



For Sale or Lease

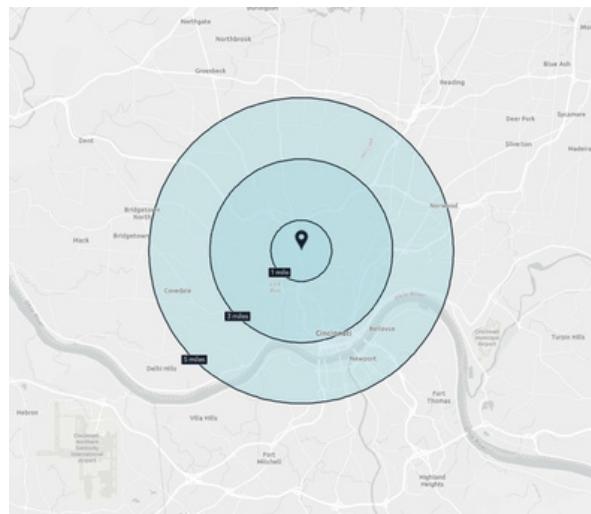
3300 Central Parkway, Cincinnati, OH

5,785 SF Building | 1.83 acres

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



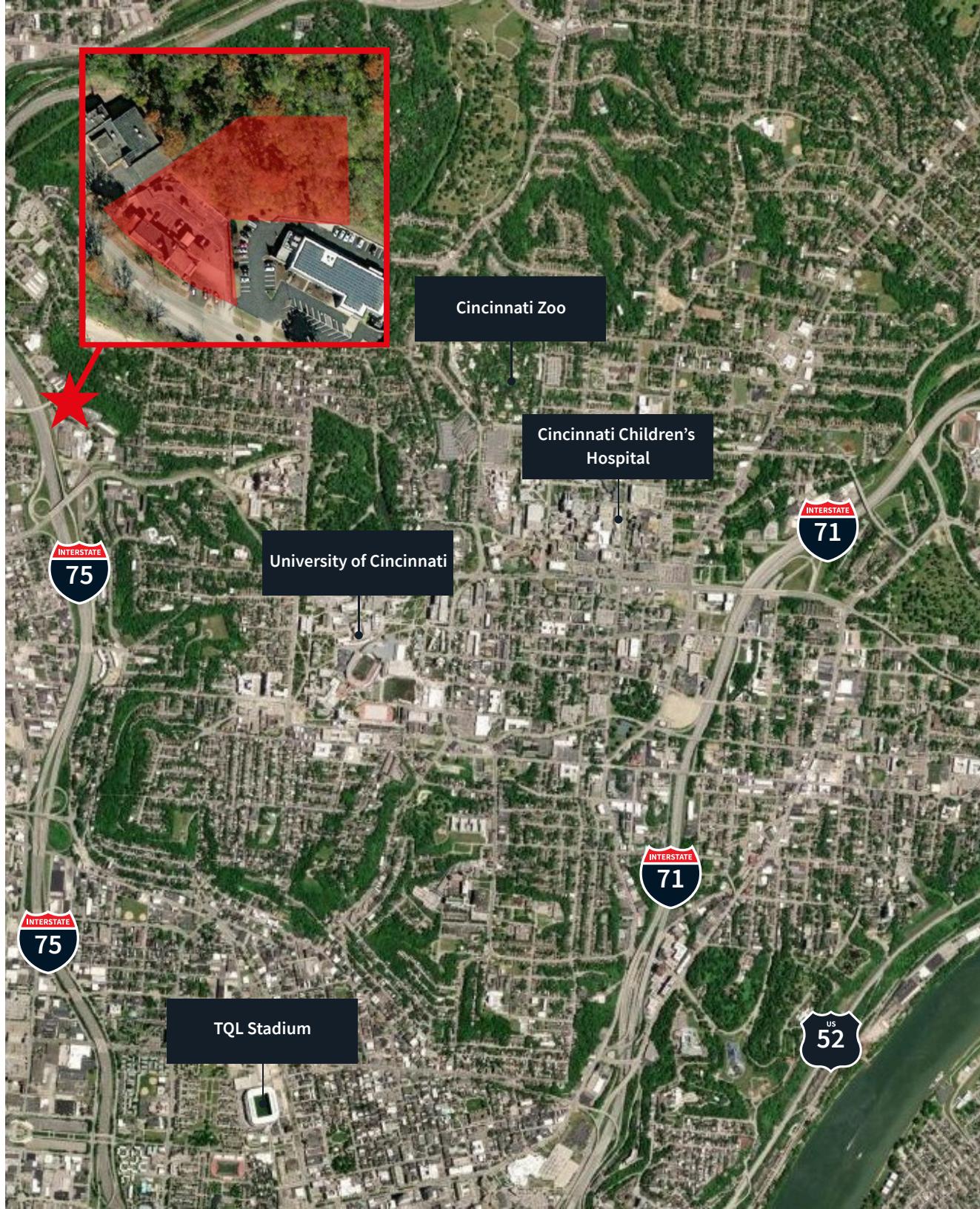
Location	Midtown, OH
Building Size	5,785 s.f.
Acreage	1.83
Parking	2.77 spaces per 1,000 SF
Sale Price	\$1,250,000
Lease Rate	TBD

2025 Demographics	1 mile	3 miles	5 miles
Estimated population	14,258	130,942	342,818
Estimated households	6,569	56,617	150,693
Median HH income	\$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

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Todd Pease

Senior Vice President
todd.pease@jll.com
513 290 5408