

# FOR LEASE

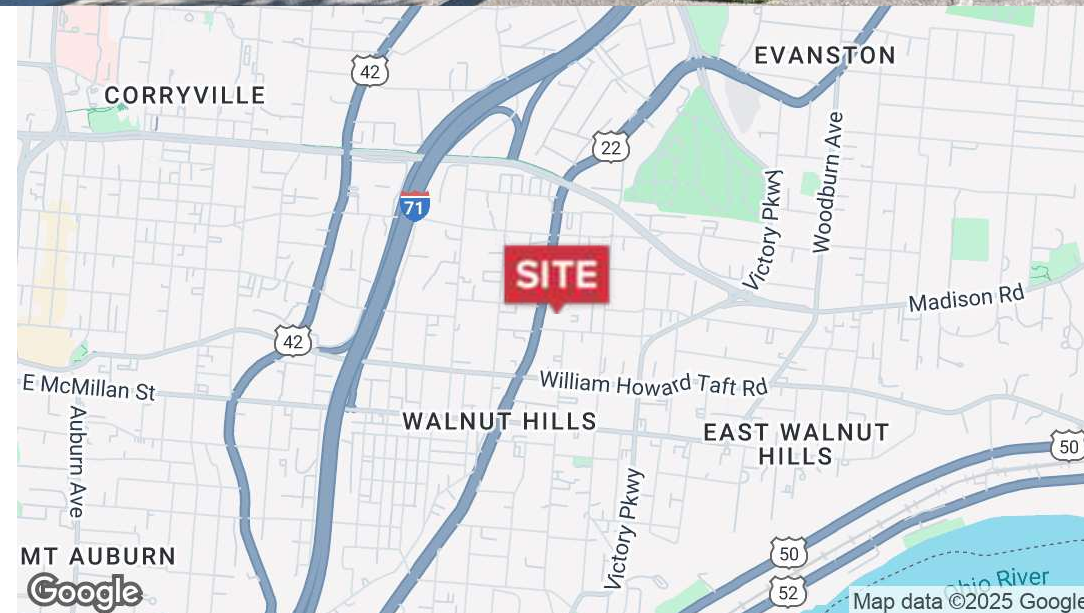
2800 Gilbert Ave Cincinnati, OH 45206



## NAI Bergman

Redevelopment Opportunity | 25,000 - 50,192 SF

- 50,192 SF of Space
- \$4 NNN (Taxes & Cam ~\$1.46psf)
- Ideal Use for Office, Medical, Government
- Two (2) Doors & Loading Dock
- Approx. 12,500 SF Warehouse
- Remainder Class A/B Office
- Modern, flexible office spaces
- On public transportation lines
- Min. of 65+/- Parking Spaces



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**2800 GILBERT AVE - FOR SALE/LEASE**

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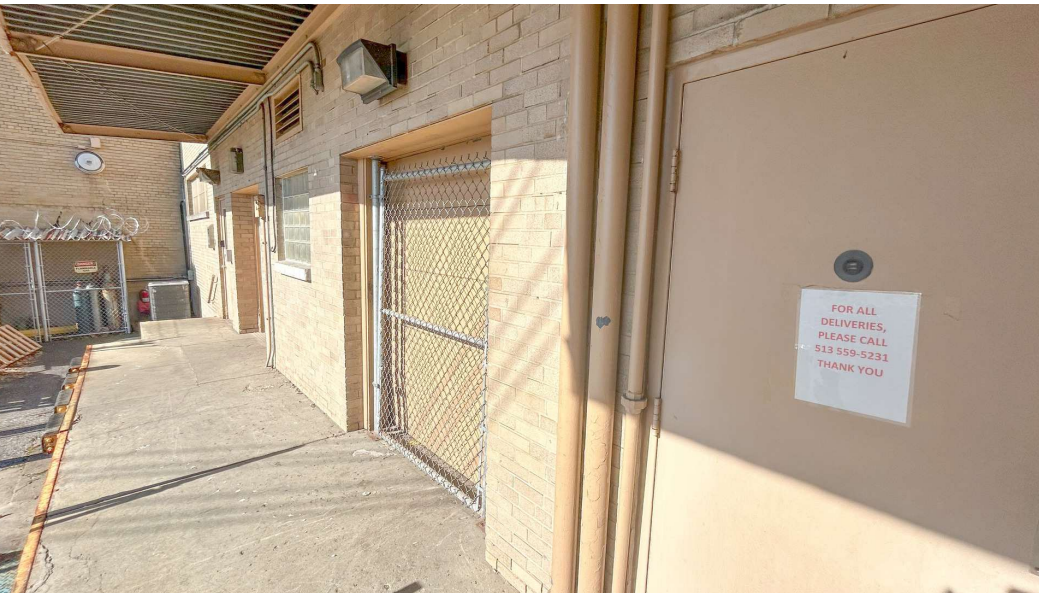
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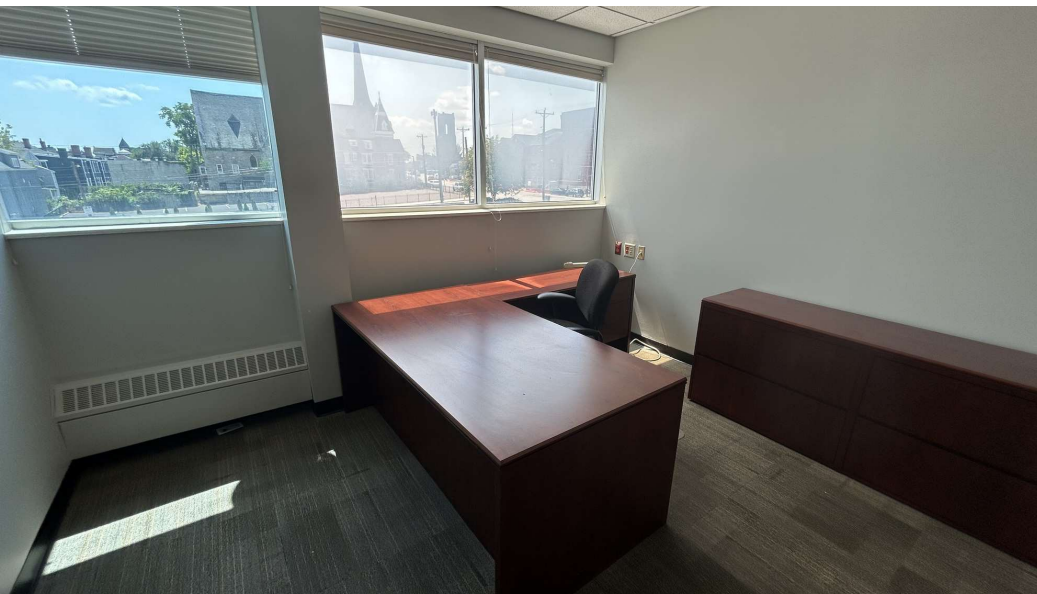
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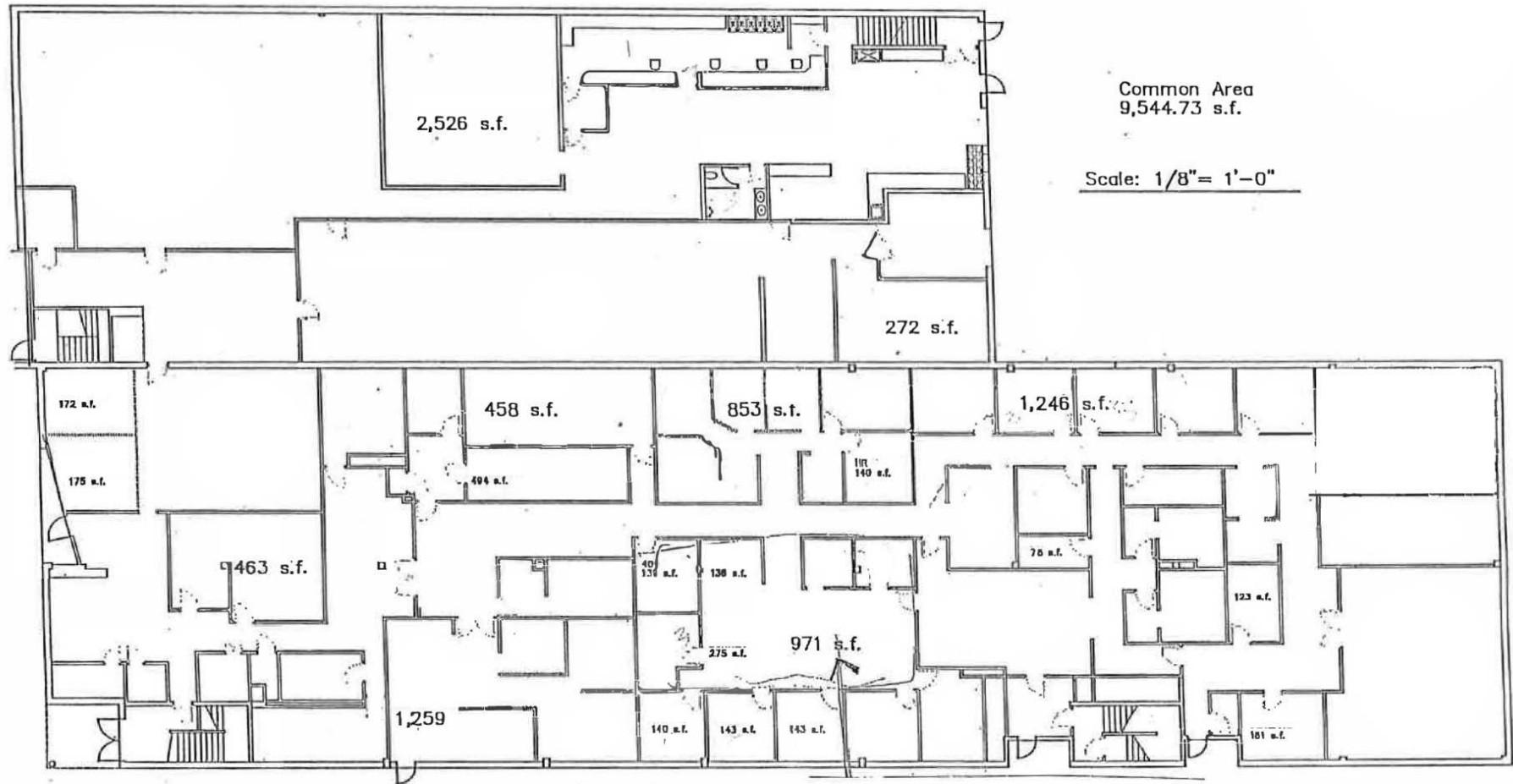
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# FOR LEASE

2800 Gilbert Ave Cincinnati, OH 45206 1st Floor - Floorplan



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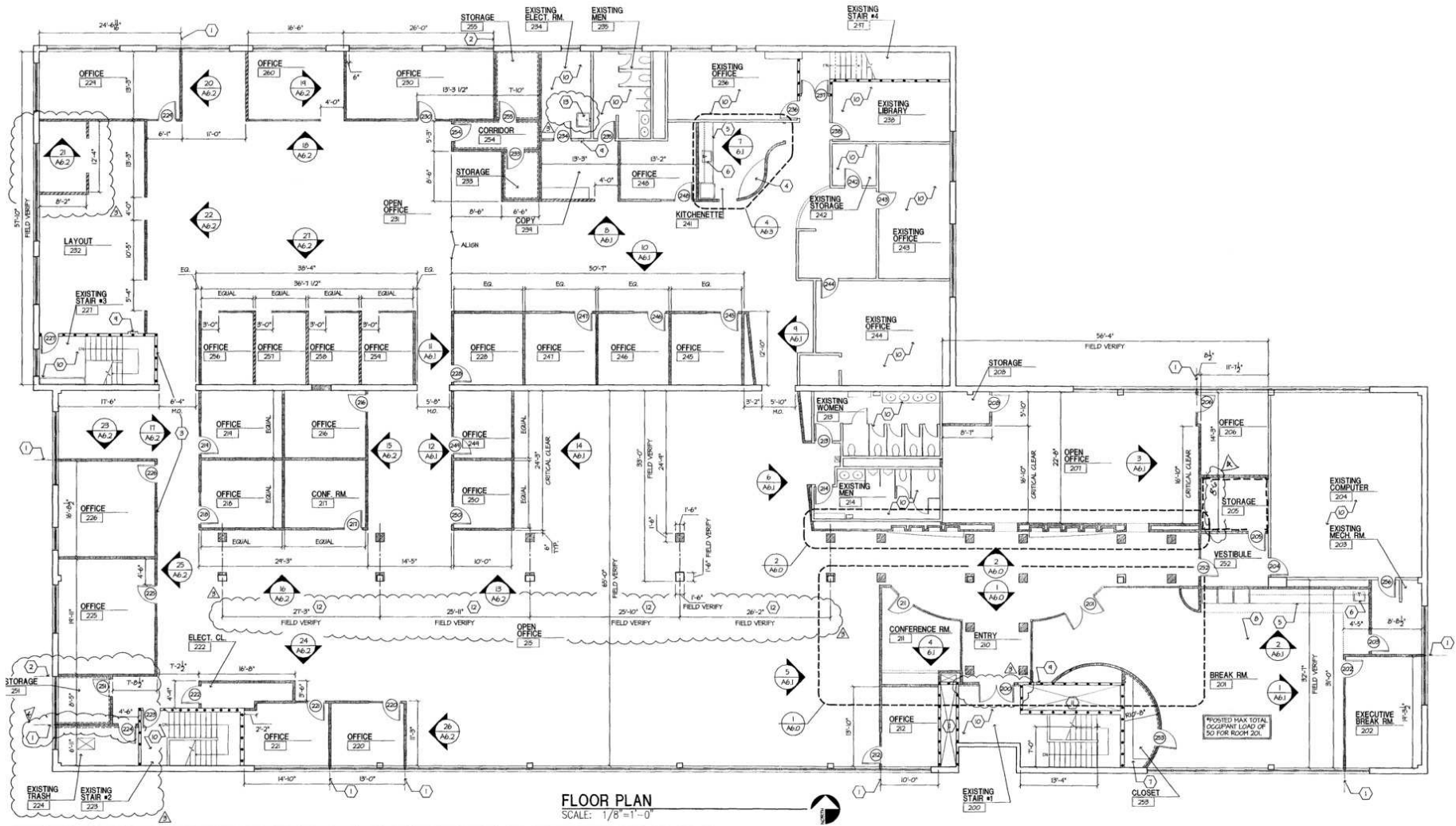
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# FOR LEASE

2800 Gilbert Ave Cincinnati, OH 45206 2nd Floor - Floorplan



FLOOR PLAN  
SCALE: 1/8"=1'-0"

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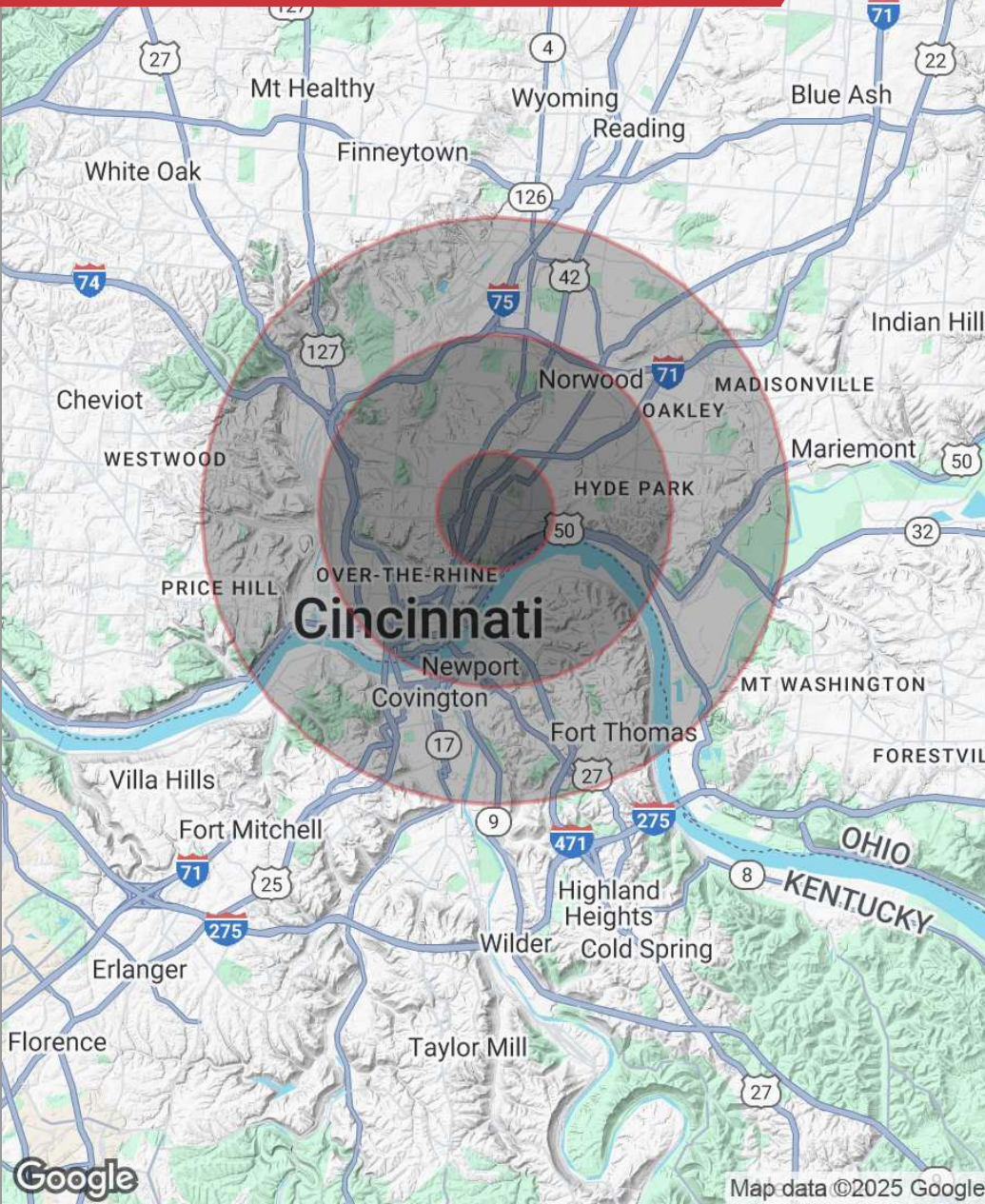
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## POPULATION

	1 MILE	3 MILES	5 MILES
Total population	16,908	147,748	289,694
Median age	38	37	37
Median age (male)	38	36	37
Median age (Female)	39	37	38

## HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	8,783	66,768	131,136
# of persons per HH	1.9	2.2	2.2
Average HH income	\$71,313	\$89,943	\$86,423
Average house value	\$353,731	\$378,025	\$330,884

\* Demographic data derived from 2020 ACS - US Census

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