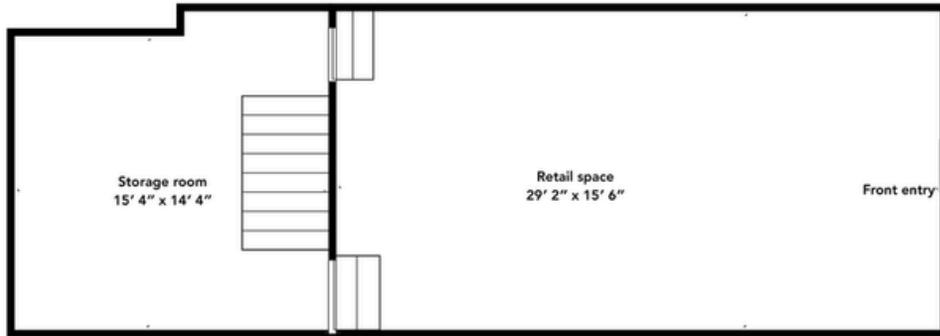
CENTRAL AVENUE



FLOOR 1

414 Central Avenue

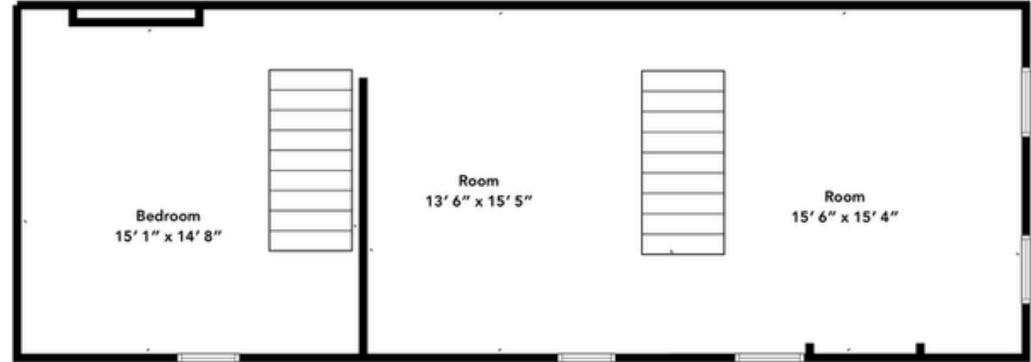
Total: 744sqft.



FLOOR 2

414 Central Avenue

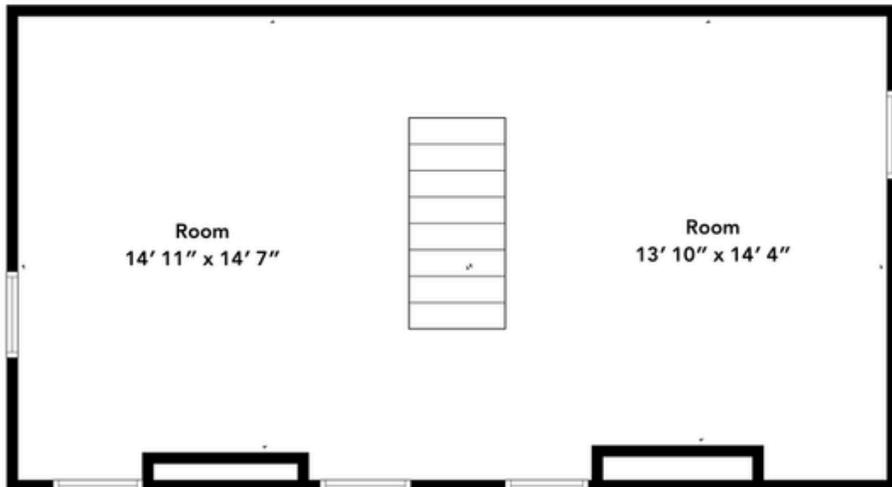
Floor 2: 744sqft



FLOOR 3

414 Central Avenue

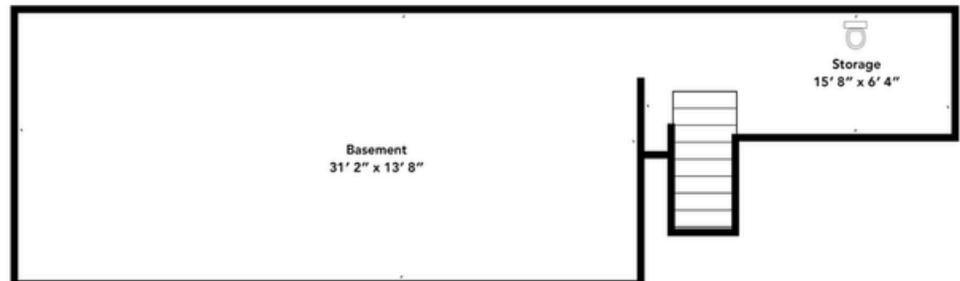
Floor 3: 493sqft.



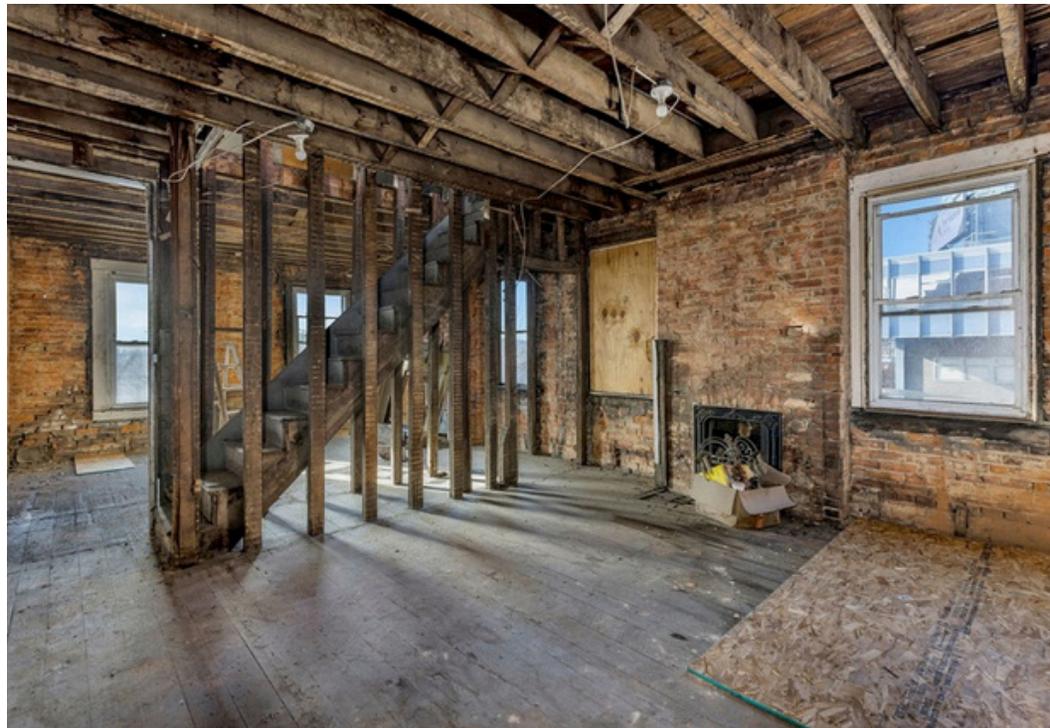
BASEMENT

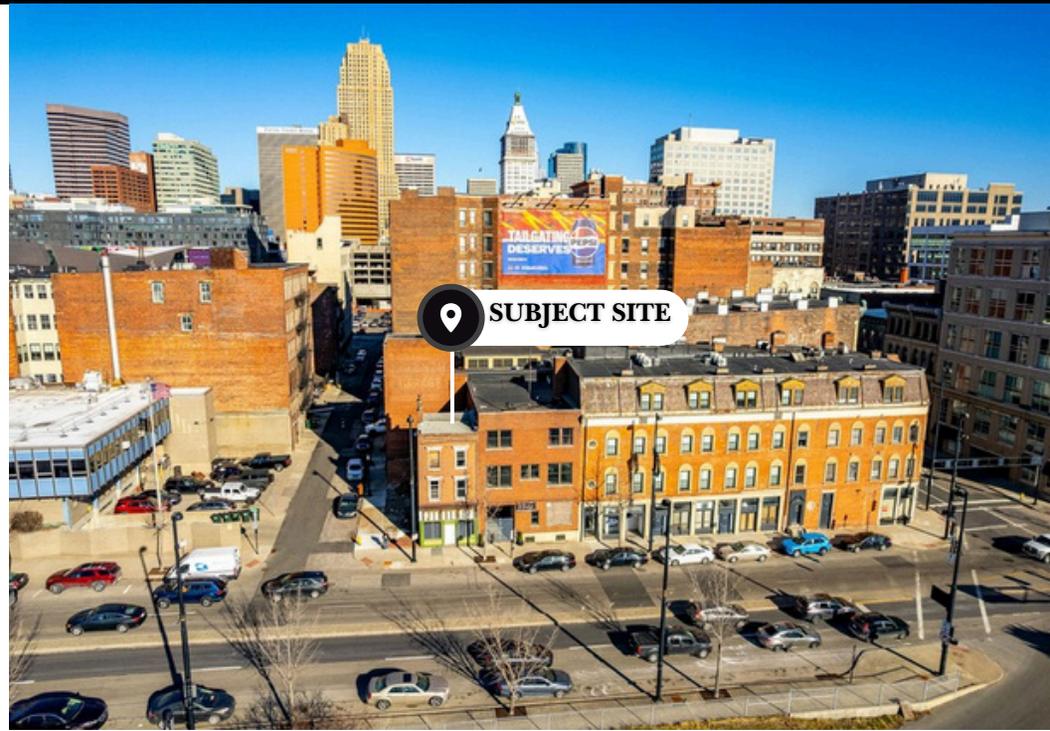
414 Central Avenue

Lower Level: 610sqft









414 CENTRAL AVENUE | FOR SALE

	1 MILE	3 MILE	5 MILE
POPULATION	19,053	154,188	326,726
AVERAGE HOUSEHOLD INCOME	\$107,991	\$74,960	\$78,042
NUMBER OF HOUSEHOLDS	10,882	69,939	142,648
MEDIAN AGE	36.1	33.3	34.4
TOTAL BUSINESSES	4,120	17,535	23,823
TOTAL EMPLOYEES	114,352	244,022	300,573

CINCINNATI DEVELOPMENT

CINCINNATI IS POISED FOR SUBSTANTIAL GROWTH IN 2026, WITH NUMEROUS DEVELOPMENT PROJECTS SPANNING VARIOUS SECTORS.

Cincinnati's development landscape is experiencing significant growth, driven by ambitious projects and revitalization efforts. This progress highlights the city's dedication to enhancing its urban core, attracting new businesses, and elevating the quality of life for its residents. Expansion spans various sectors, including residential, commercial, and public spaces, contributing to Cincinnati's evolving and dynamic character.

CLICK ON PROJECT FOR MORE INFORMATION



Convention Center Renovation
Full Office Renovation



FC Cincinnati Mixed-Use District
Mixed-Use Development



Reid Flats
Affordable Housing Project



Carew Tower Transformation
Mixed-Use Development



Moxy of Cincinnati
New 111-Unit Hotel



Public Library Renovation
Major Renovation of Public Library



Sky Central Apartment
Conversion from Office to Residential



\$61M OTR Project
Findlay Community Center & Crossroads Health

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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3CRE Advisors is a multi-state brokerage that has expertise in Commercial Real Estate Investment, Leasing, Property Management, and Business Brokering. Contact our Retail Services Group for any of your retail assignments. Visit us at any of our offices listed below or on our website at 3CRE.com