

# Building For Sale

1243 Tennessee Ave  
Cincinnati, OH 45229



JAMIE ASQUITH – KELLER WILLIAMS ADVISORS REALTY  
3505 COLUMBIA PARKWAY – SUITE 125  
CINCINNATI, OH 45226  
513-600-0063  
JAMIE.ASQUITH@KW.COM





PROPERTY HIGHLIGHTS



**Purchase Price: \$985,000**

*Lease: Rates depending on build to suit*

**Building Size: 8,696 sq ft**

**Lot Size: 0.41 acres**

**Zoning: Office - Light Industrial**

For Sale: Looking for an updated, well-maintained building in a central location? This prime property spans 8,696 square feet and is clean, move-in ready, and highly adaptable for warehousing, industrial, & manufacturing. The warehouse boasts high ceilings, fresh paint, updated LED lighting, concrete floors, a drive-in door and single dock. The newly renovated waiting area with separate office welcomes customers and staff with plenty of natural light, stylish finishes, and a practical layout, as well as an updated break room with a kitchenette. The building has a newer roof and is centrally located between I-71 and I-75, with easy access from the Lateral. Seller is open to sale or NNN lease.



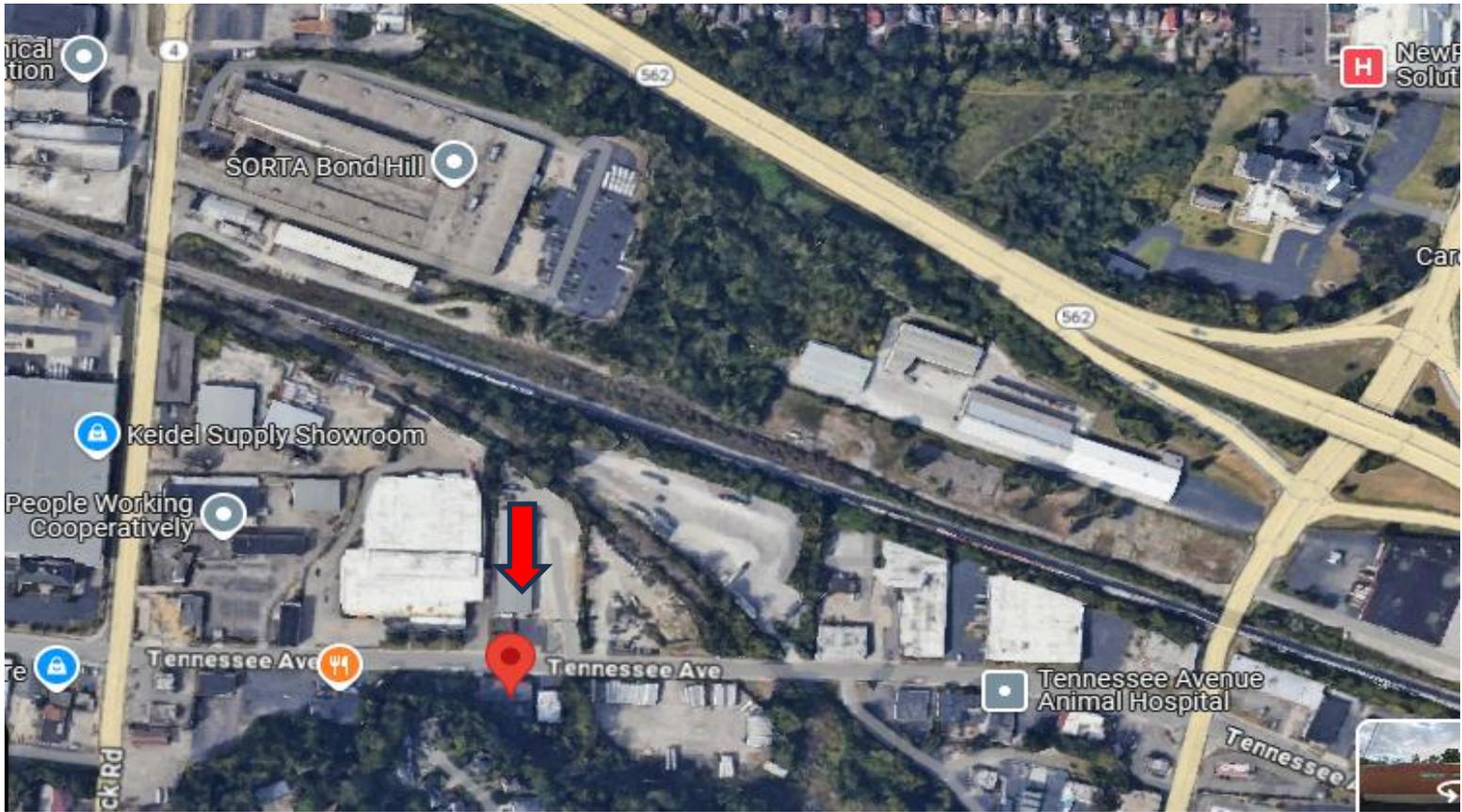
**kw** ADVISORS  
KELLERWILLIAMS. REALTY



JAMIE ASQUITH – KELLER WILLIAMS ADVISORS REALTY  
3505 COLUMBIA PARKWAY – SUITE 125  
CINCINNATI, OH 45226  
513-600-0063/ JAMIE.ASQUITH@KW.COM



EXTERIOR PHOTOS



JAMIE ASQUITH – KELLER WILLIAMS ADVISORS REALTY  
3505 COLUMBIA PARKWAY – SUITE 125  
CINCINNATI, OH 45226  
513-600-0063/ JAMIE.ASQUITH@KW.COM



# WAREHOUSE PHOTOS



**kw** ADVISORS  
KELLERWILLIAMS. REALTY



JAMIE ASQUITH – KELLER WILLIAMS ADVISORS REALTY  
3505 COLUMBIA PARKWAY – SUITE 125  
CINCINNATI, OH 45226  
513-600-0063/ JAMIE.ASQUITH@KW.COM

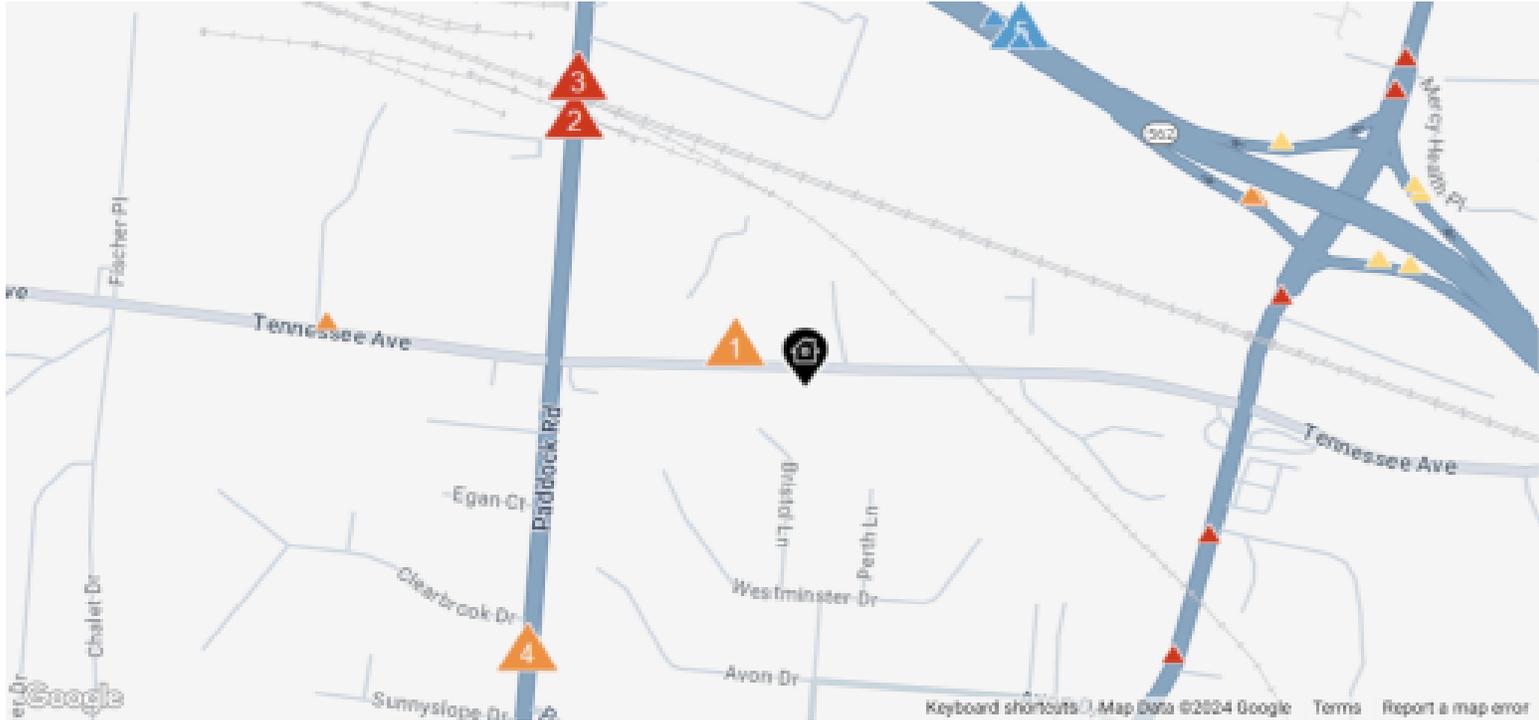


OFFICE PHOTOS





# Traffic Counts



Daily Traffic Counts:   
 ▲ Up 6,000 / day   
 ▲ 6,001 – 15,000   
 ▲ 15,001 – 30,000   
 ▲ 30,001 – 50,000   
 ▲ 50,001 – 100,000   
 ▲ Over 100,000 / day

**1**

**7,046**

2024 Est. daily traffic counts

---

Street: Tennessee Avenue  
 Cross: Reading Rd  
 Cross Dir: E  
 Dist: -

---

Historical counts

Year	Count	Type
------	-------	------

**2**

**17,736**

2024 Est. daily traffic counts

---

Street: Paddock Rd  
 Cross: Tennessee Ave  
 Cross Dir: S  
 Dist: -

---

Historical counts

Year	Count	Type
------	-------	------

**3**

**17,132**

2021 Est. daily traffic counts

---

Street: Paddock Road  
 Cross: Tennessee Ave  
 Cross Dir: S  
 Dist: 0.15 miles

---

Historical counts

Year	Count	Type
------	-------	------

**4**

**10,597**

2024 Est. daily traffic counts

---

Street: Paddock Rd  
 Cross: Sunnyslope Dr  
 Cross Dir: S  
 Dist: -

---

Historical counts

Year	Count	Type
------	-------	------

**5**

**62,168**

2024 Est. daily traffic counts

---

Street: NORWOOD LATERAL EXPY  
 Cross: Matlock Ave  
 Cross Dir: N  
 Dist: -

---

Historical counts

Year	Count	Type
------	-------	------

