

FOR SALE

2216 NORWOOD AVE

NORWOOD, OH 45212

MIDTOWN REDEVELOPMENT OPPORTUNITY

NEWMARK



## PROPERTY FEATURES

- Central Cincinnati location
- Less than 1/4 mile from Norwood Lateral/Ohio 526
- Close to all amenities on Montgomery Road, Surrey Square, and Rookwood
- Unique architectural features
- Zoning allows a wide range of uses including office, medical, retail, restaurant, bar, catering, event center, live/work, artisan manufacturing, childcare, church, educational, multi-family, recreation, funeral home, and lodging

## PROPERTY INFORMATION



**MUNICIPALITY**

Norwood



**PARCEL ID**

651-0015-0012



**LOT SIZE**

1.1 Acres

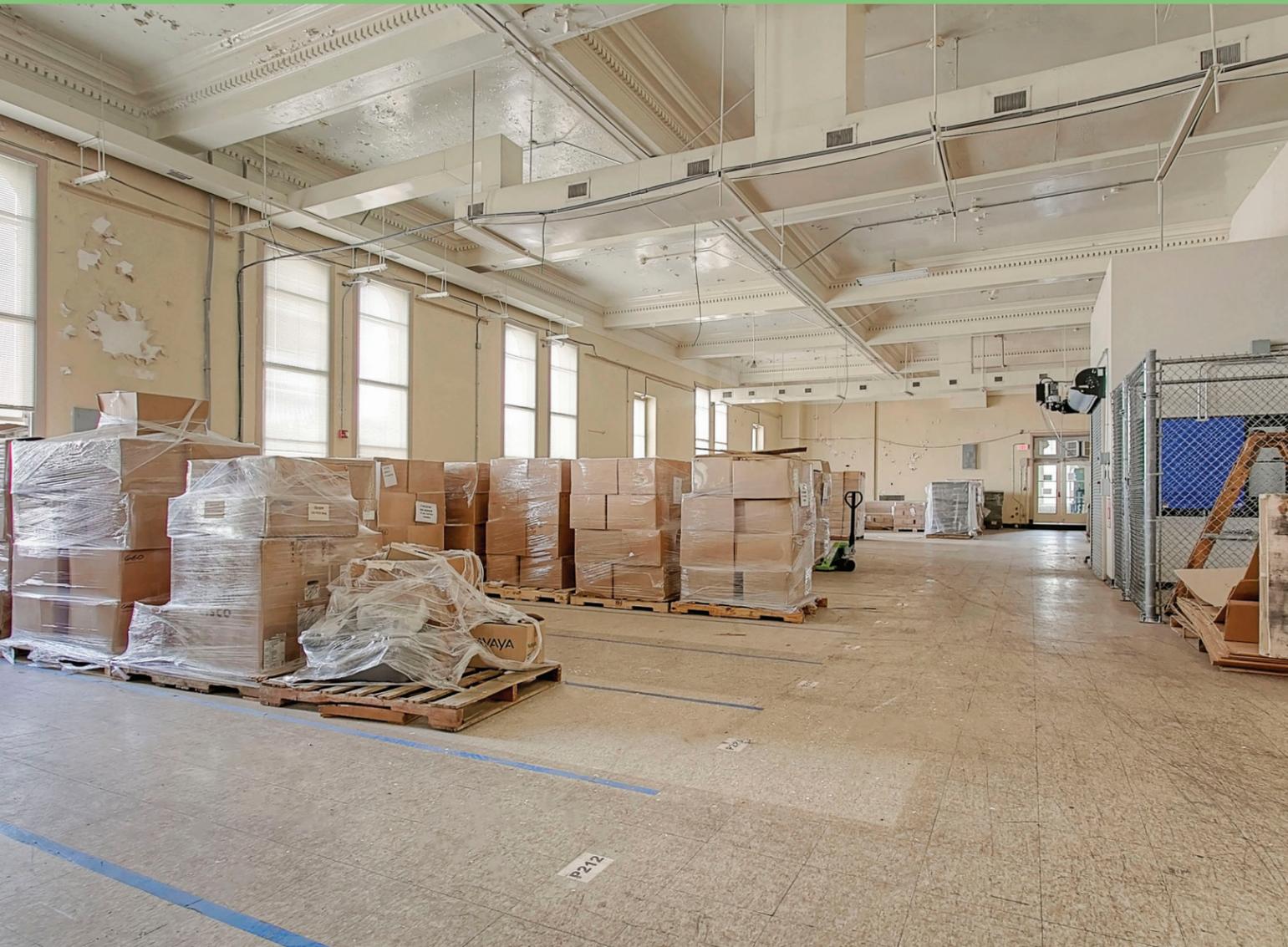
Subject to final subdivision plan



**ZONING**

GBD

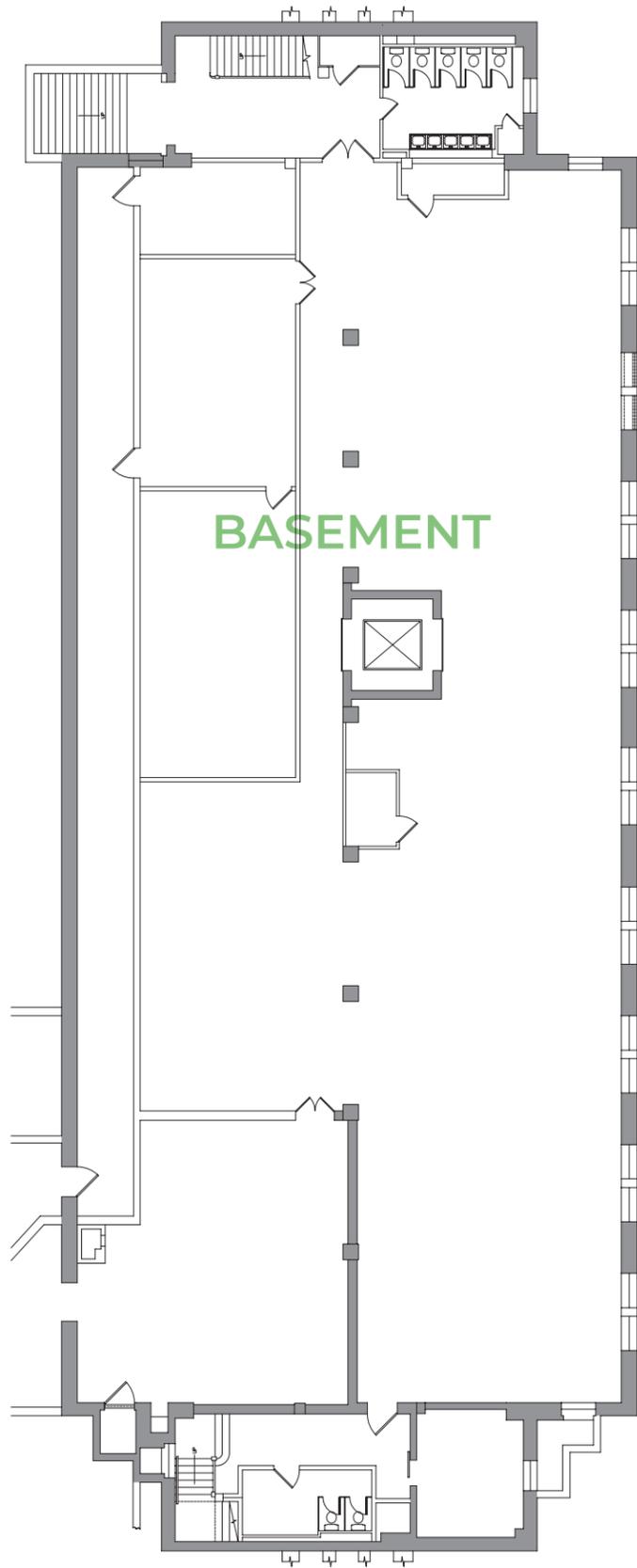
General Business District



## BUILDING INFORMATION

BUILDING SIZE (SF)	22,632 plus 11,316 SF basement
YEAR BUILT	1930
FLOORS	2 plus basement
CONSTRUCTION	Steel frame with brick and stone masonry
FIRST FLOOR	Approximately 63' x 143' with central row of columns spaced 13'-16' o.c.
SECOND FLOOR	Approximately 63' x 143' with no columns
ROOF	Siplast modified bitumen, installed in 2018 with 20-year warranty
FREIGHT ELEVATOR	Hydraulic freight elevator serving all floors, 6,000 pound capacity, 66" wide x 78" deep x 96" high cab dimensions
COOLING	Carrier 76-ton twin screw chiller installed in 2005
HEATING	Gas-fired boiler
ELECTRIC	Duke Energy 208/240 3-phase system
PARKING	44 (subject to final subdivision plan)

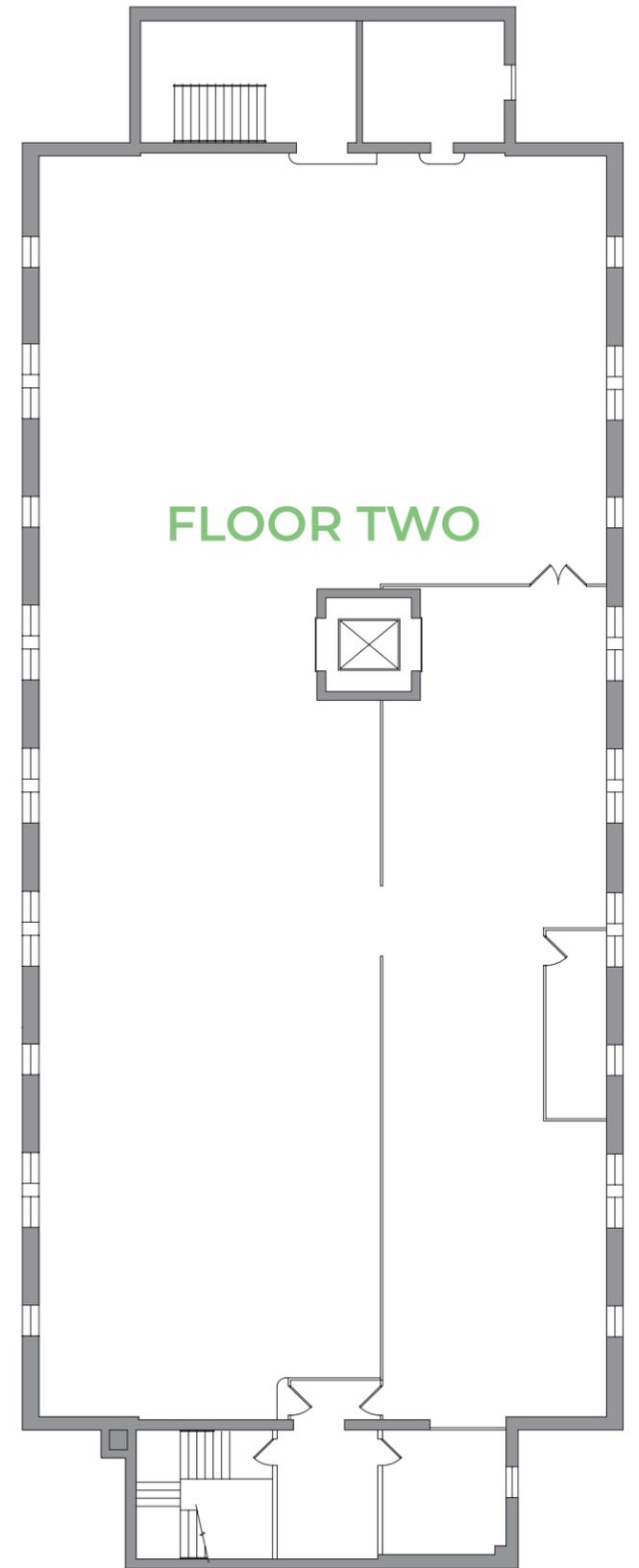
# FLOOR PLANS



BASEMENT



FLOOR ONE



FLOOR TWO



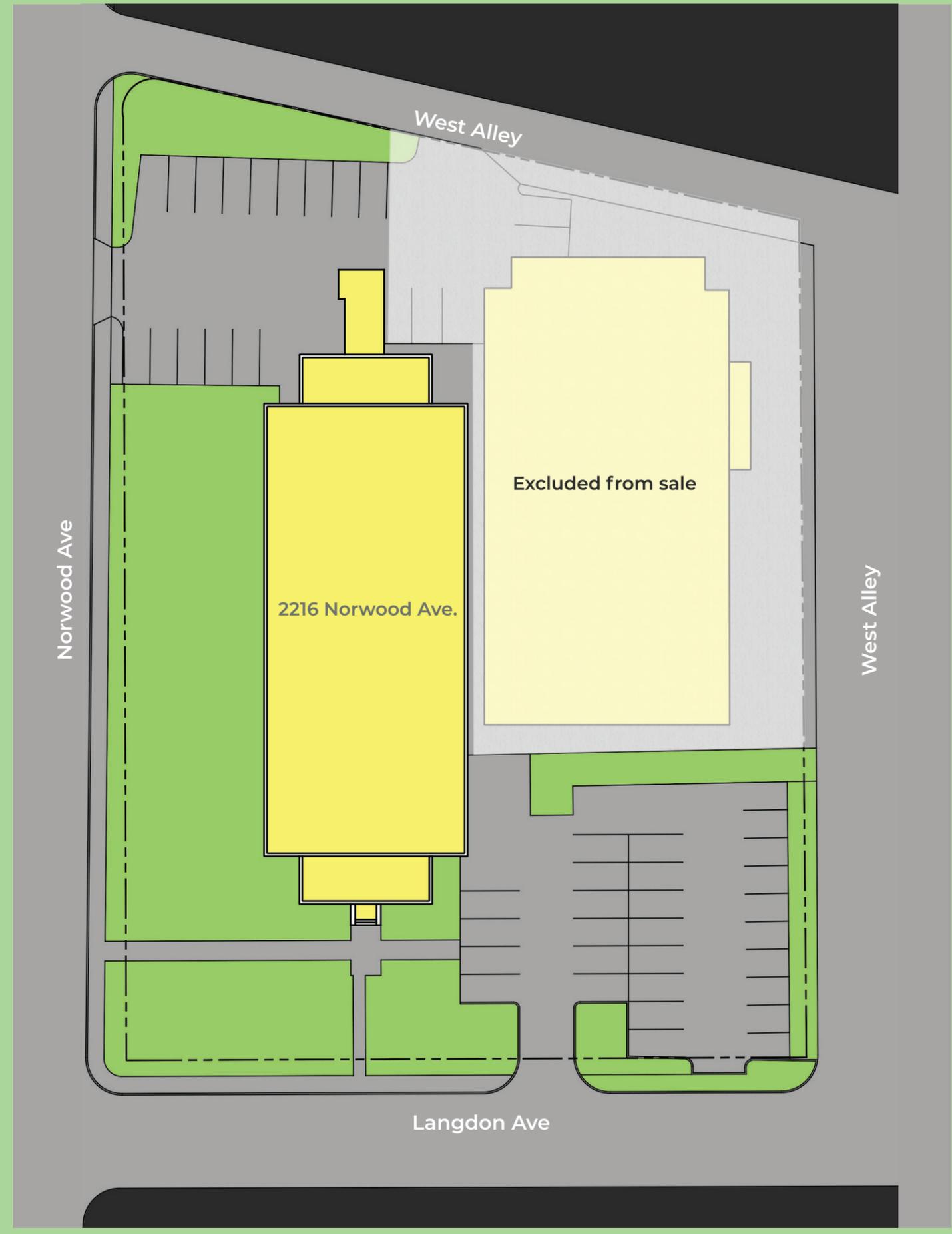
**2216 Norwood Ave**

# Cincinnati

## DEMOGRAPHICS

	2 Mile	5 Mile	10 Mile
2010 Population	62,611	274,026	807,375
2023 Population	62,467	281,179	829,718
2018 Population Projection	62,654	283,452	836,782
Median Age	37.1	36.9	37.7
Bachelor's Degree or Higher	37%	38%	34%
2010 Households	28,711	122,631	341,353
2023 Households	28,284	124,699	349,637
2028 Household Projection	28,359	125,695	352,760
Average Household Income	\$81,321	\$84,822	\$85,635
Median Household Income	\$54,933	\$55,851	\$58,668

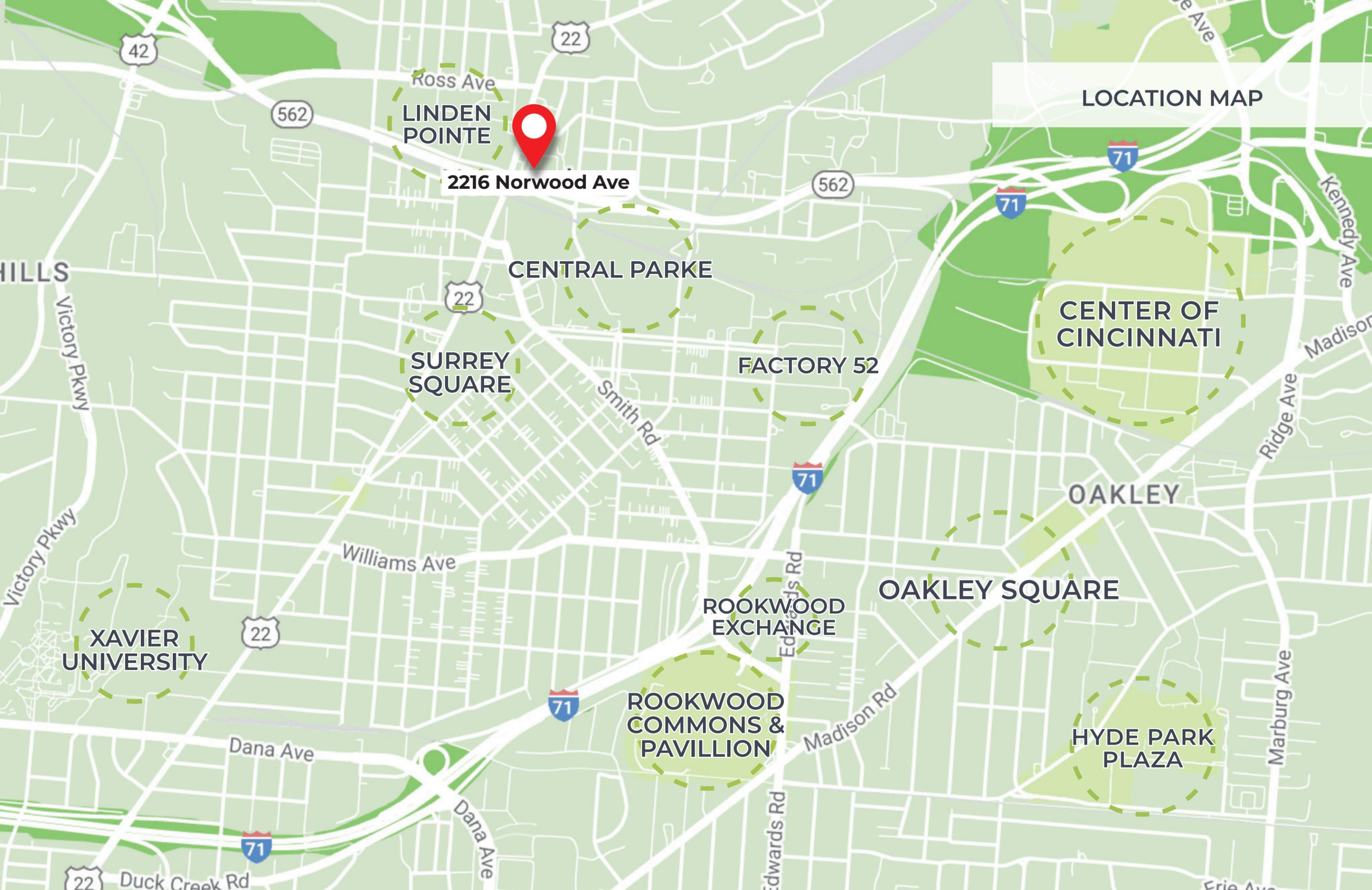
## SITE MAP



Excluded from sale

2216 Norwood Ave.

Langdon Ave



**LOCATION MAP**

Ross Ave  
**LINDEN  
POINTE**



**2216 Norwood Ave**

**CENTRAL PARKE**

**SURREY  
SQUARE**

**FACTORY 52**

**CENTER OF  
CINCINNATI**

**OAKLEY**

**OAKLEY SQUARE**

**ROOKWOOD  
EXCHANGE**

**ROOKWOOD  
COMMONS &  
PAVILLION**

**HYDE PARK  
PLAZA**

**XAVIER  
UNIVERSITY**

42

22

562

562

71

71

22

71

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22



## CONTACT



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