

FOR LEASE

RETAIL SPACE - WALNUT HILLS BUSINESS DISTRICT

925 E MCMILLAN STREET, CINCINNATI, OH 45206



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3CRE

➤ THE OFFERING

3CRE is pleased to present the outstanding retail space available at 925 E McMillan St, ideally located in the heart of Walnut Hills. This 2,700 SqFt open floor plan offers maximum flexibility for a variety of commercial uses. With high visibility and street-level access, the space is perfect for retail, showroom, or service-oriented businesses. The property provides a versatile layout that can be easily customized to fit your operational needs, along with nearby parking options to support staff and customers alike. This location represents a prime opportunity to establish your business in a thriving Walnut Hills corridor.

Located in the heart of Walnut Hills, 925 E McMillan St. sits along a bustling corridor known for its eclectic mix of retail, dining, and cultural destinations. The area is highly walkable and well-connected, just minutes from downtown Cincinnati, with easy access to major transit routes. Surrounded by a dynamic neighborhood community, the property benefits from strong visibility and foot traffic, making it an ideal location for retail, service, or creative commercial ventures.

➤ PROPERTY HIGHLIGHTS

Lease Rate: \$20.00 Sq. Ft./Year (Modified Gross)

Total SqFt: 2,700 Sq. Ft.

- Situated in the Walnut Hills Business District
- Open Concept Floor Plan
- Potential for Tenant Improvement Allowance package
- Nearby businesses including Gomez Salsa, ETC Produce, Just Q'in BBQ, First Financial Bank, and Le Soup.
- Surrounded by numerous new apartment complexes, with several developments scheduled to complete in early 2026.





DOWNTOWN
CINCINNATI

GILBERT
AVENUE

MCMILLAN
STREET



GOMEZ
MEXICAN RESTAURANT

FIRESIDE PIZZA
PIZZA RESTAURANT

BRIDGES
RESTAURANT

P PUBLIC PARKING
Paid Lot

KING PIGEON
CAFE/BAR

SPRUCE NAIL SHOP
NAIL STUDIO

THE APERTURE
UPSCALE RESTAURANT

SUBJECT SITE

ESOTERIC
BREWING
BREWERY

**MCMILLAN
STREET**

ETC
PRODUCE
MARKET

925 E MCMILLAN STREET | FOR LEASE



 **PUBLIC PARKING**
Public Lot

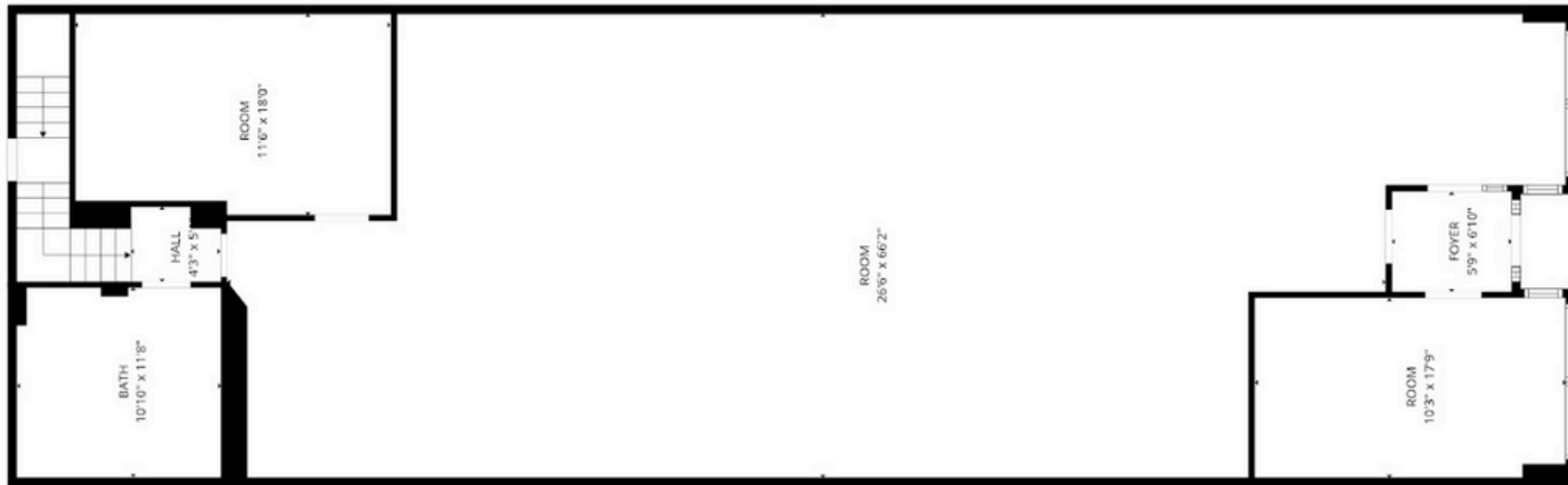
 **STREET PARKING**

 **SUBJECT SITE**

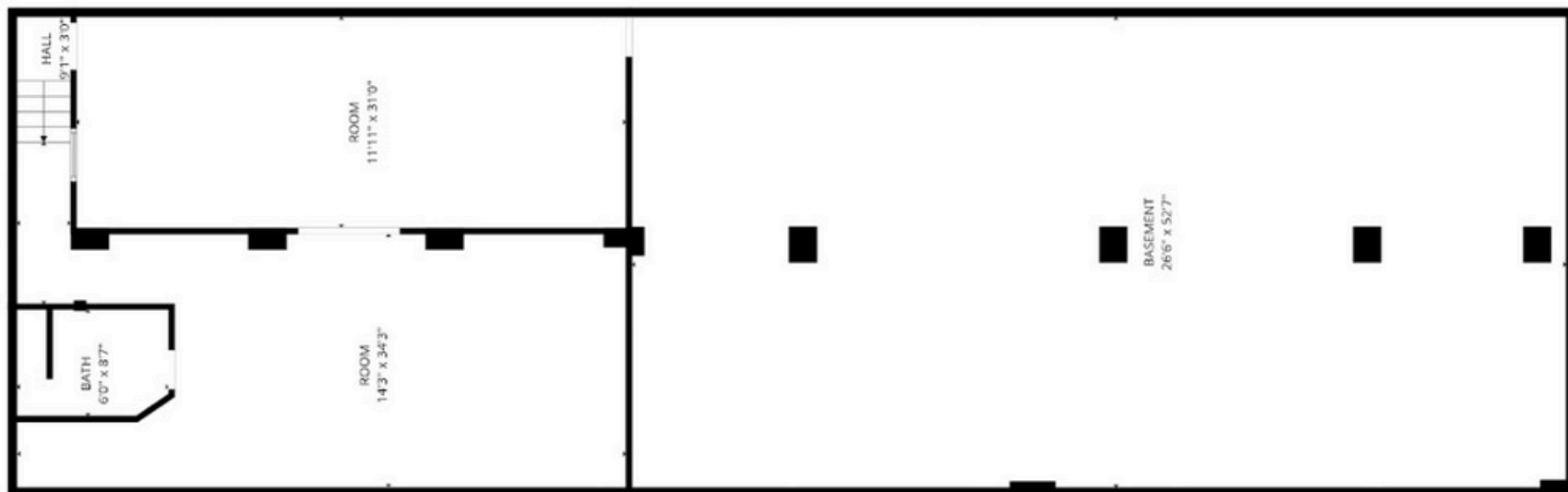
925 E MCMILLAN STREET

2,700 Square Feet

First Floor



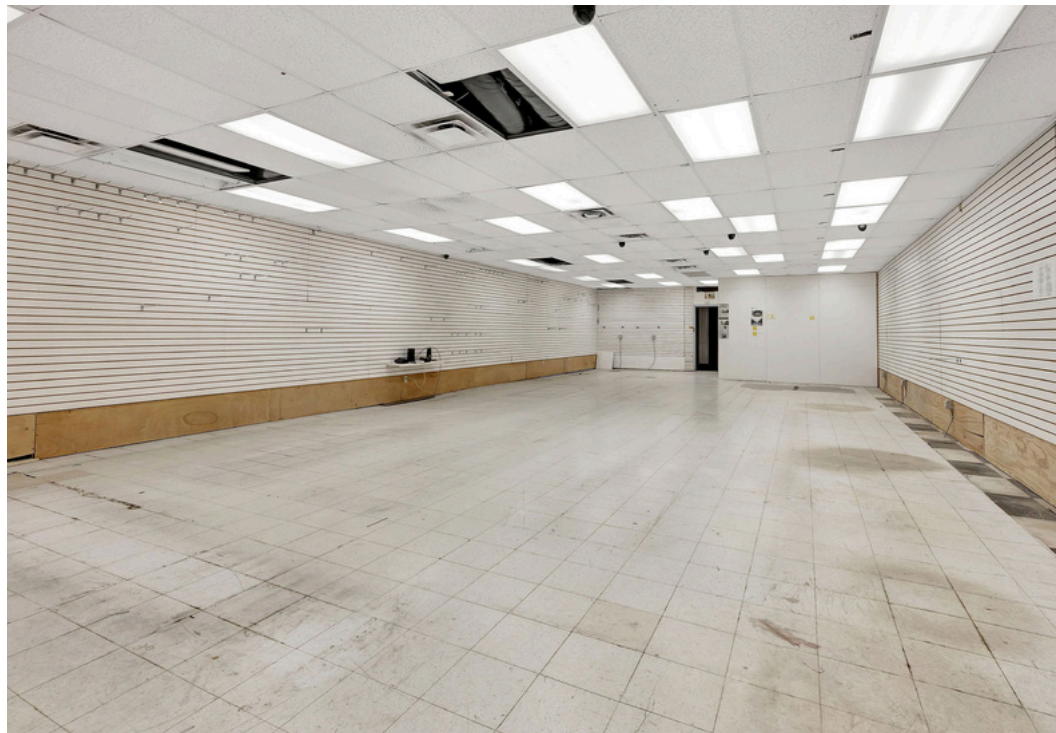
Basement Floor













| | 1 MILE | 3 MILE | 5 MILE |
|--------------------------|----------|----------|----------|
| POPULATION | 17,932 | 161,098 | 324,674 |
| AVERAGE HOUSEHOLD INCOME | \$66,475 | \$85,481 | \$80,603 |
| NUMBER OF HOUSEHOLDS | 9,249 | 72,981 | 145,805 |
| MEDIAN AGE | 34.3 | 32.9 | 34.3 |
| TOTAL BUSINESSES | 2,242 | 18,260 | 25,477 |
| TOTAL EMPLOYEES | 27,619 | 248,548 | 325,644 |

WALNUT HILLS

SUBMARKET OF CINCINNATI

LOCATION OVERVIEW

- Location: Just east of downtown Cincinnati; bordered by East Walnut Hills, Evanston, and O'Bryonville
- Character: Historic, diverse, and walkable neighborhood
- Known for Victorian-era architecture and tree-lined streets

COMMERCIAL DEVELOPMENTS

- Woodburn Studios & Residences – Mixed-use redevelopment with residential and retail spaces
- The Kennedy Heights Arts Center Renovation – Cultural and community hub expansion
- Walnut Hills Housing Initiative – Affordable and mixed-income residential project
- Parkside Lofts – Adaptive reuse project providing residential and office space
- East Walnut Hills Village Redevelopment – Commercial and mixed-use improvement project

LOCAL ECONOMY & BUSINESS ENVIRONMENT

- Vibrant mix of independent businesses: Cafés, restaurants, craft breweries, boutique shops, specialty retail, wellness studios, and professional services
- Frequent community-driven events and markets that draw residents and visitors
- Strong focus on local culture, arts, and historic preservation



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. 56 - *GENERAL ELECTRIC*

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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3CRE Advisors is a multi-state firm specializing in Commercial Real Estate Brokerage, Leasing, Property Management, Capital Markets, and Business Brokering. Our Retail Services Group is ready to assist with all your retail real estate needs. Connect with us at any of our office locations or visit us online at www.3CRE.com.

