

NALBergman

For Sale

Office Condo For Sale
+/-1,000 – 2,000 SF

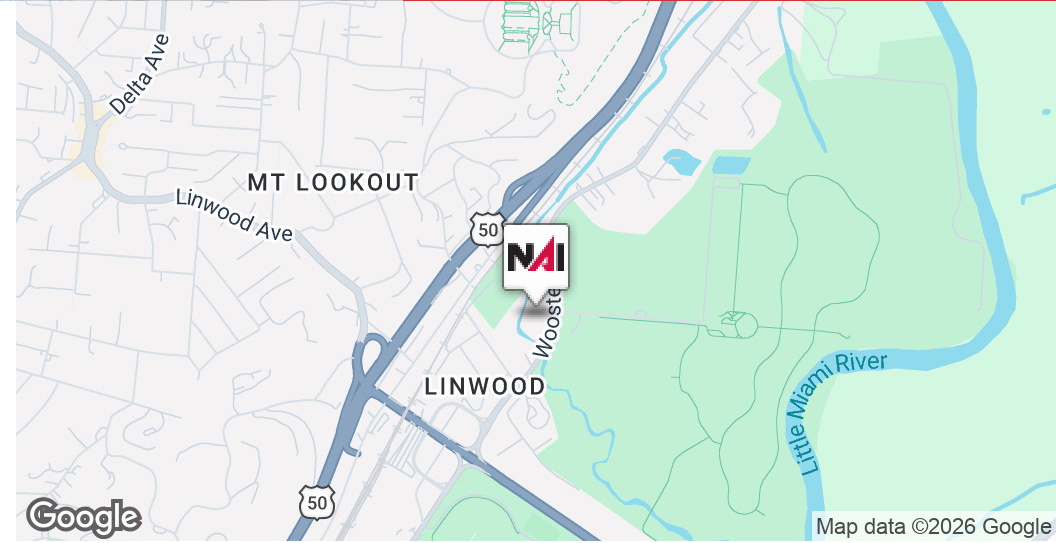


Prime Office Condominium Opportunity
5082 Wooster Rd, Suites 1 & 2 – Cincinnati, OH 45226

BROCHURE

5082 Wooster Rd, Cincinnati, OH 45226

No Warranty Or Representation, Express Or Implied, Is Made As To The Accuracy Of The Information Contained Herein, And The Same Is Submitted Subject To Errors, Omissions, Change Of Price, Rental Or Other Conditions, Prior Sale, Lease Or Financing, Or Withdrawal Without Notice, And Of Any Special Listing Conditions Imposed By Our Principals No Warranties Or Representations Are Made As To The Condition Of The Property Or Any Hazards Contained Therein Are Any To Be Implied.



Wooster Park Office Condos

5082 Wooster Rd, Suites 1&2, Cincinnati, Ohio 45226

Property Highlights

- First (1st) Floor Well Maintained Office Condominium Available
- Two +/-1,000 SF Suites, Now Configured as One +/-2,000 SF Suite
- Great for Professional Owner-Operators or as an Investment
- Offers Kitchenette(s), Private Bathroom(s), & Ample Parking
- Common Areas are Professionally Maintained
- Zoned CG-A - Commercial General
- For Sale Price: \$200,000/Suite

Offering Summary

| | |
|----------------------|-----------------------|
| Sale Price: | \$200,000 per Suite |
| Available SF: | 1,000+/- SF per Suite |

| Demographics | 1 Mile | 3 Miles | 5 Miles |
|--------------------------|-----------|-----------|-----------|
| Total Households | 1,806 | 33,790 | 98,199 |
| Total Population | 4,375 | 70,394 | 216,462 |
| Average HH Income | \$211,279 | \$140,424 | \$118,276 |

For More Information

Thomas Zipperstein

O: 513 322 8323

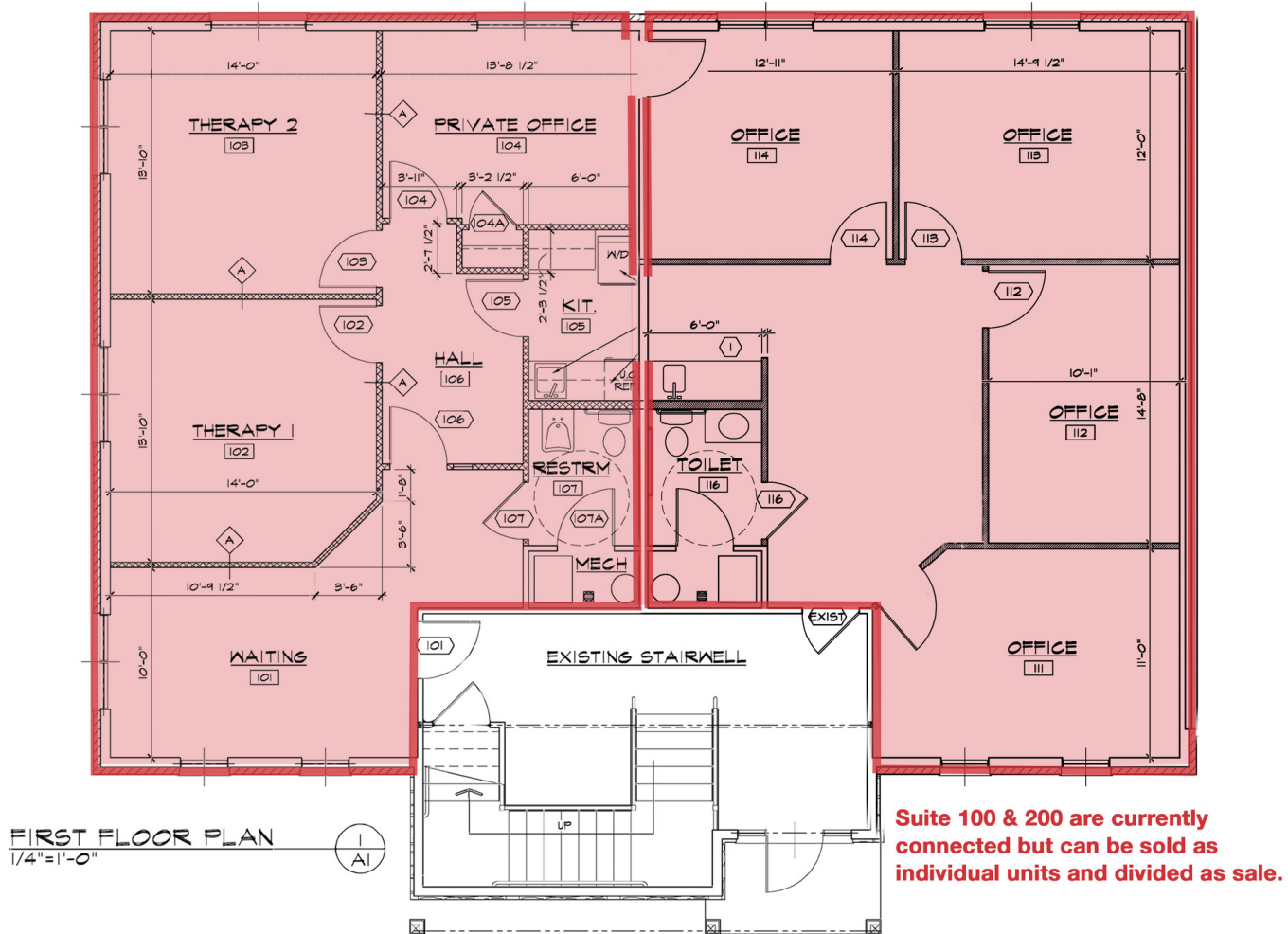
tzipperstein@bergman-group.com | OH #SAL.2023001646

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5082 Wooster Rd, Cincinnati, OH 45226

Suite 100 - AVAILABLE

Suite 200 - AVAILABLE



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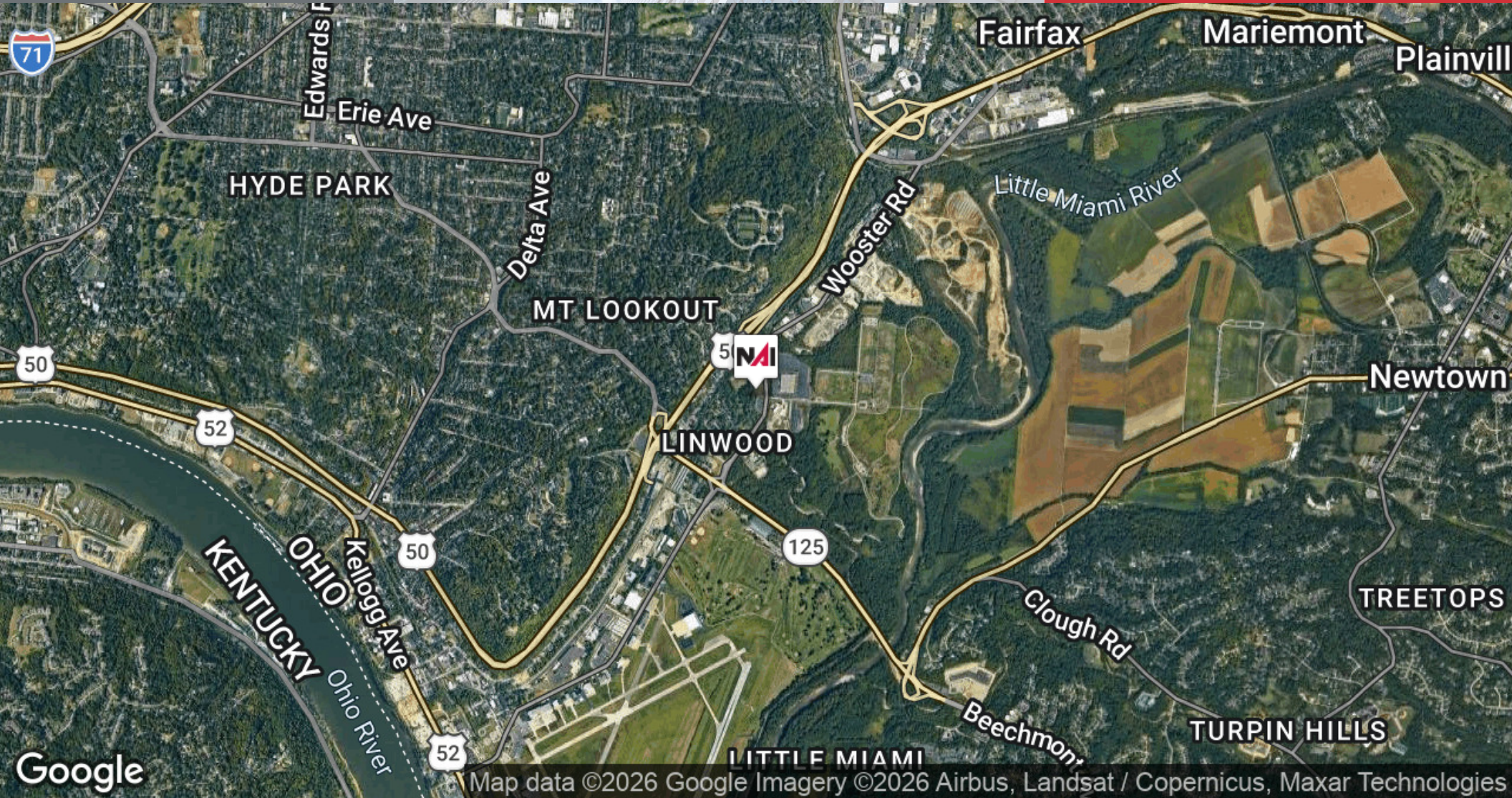
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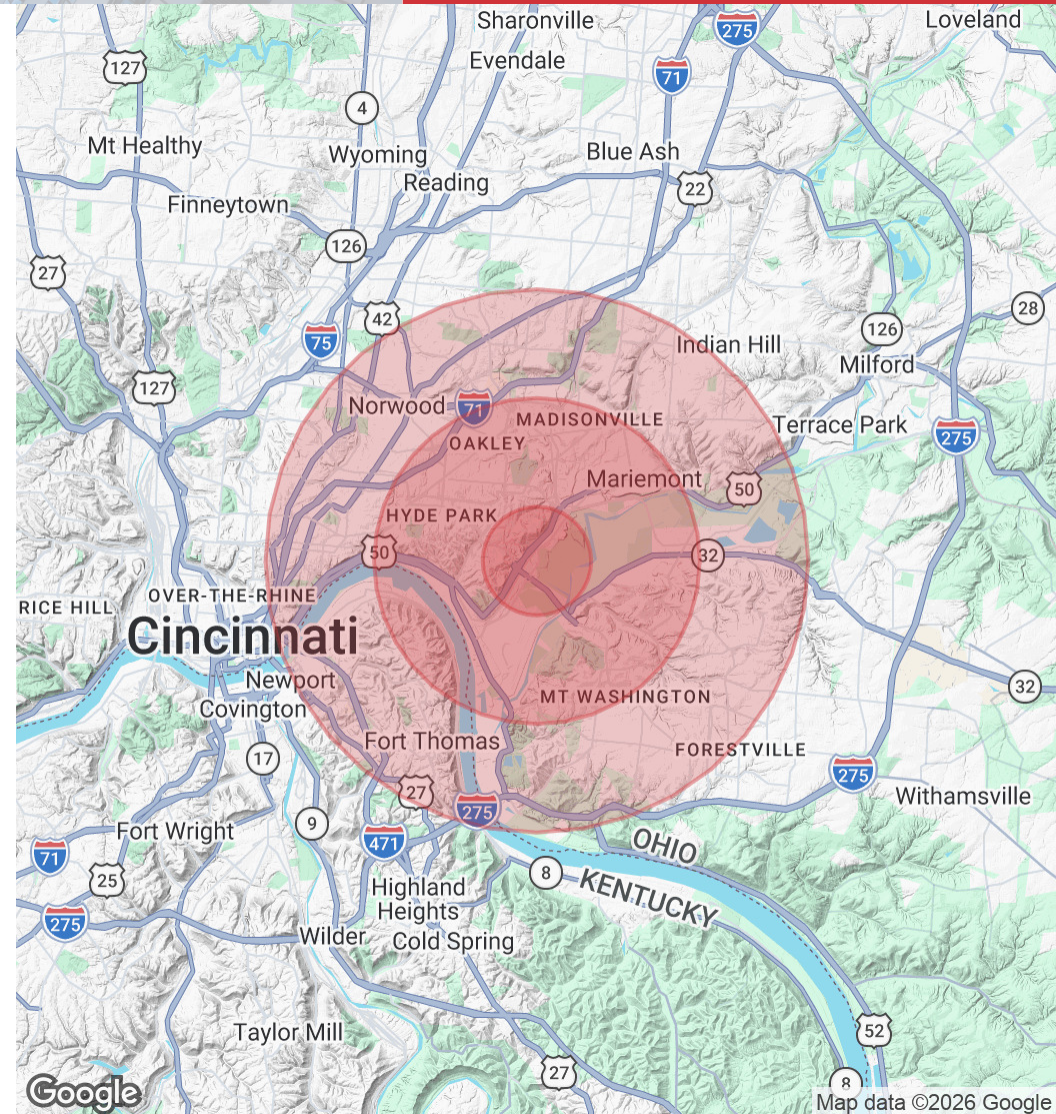
Population

| | 1 Mile | 3 Miles | 5 Miles |
|----------------------|--------|---------|---------|
| Total Population | 4,375 | 70,394 | 216,462 |
| Average Age | 38 | 40 | 40 |
| Average Age (Male) | 37 | 39 | 39 |
| Average Age (Female) | 39 | 41 | 41 |

Households & Income

| | 1 Mile | 3 Miles | 5 Miles |
|---------------------|-----------|-----------|-----------|
| Total Households | 1,806 | 33,790 | 98,199 |
| # of Persons per HH | 2.4 | 2.1 | 2.2 |
| Average HH Income | \$211,279 | \$140,424 | \$118,276 |
| Average House Value | \$725,628 | \$509,682 | \$402,639 |

Demographics data derived from AlphaMap



BROCHURE

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