

**FOR SALE**  
**THE MOHAWK**  
**OFFICE / FLEX MIXED-USE**



**CONFIDENTIAL - DO NOT DISTURB TENANTS**

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**LEE & ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES

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## HIGHLIGHTS

2137 – 2183 Central Parkway | Cincinnati, OH 45214

**PRICE REDUCED!**

**\$5,950,000**

**PRICE PSF**

**\$52**

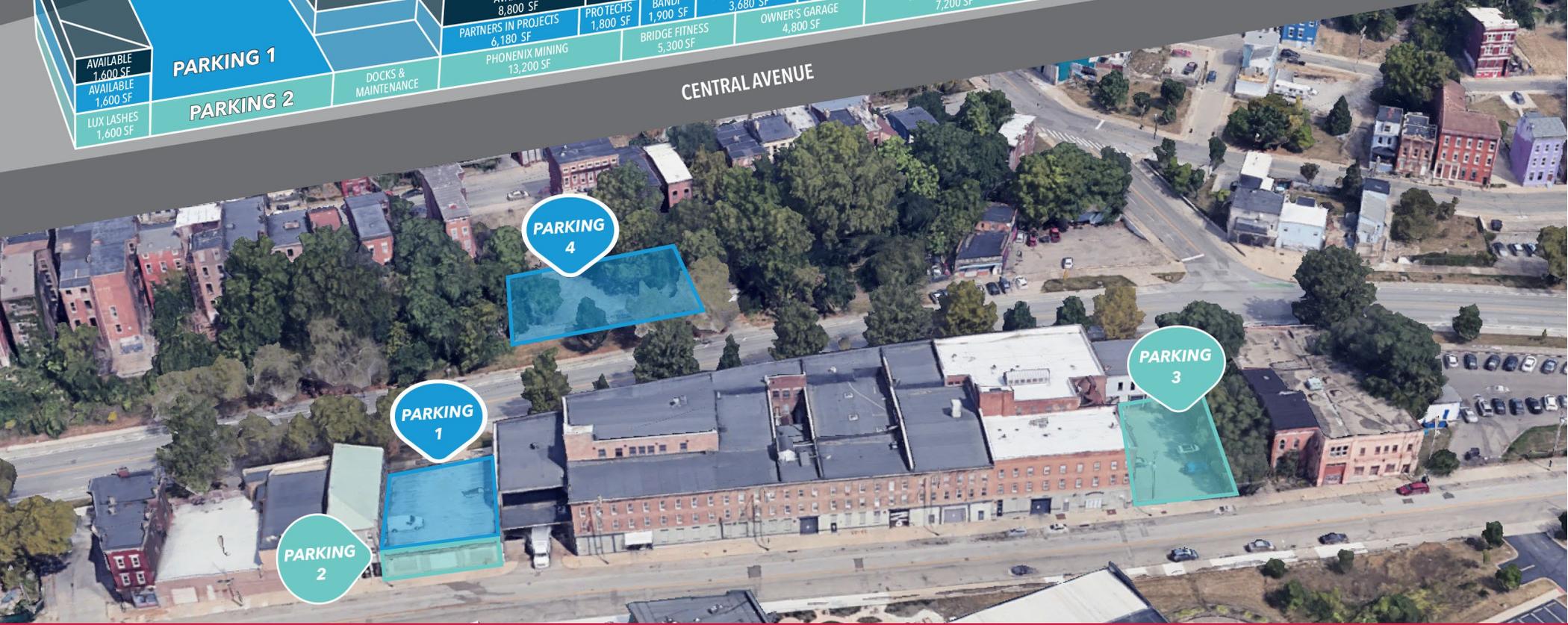
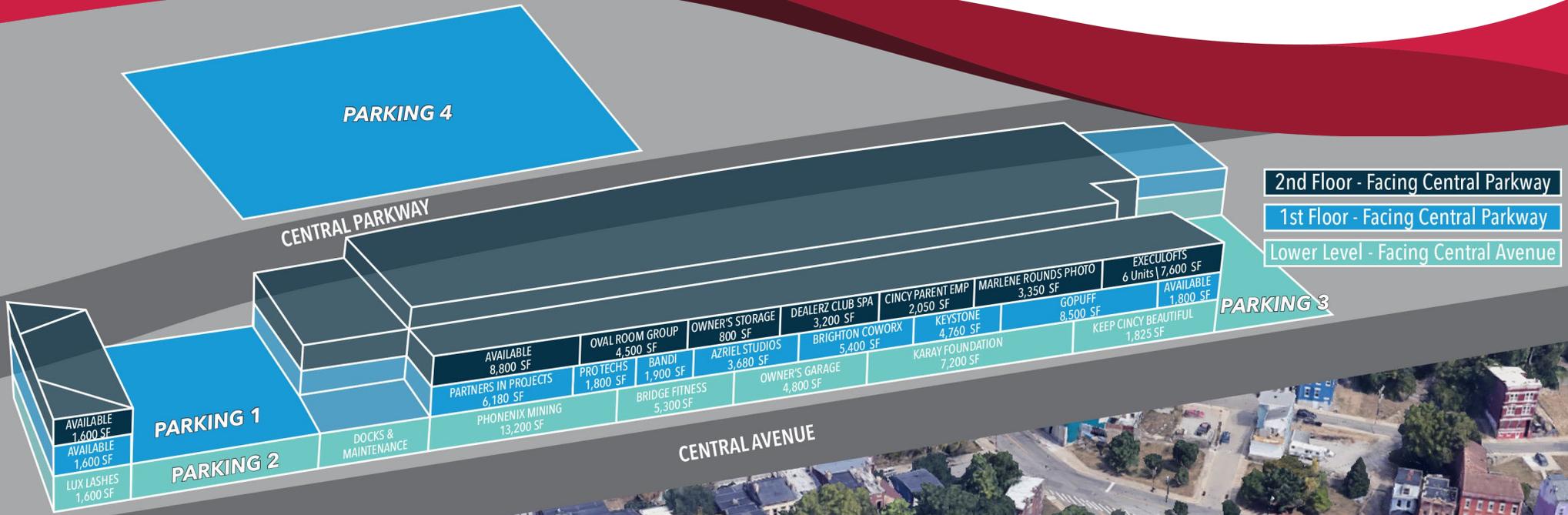
- +/- 115,000 SF on 1.23 acres
- 55 Surface parking spaces on 3 lots
- Owner/User value-add opportunity with income
- Central location, gateway to Over-the-Rhine and the West End
- Minutes to CBD, Washington Square, University of Cincinnati, TQL Stadium, highways, and more!



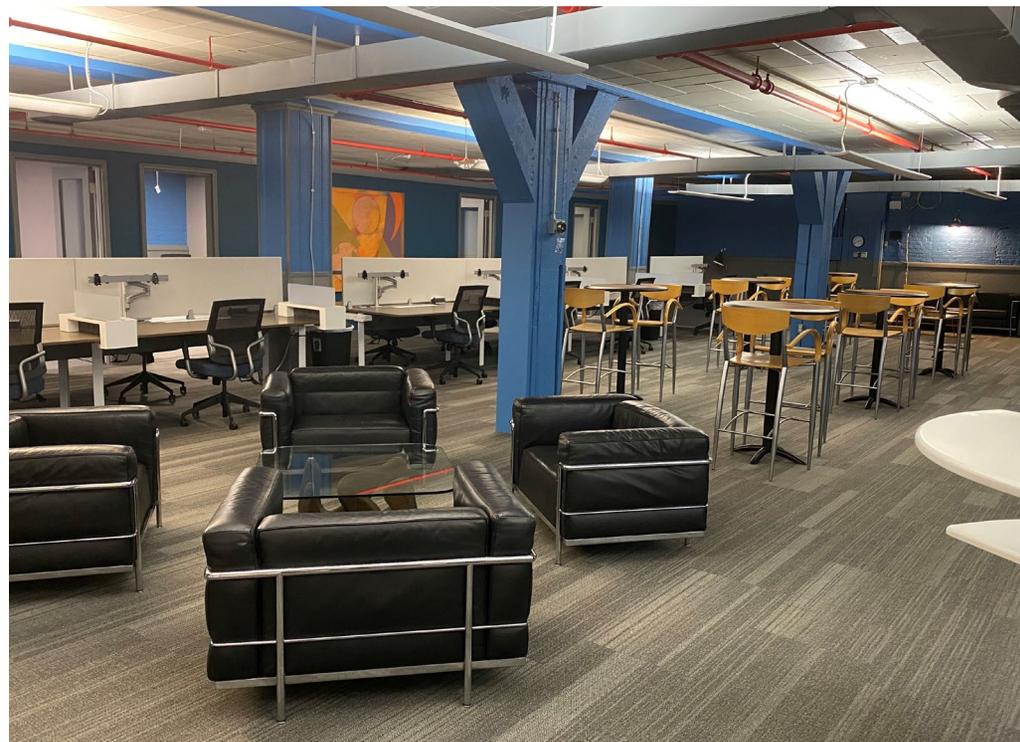
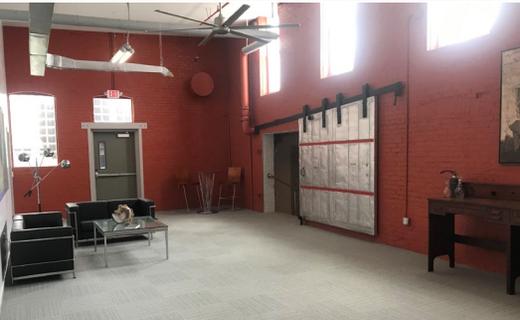
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	1 MI RADIUS	3 MI RADIUS	5 MI RADIUS
<b>POPULATION</b>			
2025 Estimated Population	30,863	153,053	343,406
2030 Projected Population	32,133	158,876	347,497
2020 Census Population	26,033	135,585	320,088
Projected Annual Growth 2025 to 2030	0.8%	0.8%	0.2%
<b>INCOME</b>			
2025 Est. Average Household Income	\$72,015	\$84,647	\$91,400
2025 Est. Median Household Income	\$48,399	\$57,435	\$64,117
2025 Est. Per Capita Income	\$28,774	\$39,526	\$40,972
2025 Est. Total Businesses	1,188	8,753	14,455
2025 Est. Total Employees	15,831	128,103	187,528