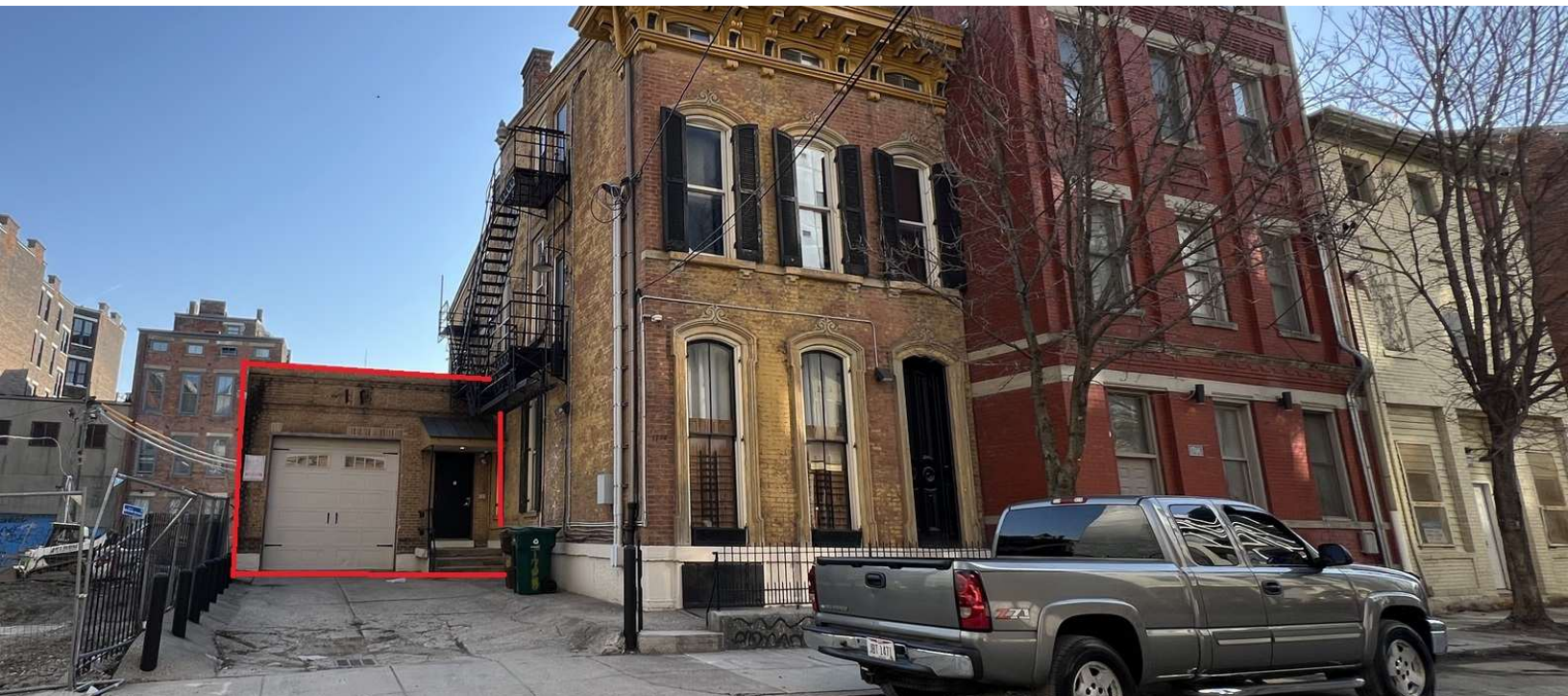


EXECUTIVE SUMMARY



OFFERING SUMMARY

Lease Rate:	\$12.00 SF/yr (MG)
Building Size:	6,416 SF
Available SF:	1,900 SF
Lot Size:	3,860 SF
Number of Units:	1
Year Built:	1930
Renovated:	2020
Zoning:	CC-P
Market:	Cincinnati
Submarket:	OTR

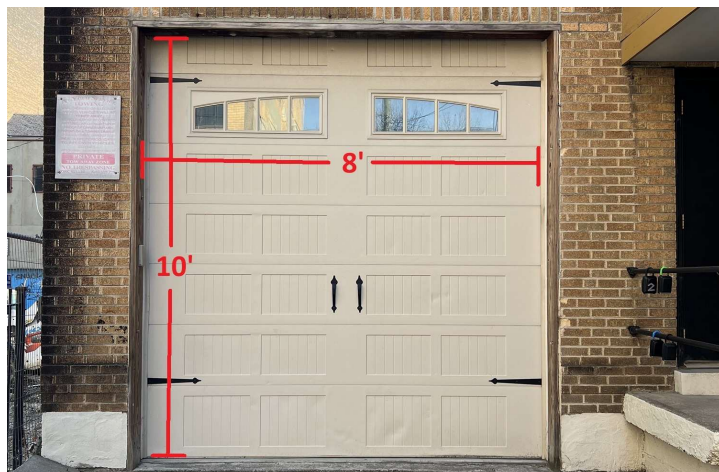
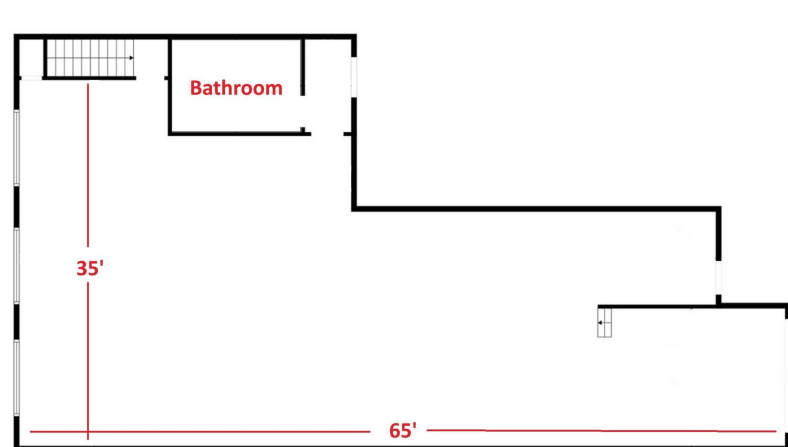
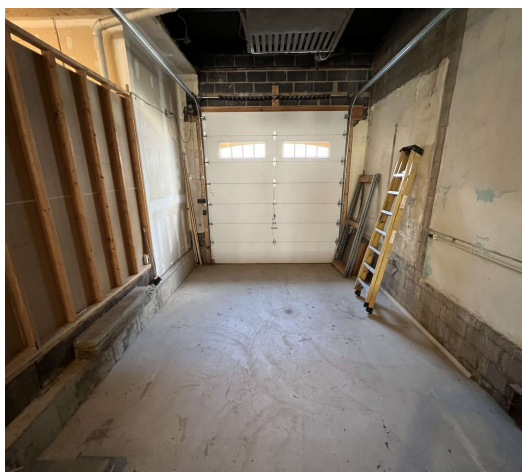
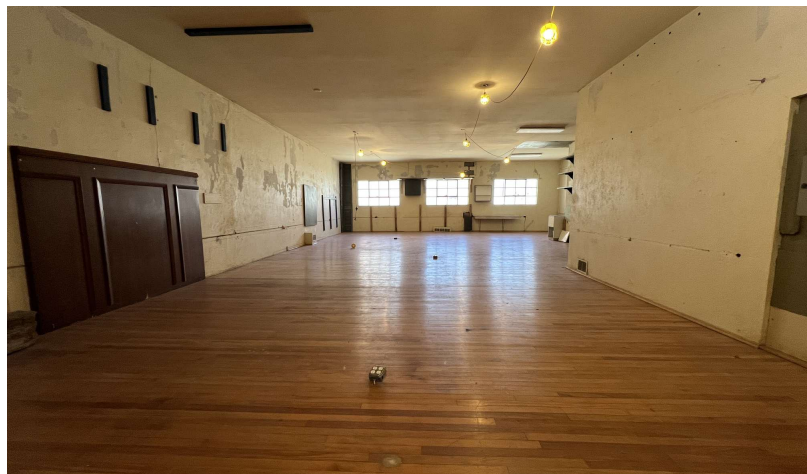
PROPERTY OVERVIEW

For Lease- 1900 sqft commercial suite, perfect for a designer, craftsman, creative, or any commercial use that can utilize overhead door with dock (box truck height), tall ceilings (11'), natural light and clear span workshop/showroom/retail space. Independent entrance. Parking onsite and on street. Bathroom with shower. Excellent location in central OTR! Tens of millions invested in a one block radius of this location within the last 2 years. Walkable to restaurants, retail, entertainment, parks, Findley Market, TQL Stadium and so much more. Less than a block to nearest streetcar station.

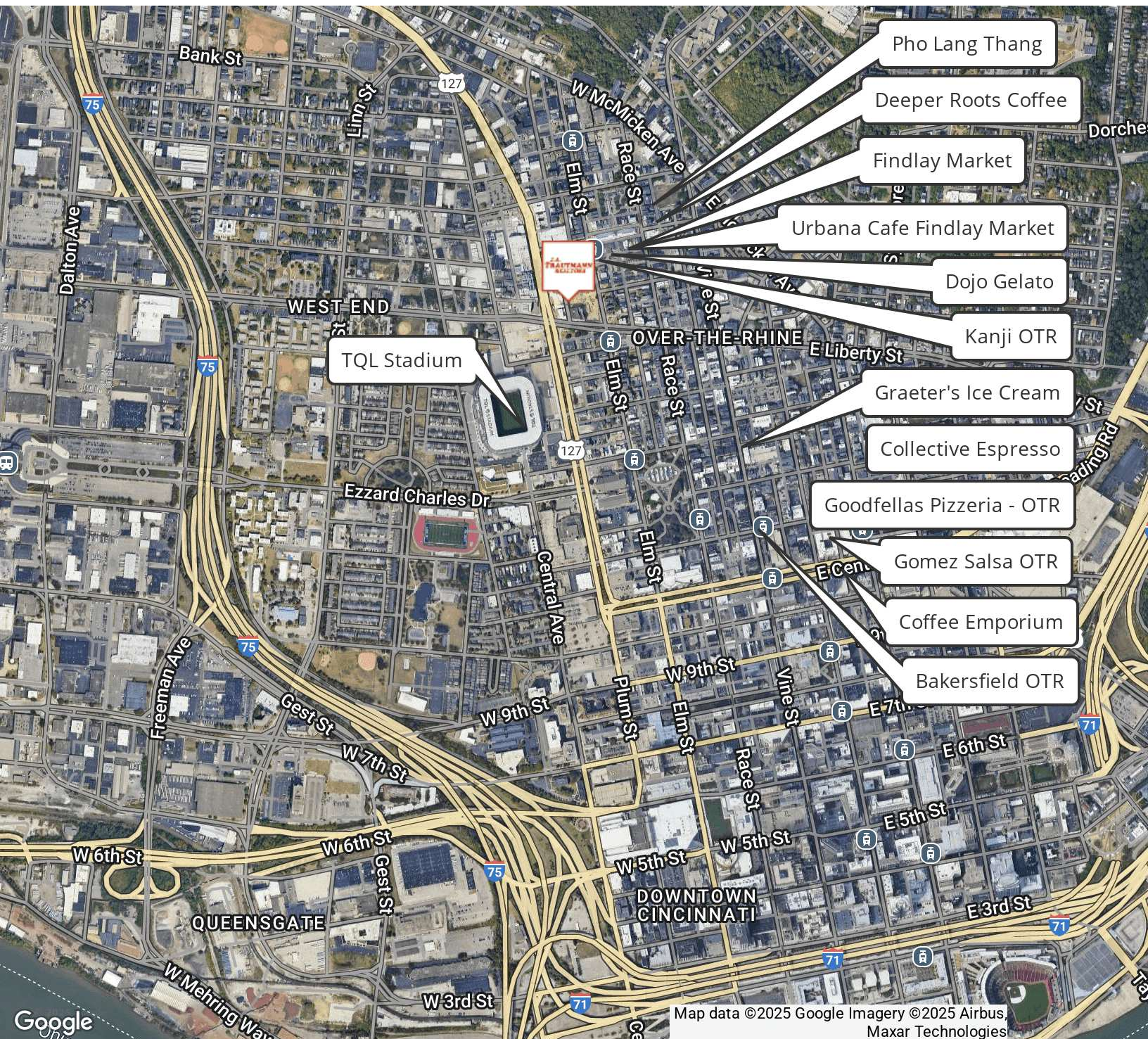
PROPERTY HIGHLIGHTS

- 1900 sqft commercial suite.
- Overhead door with dock, tall ceilings, natural light and clear span workshop/showroom/retail space.
- Excellent location in central OTR!
- Quick access to I-71/75
- Walkable to restaurants, retail, entertainment, parks and so much more.

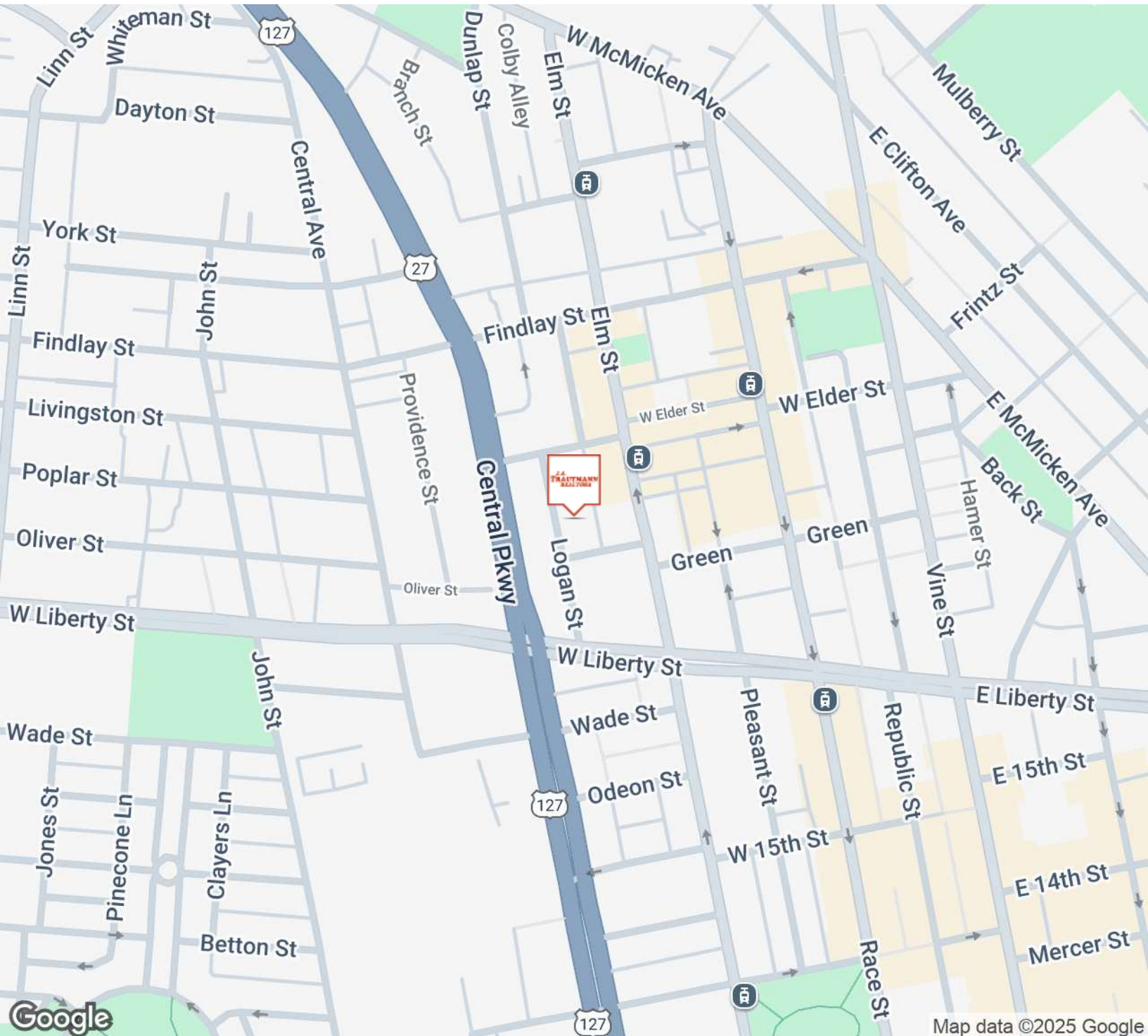
ADDITIONAL PHOTOS



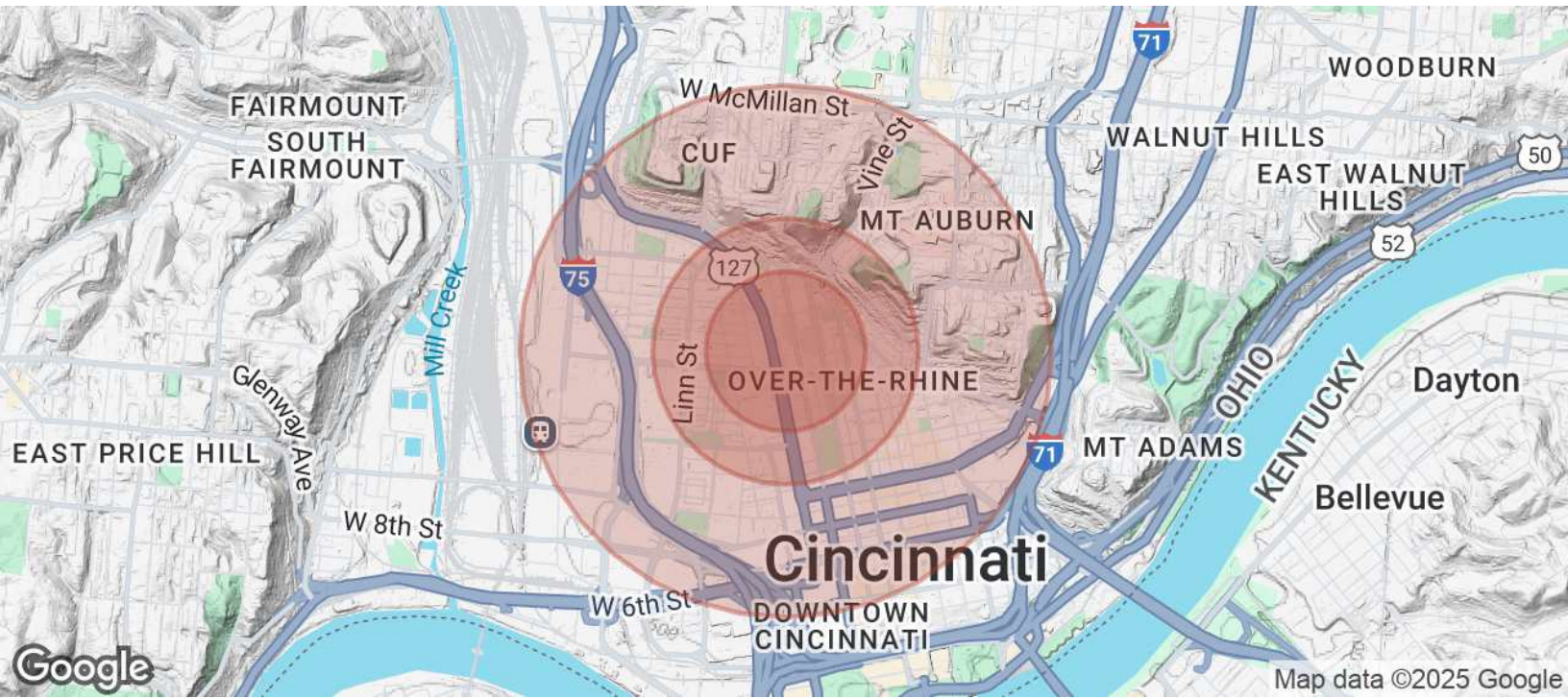
RETAILER MAP



LOCATION MAP



DEMOGRAPHICS MAP &
REPORT



POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	1,845	7,606	29,855
Average Age	37	35	33
Average Age (Male)	38	34	33
Average Age (Female)	35	35	33

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	856	3,610	13,808
# of Persons per HH	2.2	2.1	2.2
Average HH Income	\$77,207	\$71,115	\$76,465
Average House Value	\$504,848	\$446,436	\$381,271

Demographics data derived from AlphaMap