

2800
Gilbert Avenue

Cincinnati, OH 45206

NAIBergman





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Property Overview

Explore this exceptional flex property, spanning 50,192 square feet across a sprawling 2-acre site in the thriving neighborhood of East Walnut Hills. This property offers the potential for redevelopment or owner-occupier use. Zoned as Commercial Community - Pedestrian (CC-P) according to CAGIS, this property is primed for a variety of commercial and institutional uses, including office, medical-office, public / government facilitates and more. With over \$100 million in investments pouring into East Walnut Hills, including major apartment and mixed-use developments, now is the opportune time to seize this promising property before it's too late.

Offering Summary

| | |
|----------------|--------------------|
| Sale Price: | \$2,950,000 |
| Building Size: | 50,192 SF |
| Available SF: | 25,000 - 50,192 SF |
| Lot Size: | 2.1 Acres |

For More Information

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Highlights

- Office Flex Property, 50,192 SF, 2.10 Acres in East Walnut Hills
- Loading Dock, 2 Doors, & Currently +/-12,500 SF Warehouse Space
- Owner/Operator Can Convert Entire First Floor to +/-25,000 SF Warehouse
- Zoned Commercial Community - Pedestrian (CC-P), per CAGIS
- Diverse commercial and institutional uses permitted
- Over \$100 million invested in East Walnut Hills
- Prime time to invest in this promising property



For Sale
50,192 SF | \$2,950,000
Redevelopment Opportunity



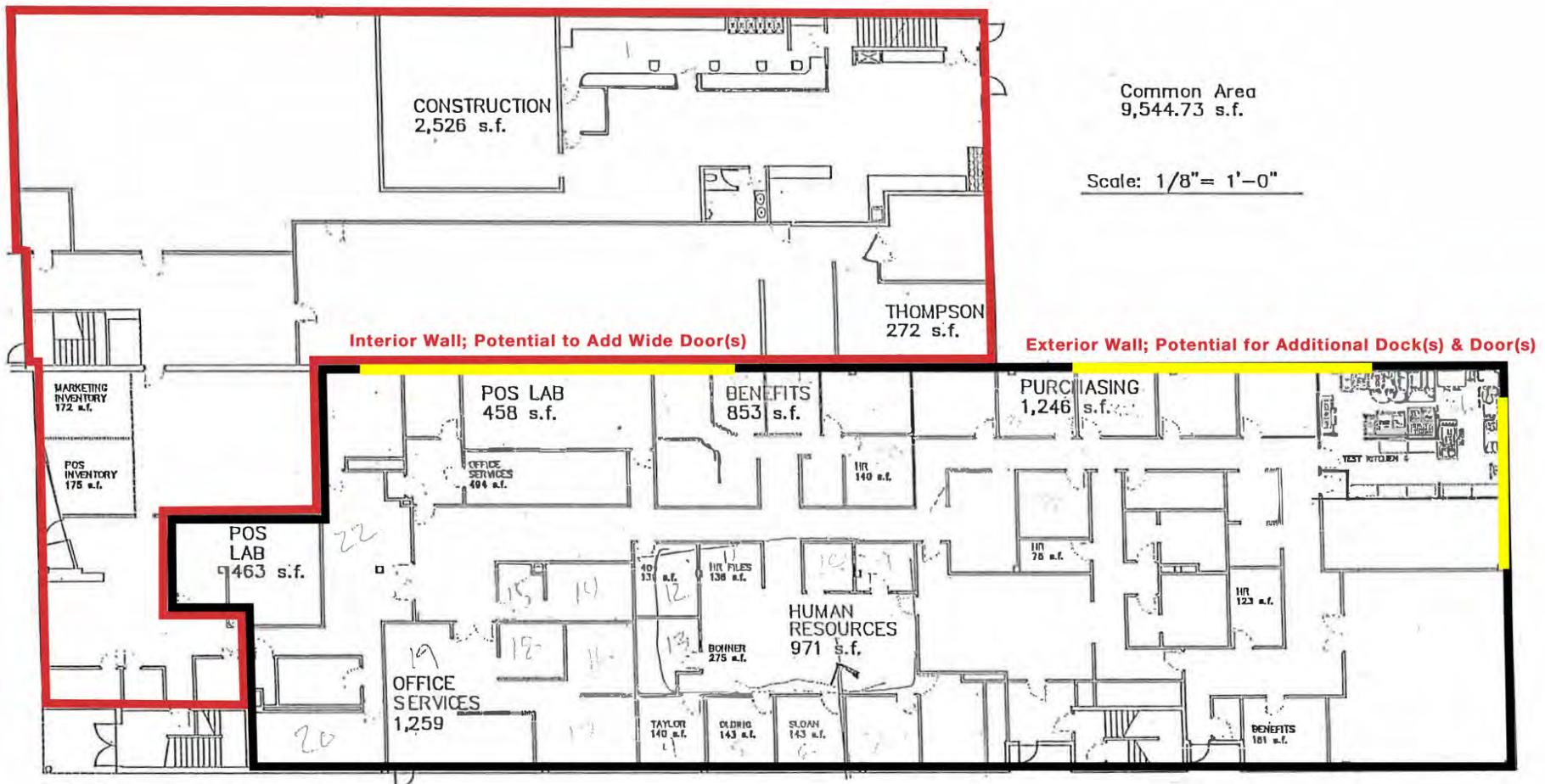
For Sale
50,192 SF | \$2,950,000
Redevelopment Opportunity Space

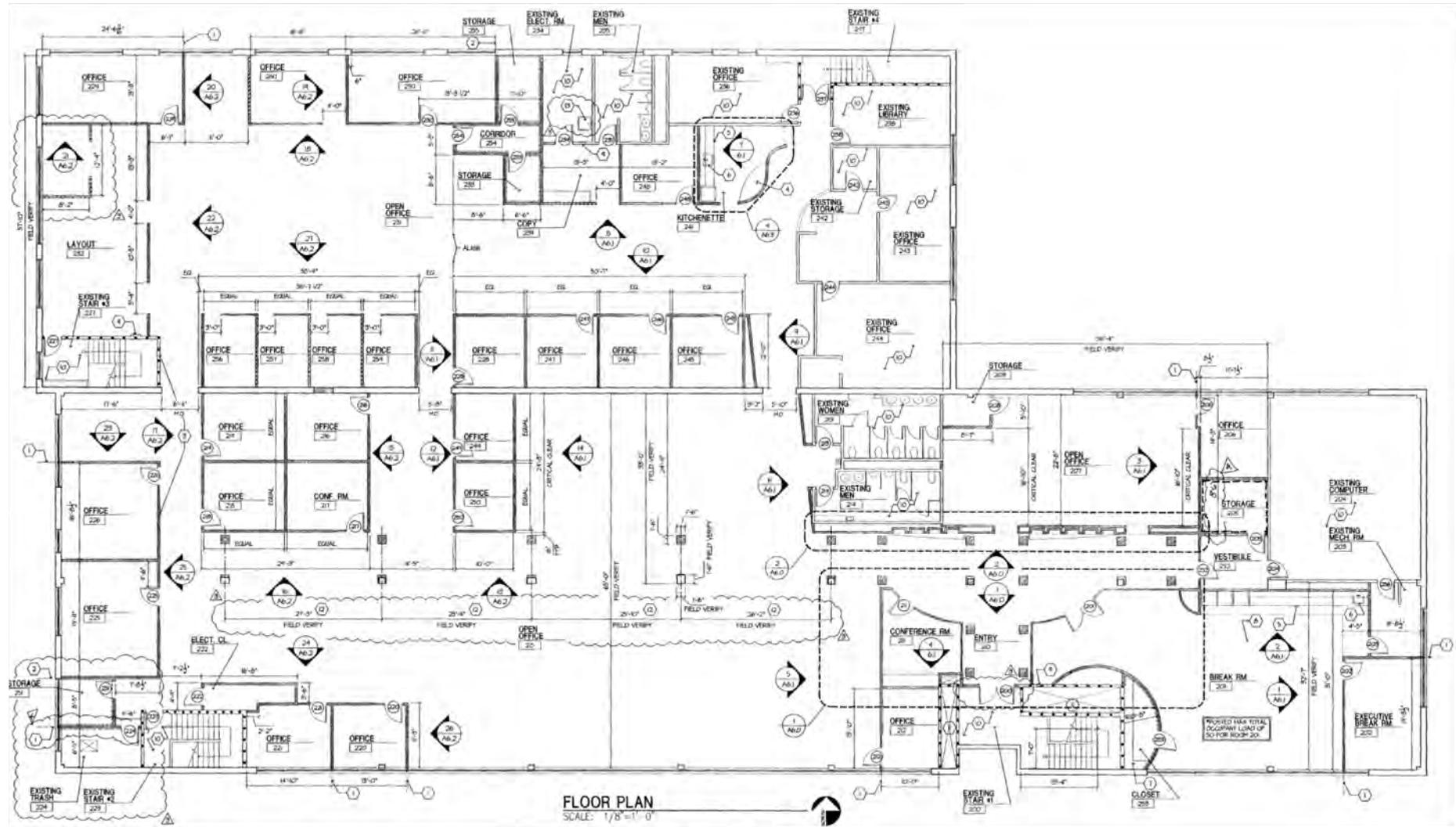


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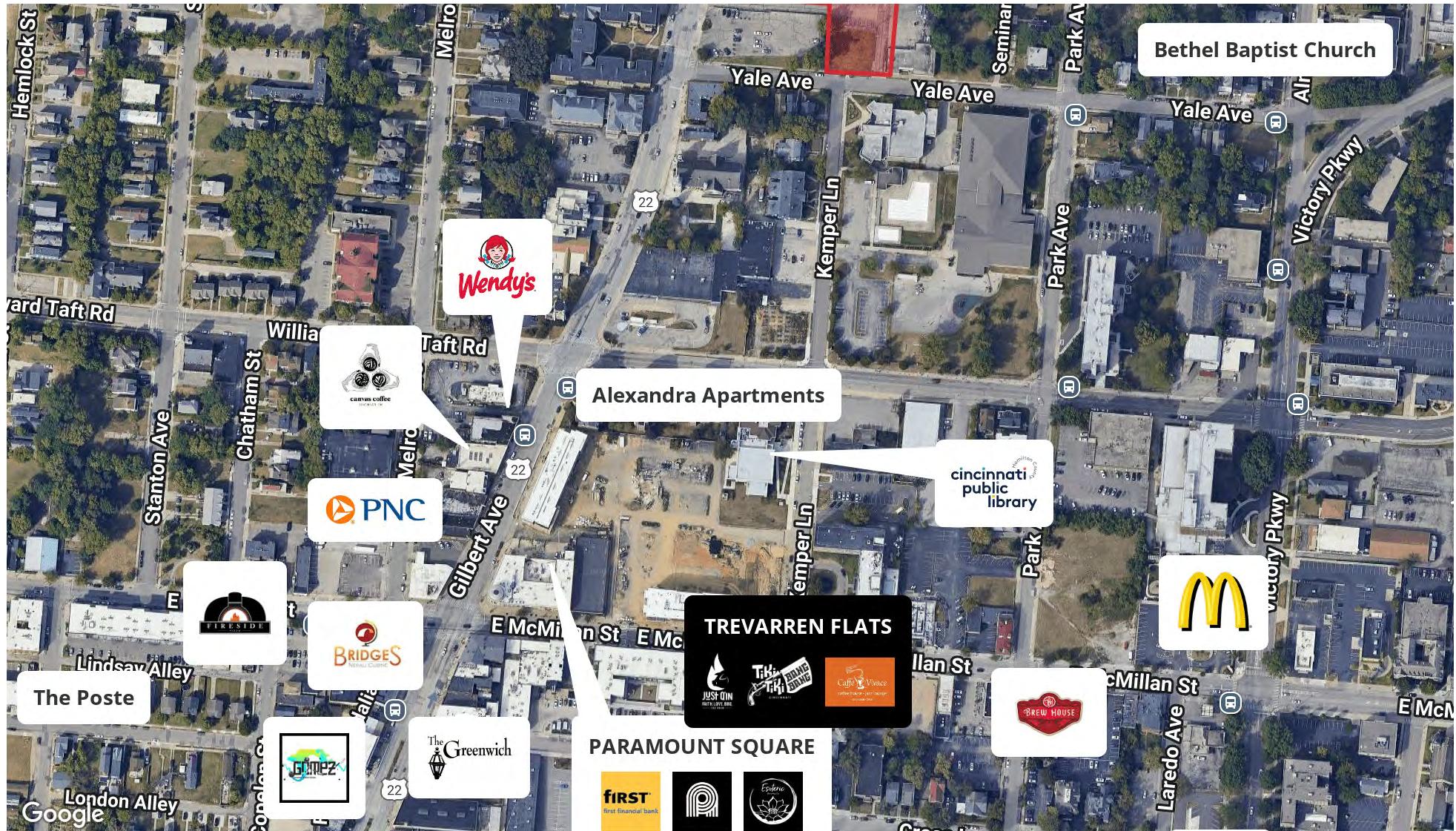


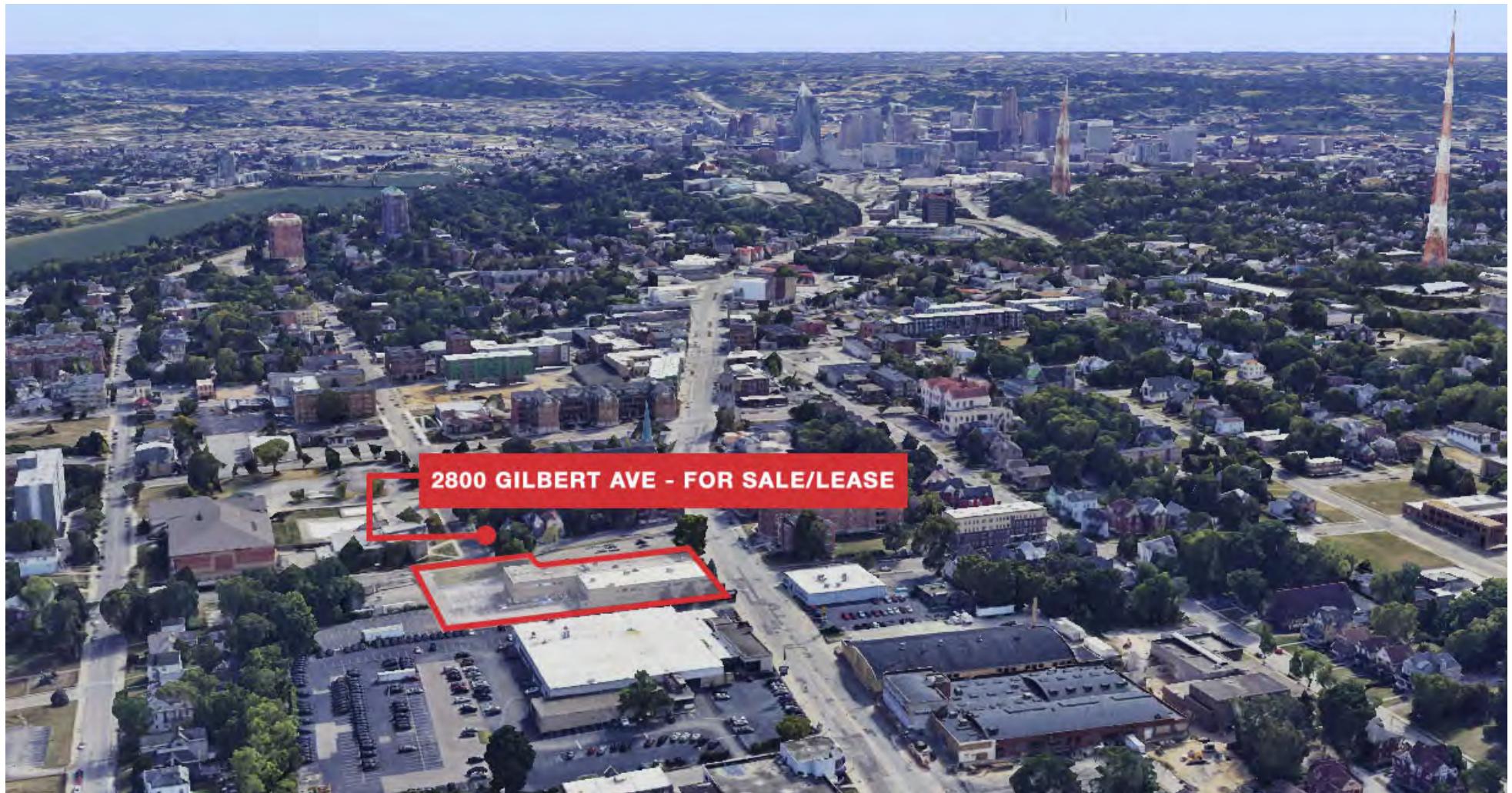
- Storage/Warehouse
- Office; Potential to Convert to Additional Storage/Warehouse





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| Population | 1 Mile | 3 Miles | 5 Miles |
|----------------------|--------|---------|---------|
| Total Population | 16,908 | 147,748 | 289,694 |
| Average Age | 38 | 37 | 37 |
| Average Age (Male) | 38 | 36 | 37 |
| Average 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 |

Demographics data derived from AlphaMap

