



# For Sale or Lease

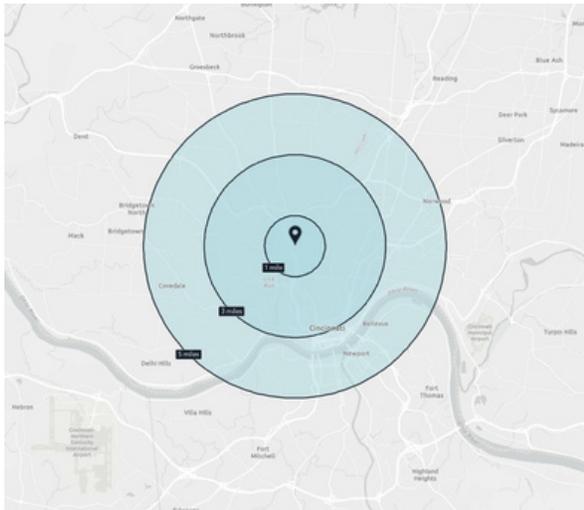
3300 Central Parkway, Cincinnati, OH  
5,785 SF Building | 1.83 acres

 **JLL** SEE A BRIGHTER WAY

# Property Overview

This 5,785 square foot building sits on 1.83 acres in Midtown, Ohio, offering excellent visibility and accessibility in an established commercial corridor.

The property provides generous parking at 2.77 spaces per 1,000 SF (approximately 16 spaces), exceeding typical requirements. The Central Parkway location offers proximity to complementary businesses and services.



# Property Overview & Demographics

## Parcel Breakdown

- Parcel 214-0001-0110-00 - 1.789 acres
- Parcel 214-0001-0131-00 - 0.024 acres
- Parcel 214-0001-0117-00 - .025 acres



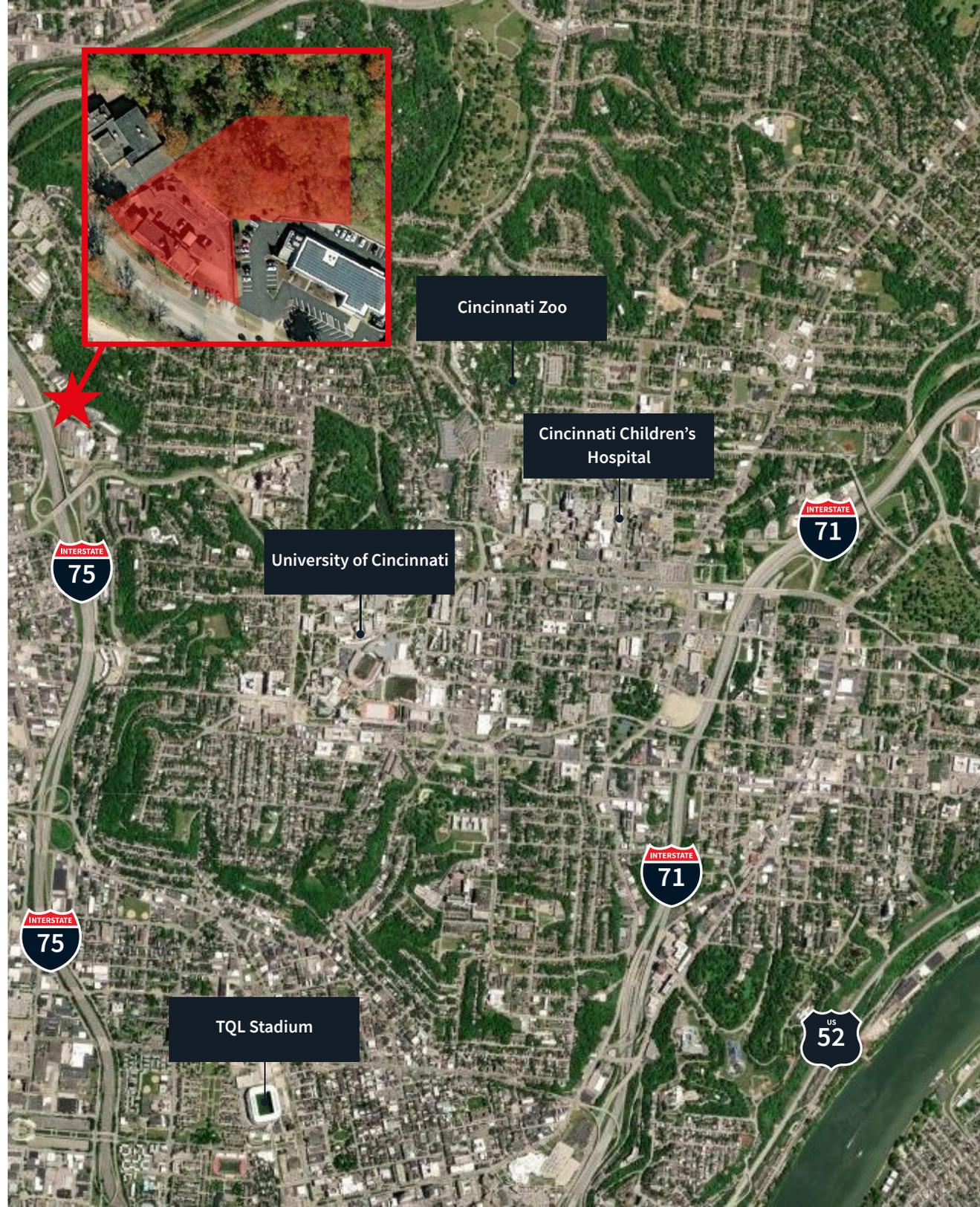
<b>Location</b>	Midtown, OH
<b>Building Size</b>	5,785 s.f.
<b>Acreage</b>	1.83
<b>Parking</b>	2.77 spaces per 1,000 SF
<b>Sale Price</b>	\$1,250,000
<b>Lease Rate</b>	TBD

<b>2025 Demographics</b>	<b>1 mile</b>	<b>3 miles</b>	<b>5 miles</b>
<b>Estimated population</b>	14,258	130,942	342,818
<b>Estimated households</b>	6,569	56,617	150,693
<b>Median HH income</b>	\$51,264	\$46,356	\$55,750

# Location Overview

Located in Cincinnati's Clifton neighborhood, 2 miles north of the CBD along Central Parkway. The property benefits from proximity to the University of Cincinnati, Cincinnati Zoo, residential neighborhoods, and direct I-75 highway access, creating a diverse commercial environment with excellent connectivity.

Convenient access to I-75



# Retail/Development Opportunity

This is a unique retail and development opportunity that includes both the building and the adjacent land.



**Combined Asset:** The sale grants ownership of the existing structure and the contiguous parcel, allowing for immediate use or future development.



**Proven Location:** The property's 74-year history as a full-service car wash presents a turnkey opportunity for continued use as a car wash or other automotive service-related operations.



**Flexible Potential:** The site is well-positioned for a variety of retail concepts, appealing to both owner-operators and developers.



# Thank you

## About JLL

For over 200 years, JLL (NYSE: JLL), a leading global commercial real estate and investment management company, has helped clients buy, build, occupy, manage and invest in a variety of commercial, industrial, hotel, residential and retail properties. A Fortune 500<sup>®</sup> company with annual revenue of \$20.9 billion and operations in over 80 countries around the world, our more than 103,000 employees bring the power of a global platform combined with local expertise. Driven by our purpose to shape the future of real estate for a better world, we help our clients, people and communities SEE A BRIGHTER WAY<sup>SM</sup>. JLL is the brand name, and a registered trademark, of Jones Lang LaSalle Incorporated. For further information, visit [jll.com](http://jll.com).

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