

SPECIAL PURPOSE PROPERTY FOR SALE

2605

Woodburn Avenue

Cincinnati, OH 45206

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Astonish
Commercial Real Estate Services

SPECIAL PURPOSE PROPERTY FOR SALE

Cincinnati, OH 45206



PROPERTY DESCRIPTION

Positioned in the heart of East Walnut Hills, this property sits steps from thriving local businesses, new residential developments, and established neighborhood amenities. With generous lot dimensions and flexible redevelopment potential, the site is ideal for investors seeking value-add multifamily, mixed-use possibilities, or a full-scale reimagining.

The property's proximity to downtown Cincinnati, major transit routes, and the continually expanding Woodburn entertainment district enhances its long-term upside

PROPERTY HIGHLIGHTS

- \$1,900,000
- 15,931 SF +/-
- 1.308 Acres
- Estimated Construction Date - 1930

Offering Summary

Sale Price:	\$1,900,000
Building Size:	15,931 SF
Stories:	3 Plus Basement
APN:	062-0001-0007-00

Demographics	1 Mile	3 Miles	5 Miles
Total Households	7,380	70,955	133,500
Total Population	13,822	157,286	294,626
Average HH Income	\$87,028	\$95,771	\$86,701

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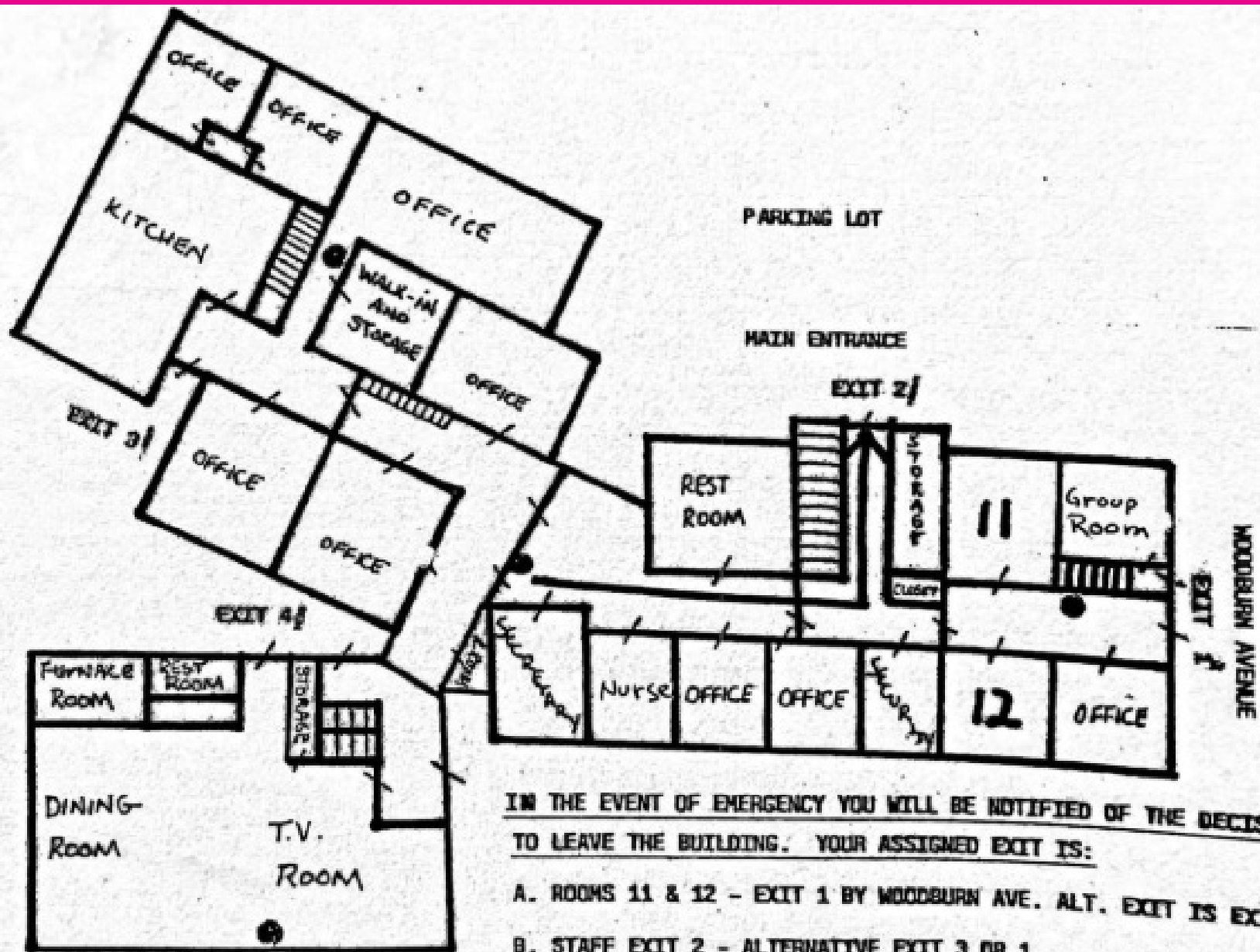
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FIRST FLOOR PLAN

OFFICE BUILDING FOR SALE

Cincinnati, OH 45206



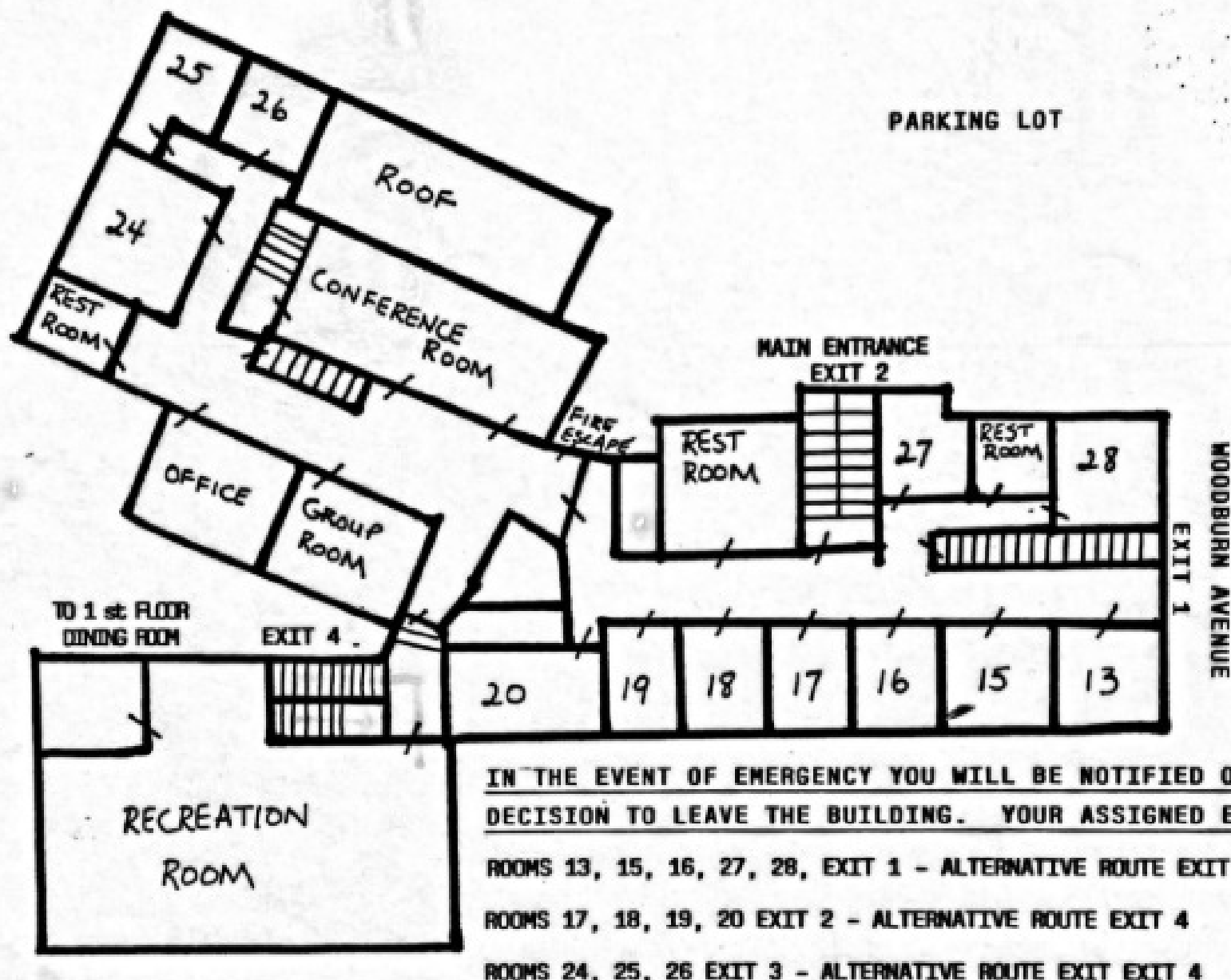
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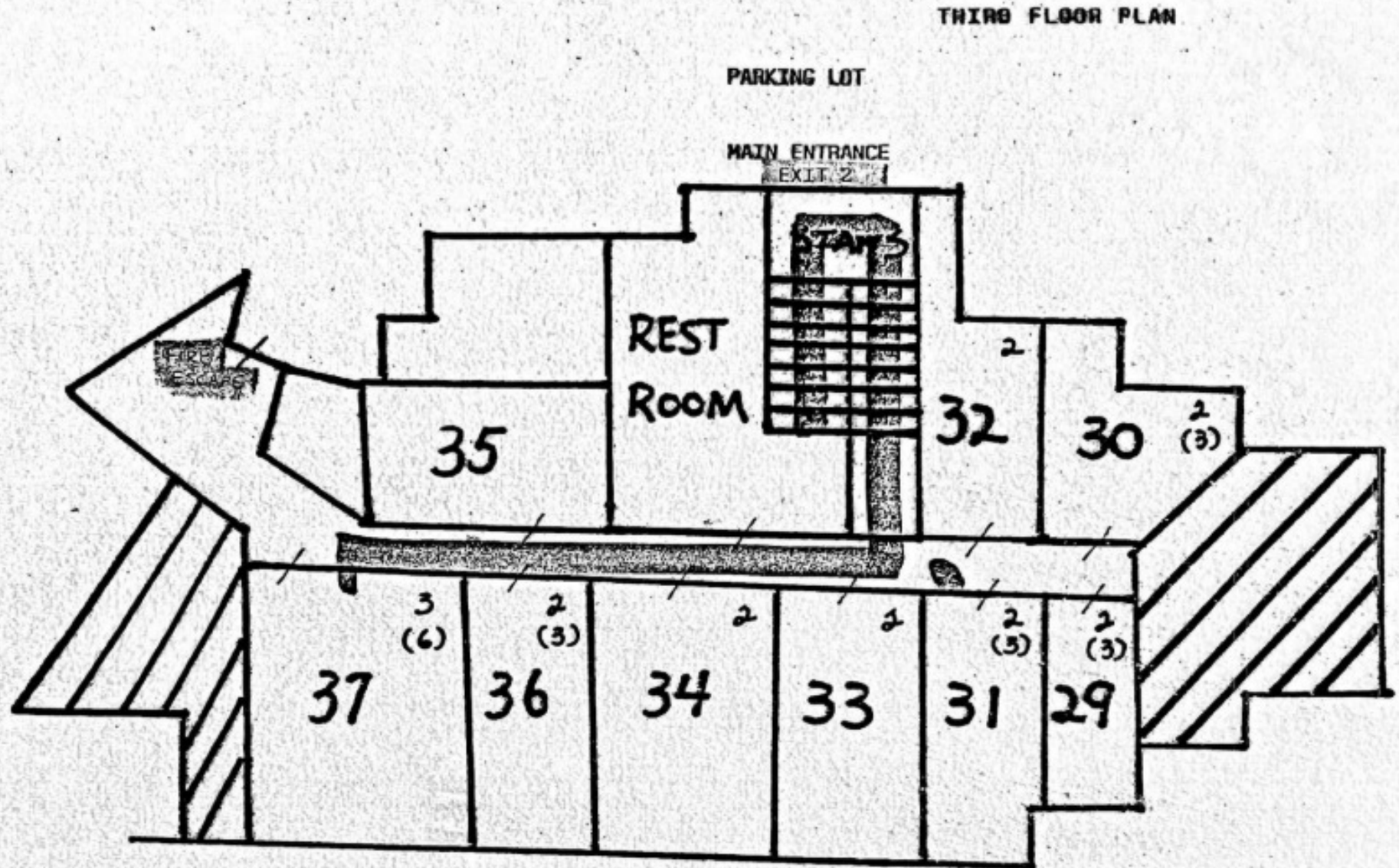
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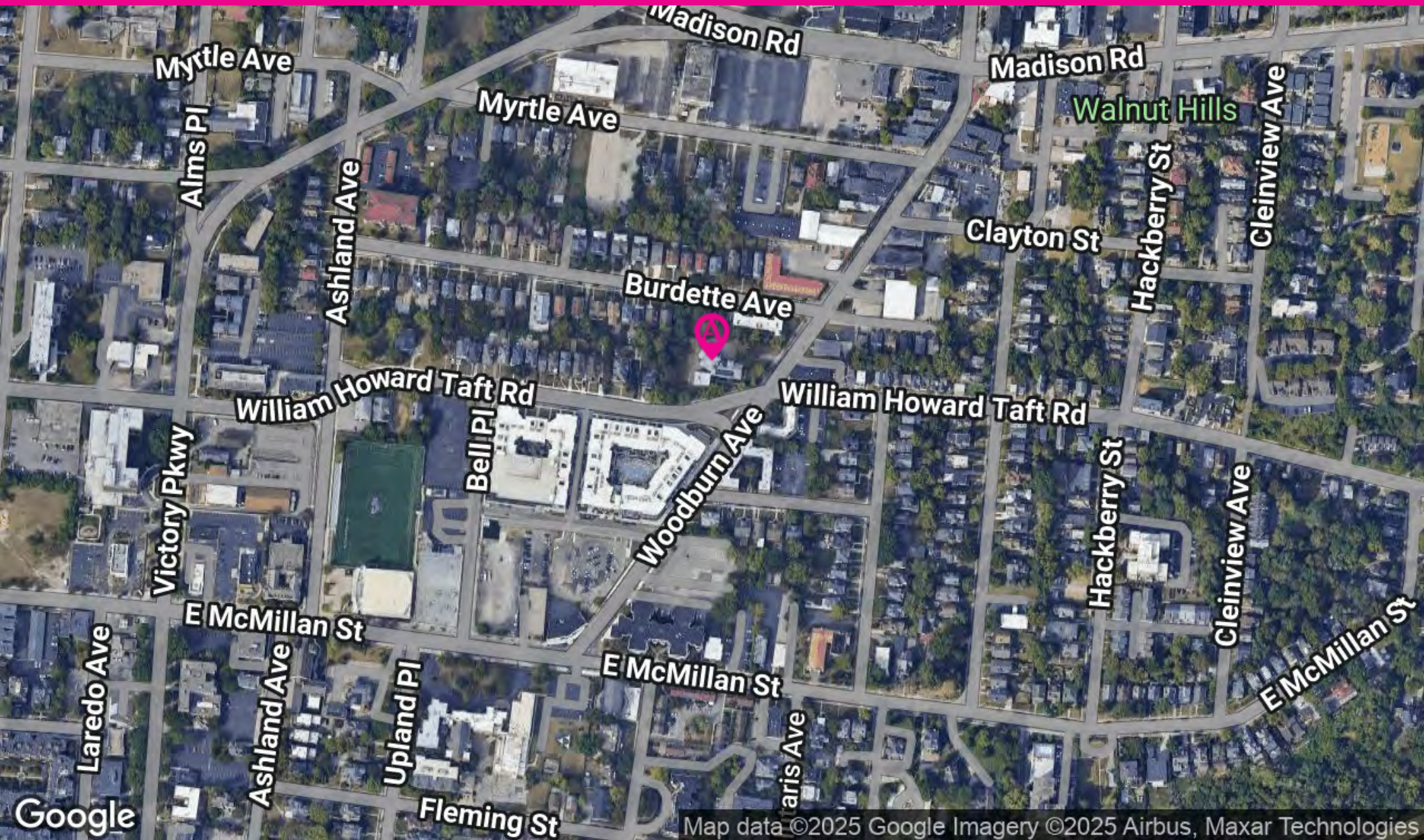
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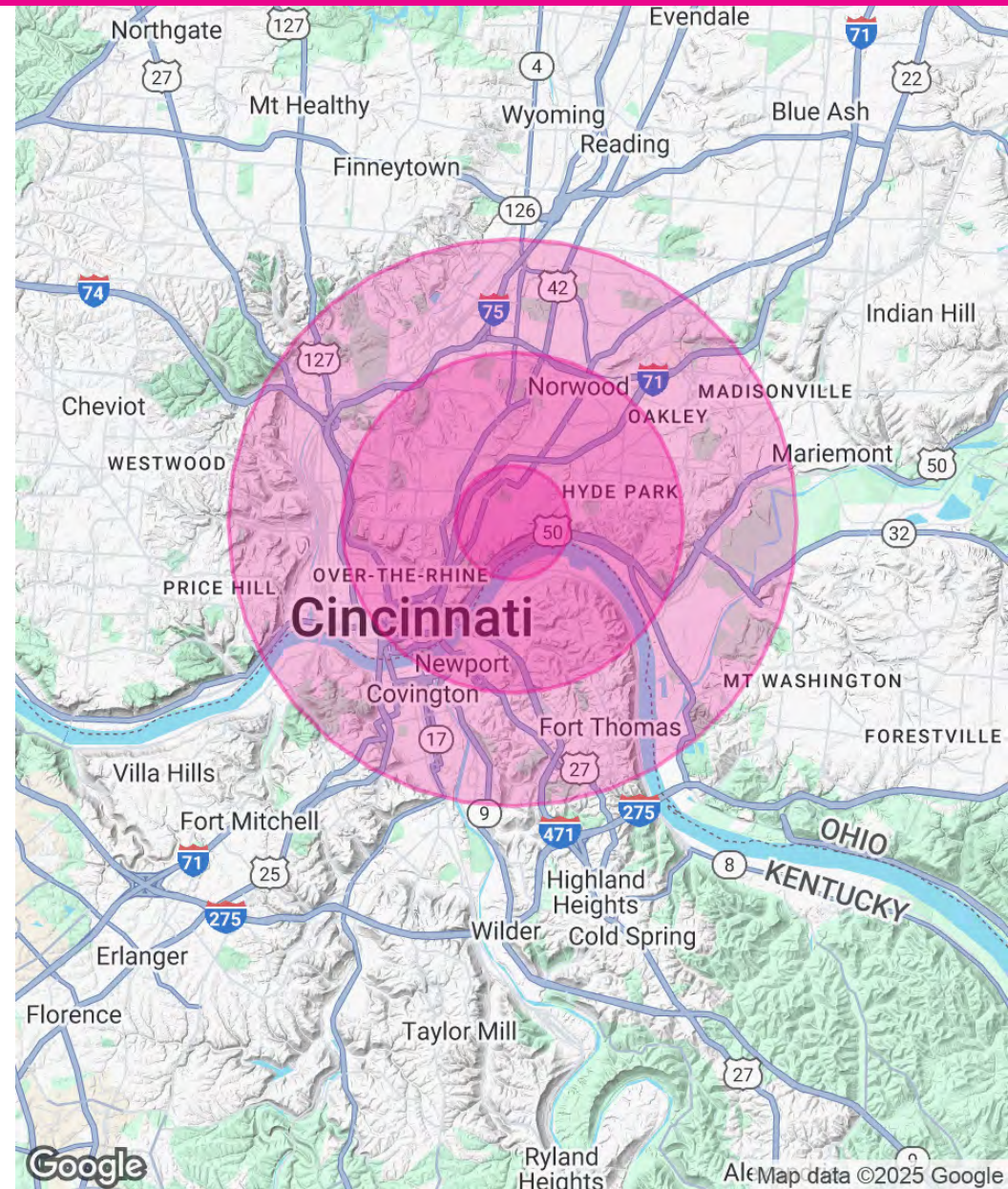
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Population	1 Mile	3 Miles	5 Miles
Total Population	13,822	157,286	294,626
Average Age	41	36	37
Average Age (Male)	40	36	37
Average Age (Female)	41	37	38

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	7,380	70,955	133,500
# of Persons per HH	1.9	2.2	2.2
Average HH Income	\$87,028	\$95,771	\$86,701
Average House Value	\$413,169	\$391,931	\$330,911

Demographics data derived from AlphaMap



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FOR MORE INFORMATION:



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