

FOR LEASE

RETAIL/FLEX SPACES | \$20.00 SF/YEAR

2435 WILLIAMS AVENUE, CINCINNATI, OH 45212



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THE OFFERING:

3CRE is pleased to present 2435 Williams Avenue, a versatile retail flex property in the heart of Norwood, offering two spaces for lease. This property provides a mix of traditional retail and flexible retail/showroom layouts, with turn-key suites ready for immediate occupancy at \$20.00/Sq. Ft./Year. Ideal for a range of users, from boutique retailers to service-oriented businesses, the building delivers a practical and efficient footprint suited to modern small-format tenancy.

Strategically positioned within a dense and well-established trade area, the property benefits from strong local traffic and convenient access to surrounding neighborhoods and major corridors. Tenants will appreciate the opportunity to establish a presence in a high-demand submarket with limited small-suite availability, while leveraging the flexibility of the space to accommodate a variety of business models.

PROPERTY HIGHLIGHTS:

- **Lease Rate: \$20.00 SqFt/Year (Modified Gross)**
- **Located in Norwood, Ohio**
- **Total Building SqFt: 9,533 SqFt**
- **Retail/Flex Spaces**
- **Fully Renovated Spaces**
- **Two Spaces Available**

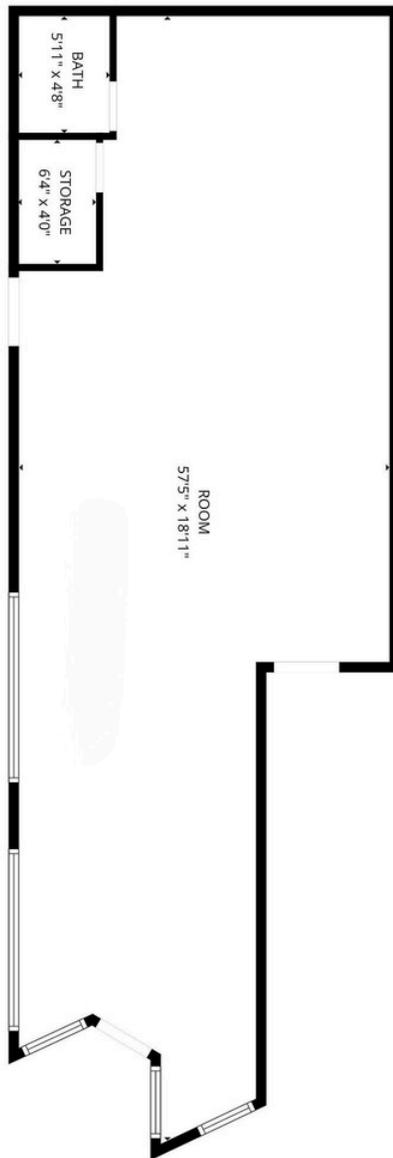
Space A: 958 SqFt

Space B: 2,874 SqFt Included Basement 980 SqFt



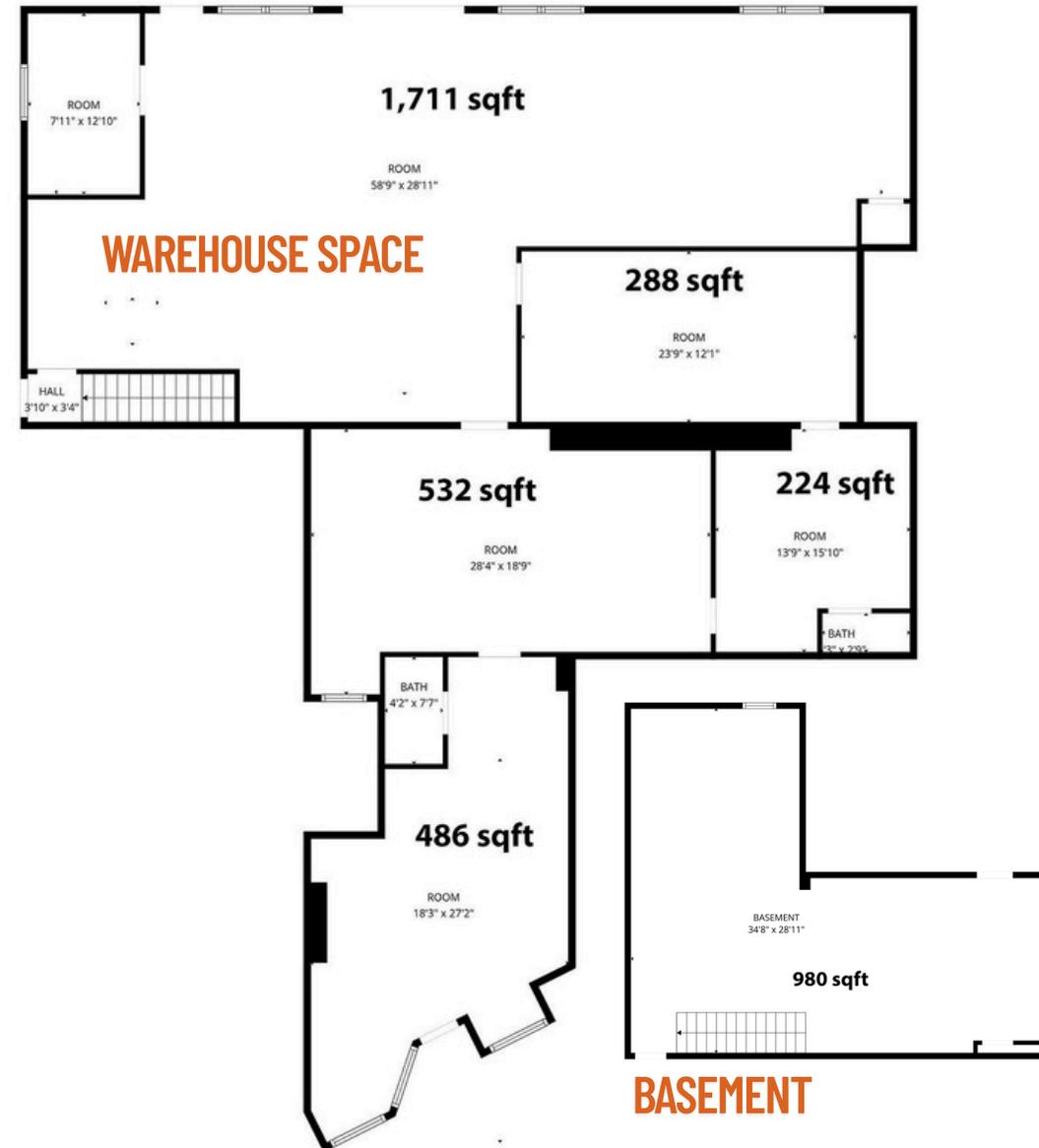
SPACE A - 958 SF

2435 Williams Avenue - Corner Space



SPACE B - 2,874 SF + BASEMENT

2435 Williams Avenue - In-line Space





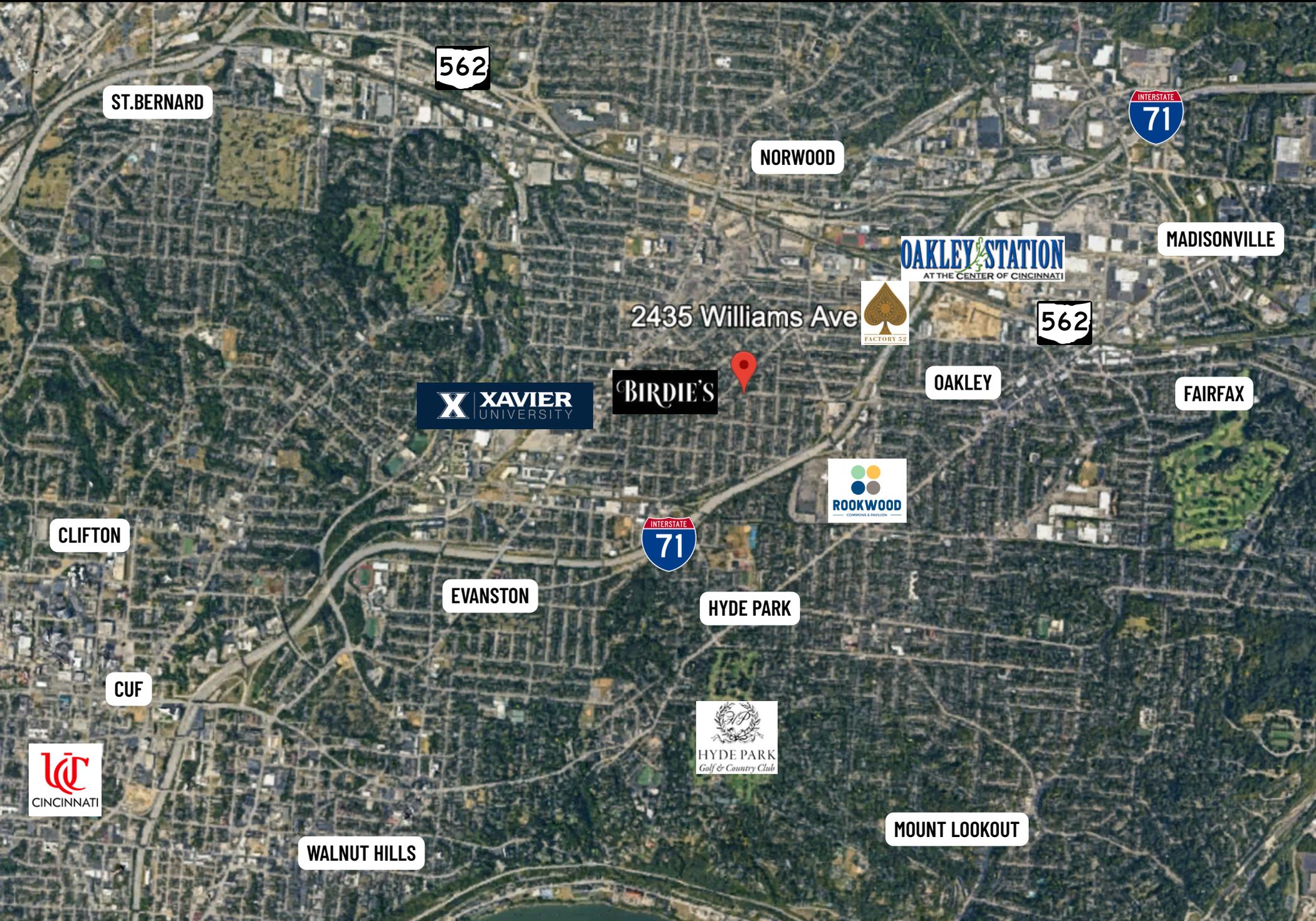


WAREHOUSE SPACE









	1 MILE	3 MILE	5 MILE
POPULATION	19,494	126,928	297,092
AVERAGE HOUSEHOLD INCOME	\$108,984	\$99,103	\$95,201
NUMBER OF HOUSEHOLDS	9,199	59,622	134,898
MEDIAN AGE	34.6	37	35.8
TOTAL BUSINESSES	1,719	12,138	25,736
TOTAL EMPLOYEES	15,481	99,692	306,390

NORWOOD

SUBMARKET OF CINCINNATI

LOCATION OVERVIEW

- Prime urban location within Norwood, offering excellent visibility and high commuter traffic
- Minutes from Xavier University and Rookwood Commons & Pavilion, a major shopping and dining destination in Cincinnati
- Direct access to key highways including I-71, I-75, and SR 562, providing seamless connectivity to downtown Cincinnati and surrounding suburbs

COMMERCIAL DEVELOPMENTS

- Factory 52 – Newly transformed mixed-use development on the former U.S. Playing Card site, featuring offices, residences, food hall, and entertainment venues
- Xavier University Expansion – Ongoing campus growth and student-driven retail demand fueling nearby commercial interest

LOCAL ECONOMY & BUSINESS ENVIRONMENT

- Central position within the Greater Cincinnati MSA: A strategic hub for professional services, healthcare, education, and retail
- Highly walkable and densely populated: Norwood's urban layout supports a strong daytime and residential population base
- Business-friendly climate: Active community development efforts and infrastructure investment attracting both startups and established enterprises



Cincinnati

OHIO



METRO AREA STATISTICS

2.3 MM
POPULATION

75K
HOUSEHOLD
INCOME

3.1%
UNEMPLOYMENT

FORTUNE 500

NO. 24 - *KROGER*

NO. 51 - *PROCTER & GAMBLE*

NO. 314 - *WESTERN & SOUTHERN*

NO. 411 - *FIFTH THIRD*

NO. 473 - *CINTAS*

CINCINNATI ACCOLADES

Best City for Young Professionals

Ranked #8 - Forbes (2023)

Top 20 Best Places to Live in the U.S.

Ranked #18 - U.S. News & World Report (2023)

Best Mid-Size City for Job Growth

Ranked #3 - National League of Cities (2023)

Rated (A-) Overall Grade | Niche

- Niche (2024)

Cincinnati Children's ranked #1

Children's Hospital

- US News & World Report



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[> LEARN MORE](#)



3CRE Advisors is a multi-state brokerage that has expertise in Commercial Real Estate Investment, Leasing, Property Management, and Business Brokering.

Contact our Retail Services Group for any of your retail assignments. Visit us at any of our offices listed below or on our website at 3CRE.com