

Available

CENTENNIAL PLAZA III

895 Central Avenue, Cincinnati, OH 45202

**PRICE
REDUCED!**

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COMMERCIAL REAL ESTATE SERVICES

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LEASE SUMMARY

AVAILABLE SF:	649 SF – 15,200 SF – Full Floor
TOTAL SF:	90,000 SF
BASE RENT	\$9.70/SF
2025 OPEX EST.	\$7.25/SF \$16.95 MG

AVAILABLE SPACE

SUITE	SIZE (SF)
FIRST FLOOR	Suite #1 - 2,422 SF
SECOND FLOOR	Suite #1 - 6,135 SF
	Suite #2 - 649 SF
	Suite #3 - 2,634 SF
	Suite #4 - 3,383 SF
	Full Floor – 12,801 SF
THIRRD FLOOR	4,120 SF

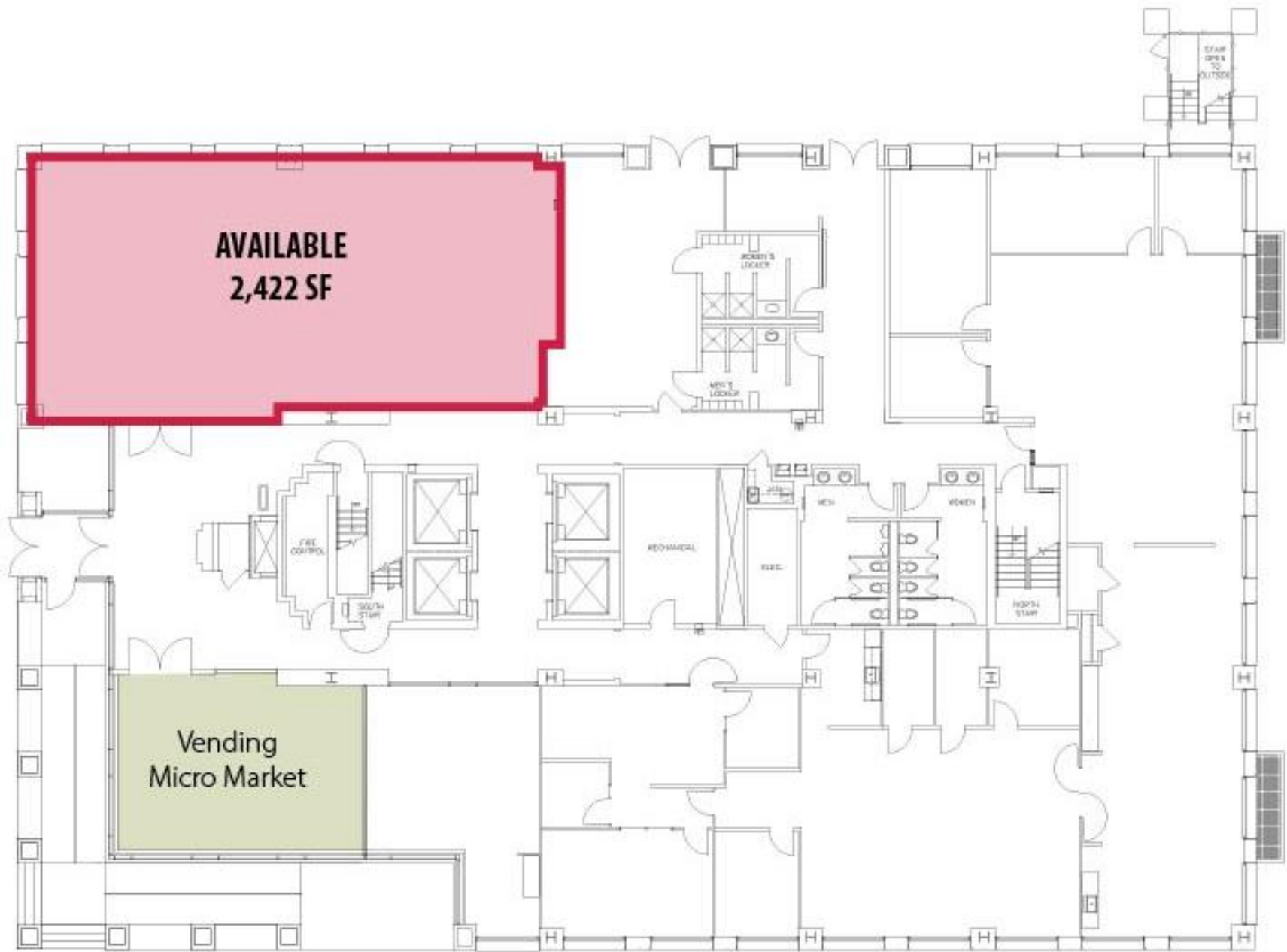
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PROPERTY HIGHLIGHTS

- > Less than 2 blocks from I-75 and minutes from I-71
- > Highway visibility (136,101 VPD) with building signage opportunities
- > Walking distance to FC Cincinnati West End Stadium and City Hall
- > Garage parking within close proximity for all employees
- > Free visitor parking
- > Campus setting in downtown Cincinnati
- > Building conference center
- > Only 13 miles from Cincinnati/Northern Kentucky International Airport
- > I-75 offers two exits with quick access to Centennial Plaza III

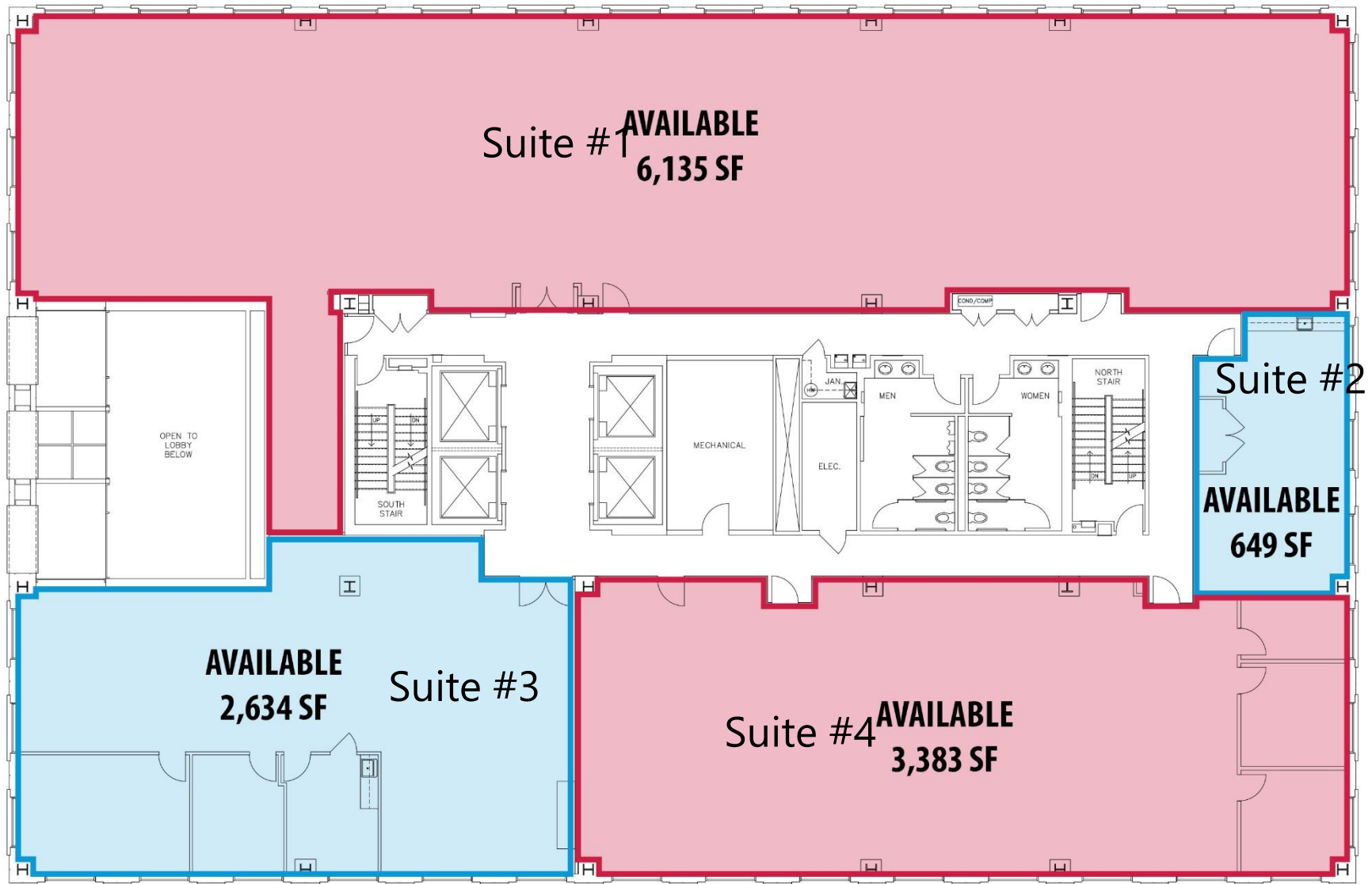
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Floor 1
NO SCALE





Floor 2
NO SCALE

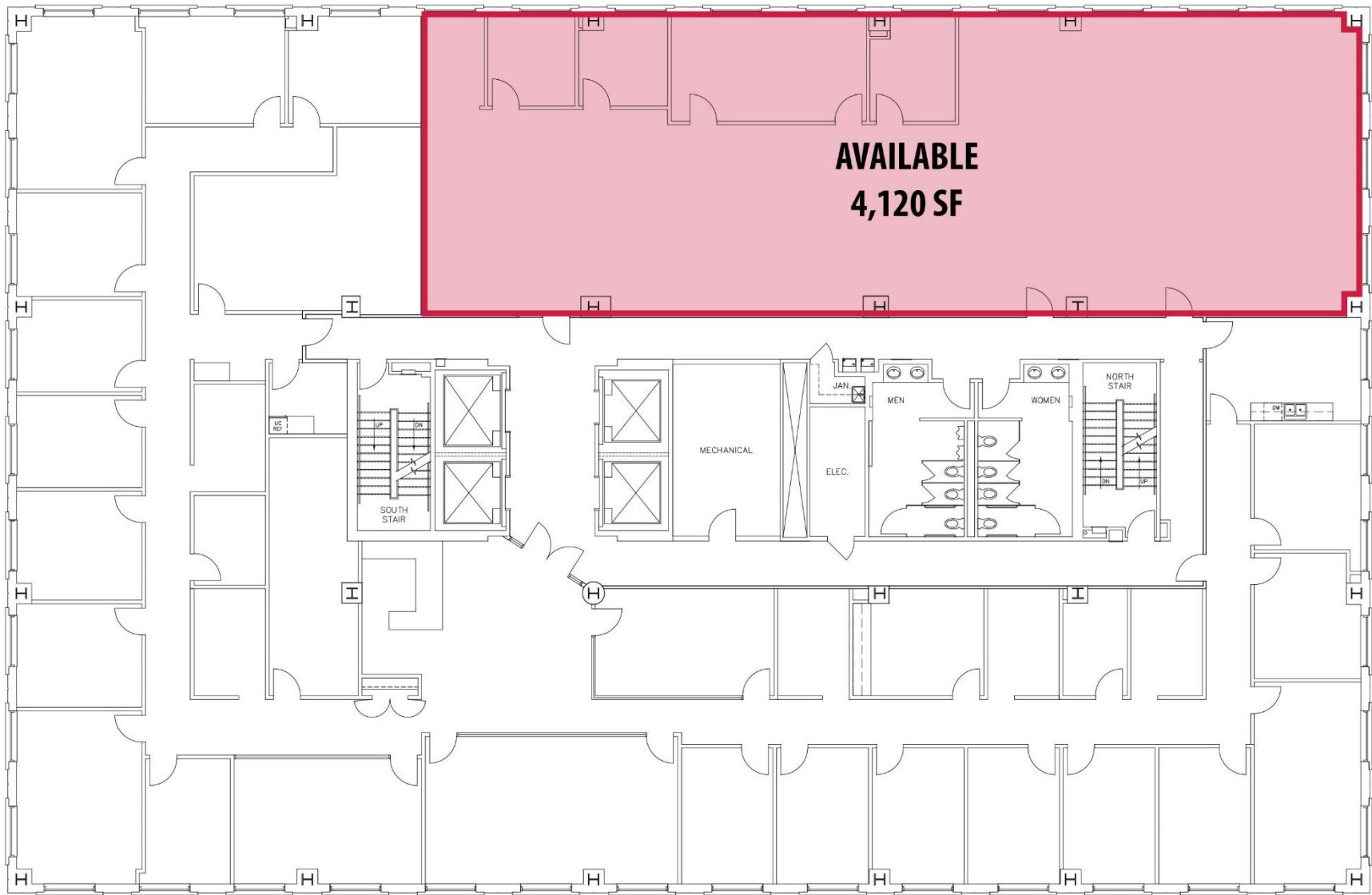
[Suite #1](#)

[Suite #2](#)

[Suite #3](#)

[Suite #4](#)





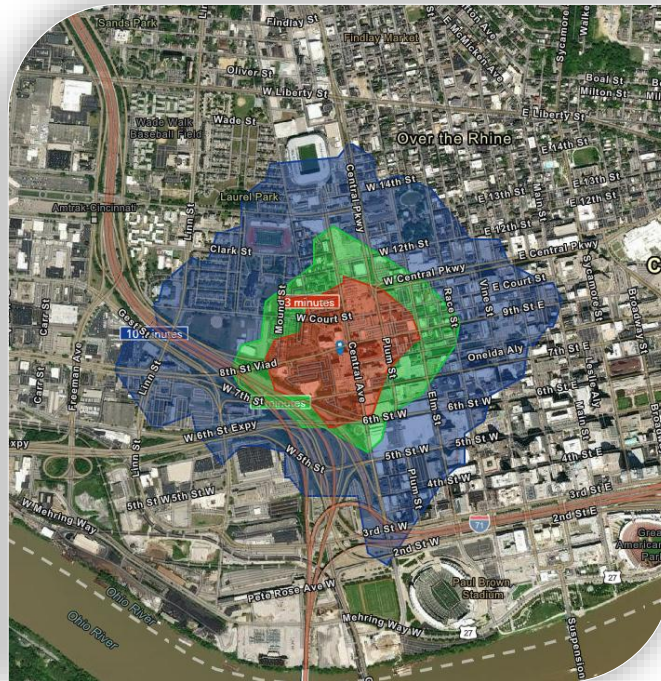
Floor 3



SNAPSHOT

POPULATION (2024)	3 Minutes	5 Minutes	10 Minutes
Population	20,398	45,262	204,508
Total Businesses	2,779	4,615	10,447
Total Employees	44,847	75,115	147,267
Households	11,131	23,562	92,278
Owner Occupied Housing Units	1,887	5,367	31,866
Renter Occupied Housing Units	9,244	18,194	60,412

HOUSEHOLDS	1 Miles	3 Miles	5 Miles
Estimated Households (2024)	11,852	70,617	146,555
Projected Households (2029)	13,402	74,218	150,092
Census Households (2020)	9,288	62,136	135,511
Census Households (2010)	8,197	59,261	130,744
Housing Units Occupied (2024)	87.9%	90.1%	91.0%
Average Household Size	1.7	2.0	2.1



HOUSEHOLDS BY EXPENDITURE	1 Miles	3 Miles	5 Miles
Total Household Expenditure	\$1.1 B	\$5.88 B	\$12.78 B
Apparel	\$20.27 M	\$109.26 M	\$237.73 M
Contributions, Gifts	\$36.68 M	\$182.95 M	\$398.03 M
Education, Reading	\$25.81 M	\$131.47 M	\$286.04 M
Entertainment	\$62.77 M	\$339.78 M	\$738.95 M
Food Away From Home	\$48.4 M	\$259.12 M	\$563.77 M
Grocery	\$66.63 M	\$403.16 M	\$877.32 M
Health Care	\$66.12 M	\$412.52 M	\$887.12 M
Household Operations	\$20.36 M	\$111.39 M	\$242.47 M
Miscellaneous Expenses	\$18.93 M	\$100.87 M	\$219.16 M
Transportation	\$132.62 M	\$823.39 M	\$1.84 B

HOUSEHOLDS BY INCOME	1 Miles	3 Miles	5 Miles
Estimated Average HH Income (2024)	\$117,074	\$88,020	\$94,112
Estimated Median HH Income (2024)	\$72,600	\$59,847	\$64,729
Estimated Per Capita Income (2024)	\$65,307	\$40,865	\$42,236

POPULATION AGE PROFILE	1 Miles	3 Miles	5 Miles
Population By Age			
2024 Estimate Total Population	21,407	153,988	329,170
Under 20	18.8%	22.1%	24.5%
Population 20 to 29 Years	23.5%	24.1%	19.1%
Population 30 to 44 Years	28.2%	22.2%	21.8%
Population 45 to 59 Years	15.4%	14.6%	15.5%
Population 60 to 74 Years	11.8%	13.1%	14.3%
Population 75 Years or Over	2.3%	2.9%	4.7%
Median Age	32.1	32.5	34.0

Population 25+ by Education Level			
2024 Estimate Population Age 25+	15,607	100,169	216,465
Elementary (0-8)	2.1%	2.9%	3.1%
Some High School	5.1%	6.9%	6.3%
High School Graduate	16.6%	22.9%	24.8%
Some College	14.6%	16.9%	17.0%
Associate Degree Only	4.5%	6.4%	7.3%
Bachelors Degree Only	34.1%	25.6%	23.7%
Graduate Degree	22.9%	18.4%	17.8%

2024
POPULATION
329,170

5-Mile Radius

2024
HOUSEHOLDS
149,555

5-Mile Radius

2024
AVERAGE
HOUSEHOLD INCOME
\$94,112

5-Mile Radius

2024
TOTAL EMPLOYEES
182,728

5-Mile Radius