

FOR LEASE

3302 Westbourne Drive Cincinnati, OH 45248

NAIBergman



Special Purpose | 3,500 - 7,000 SF

- Approximately 3,500 - 7,000 +/- SF Available
- Located near the corner of Westbourne Dr. and Glenway Ave.
- Ample Parking
- Great open space, formerly a reception hall
- Immediate occupancy
- Commercial grade kitchen
- Potential to Divide
- Great space for a Medical, Therapy groups or Ghost kitchen
- \$15/SF MG



✉ **Rob Hock**
+1 513 322 6313
rob@bergman-group.com

✉ **Michael Bergman**
+1 513 322 6309
mbergman@bergman-group.com

📍 **4695 Lake Forest Drive**
Cincinnati, OH 45245
bergmancommercial.com

FOR LEASE

3302 Westbourne Drive Cincinnati, OH 45248



✉ Rob Hock
+1 513 322 6313
rob@bergman-group.com

✉ Michael Bergman
+1 513 322 6309
mbergman@bergman-group.com

NABergman

FOR LEASE

3302 Westbourne Drive Cincinnati, OH 45248

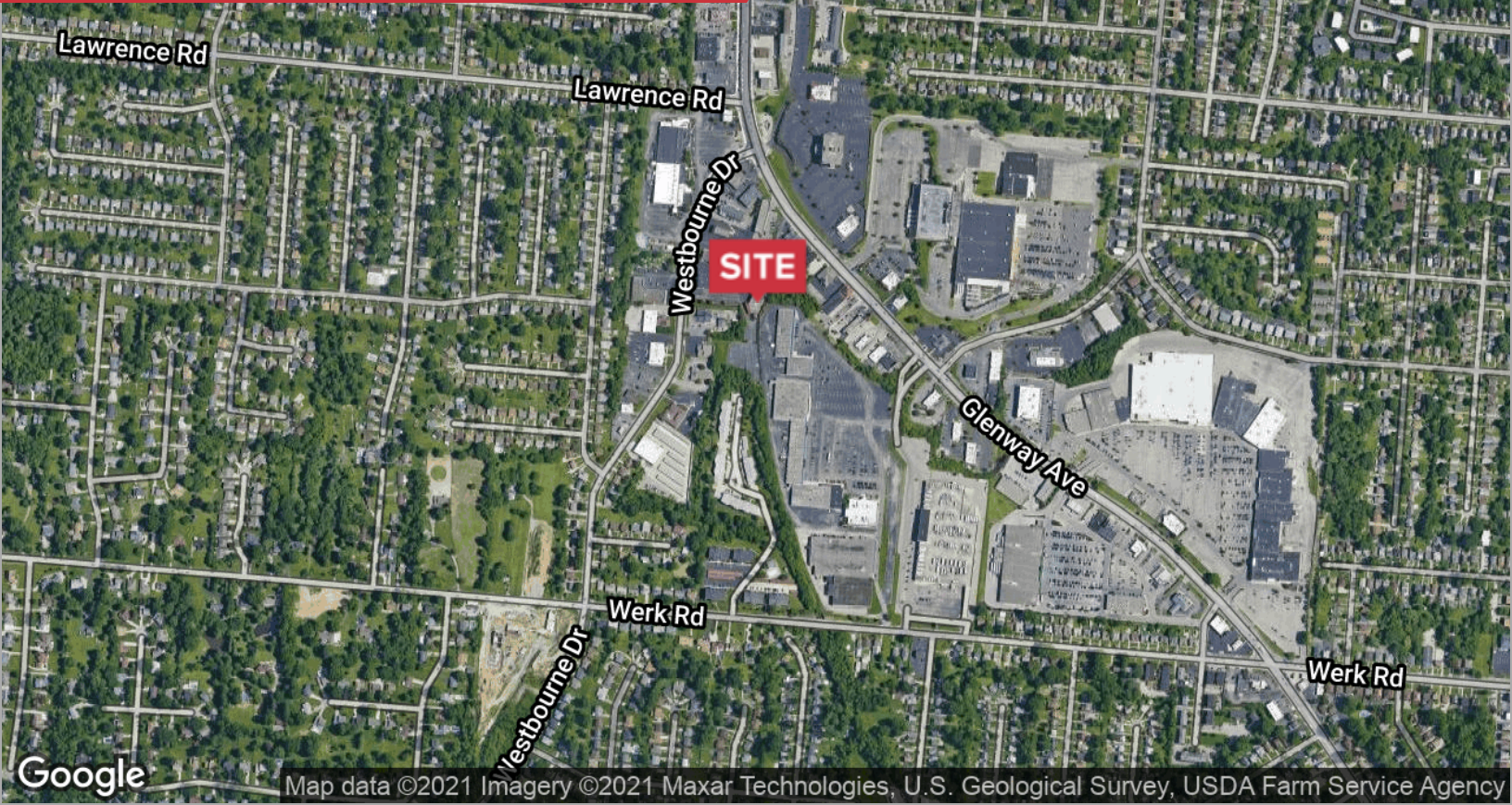


✉ Rob Hock
+1 513 322 6313
rob@bergman-group.com

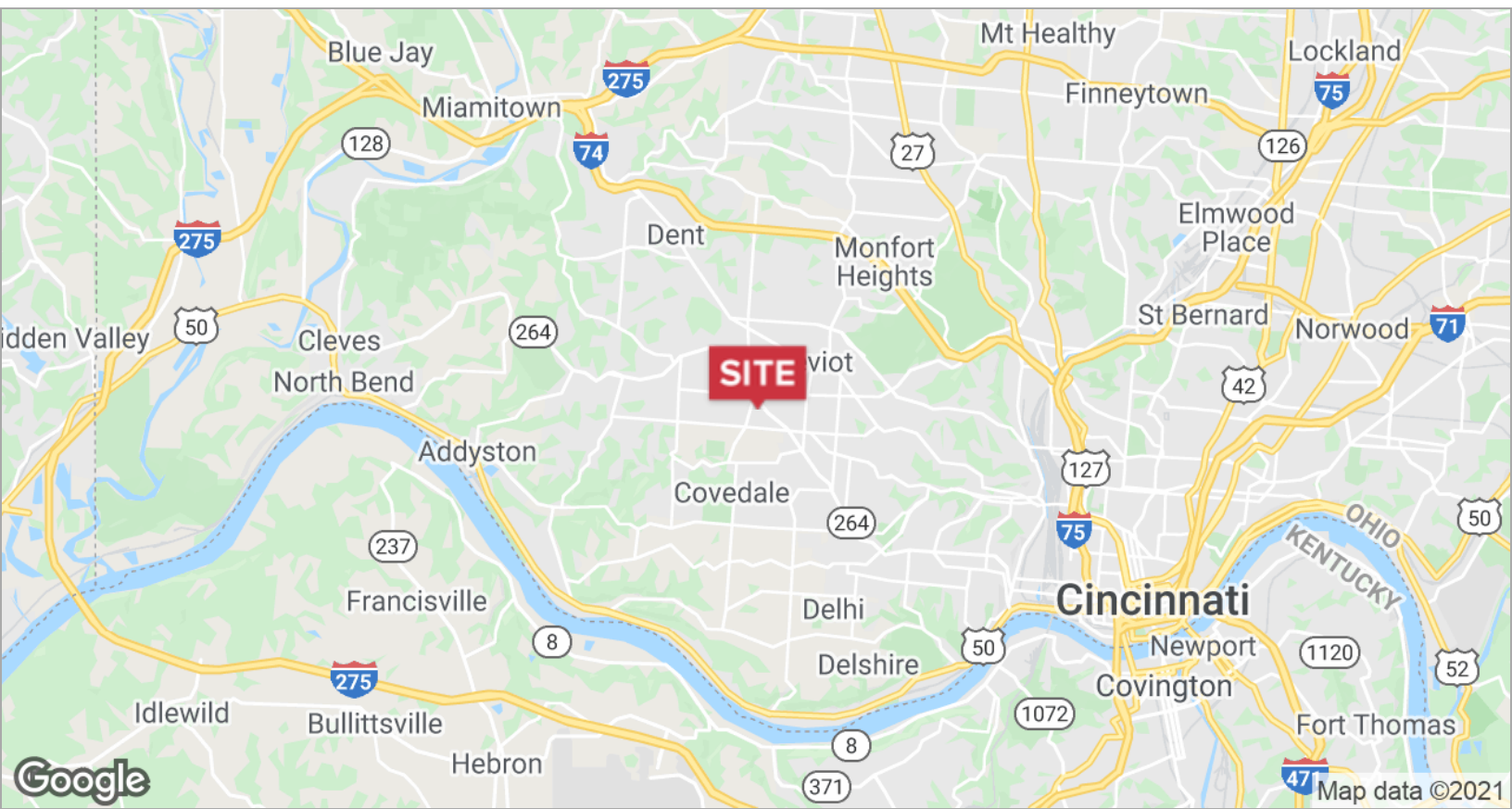
✉ Michael Bergman
+1 513 322 6309
mbergman@bergman-group.com

FOR LEASE

3302 Westbourne Drive Cincinnati, OH 45248



Map data ©2021 Imagery ©2021 Maxar Technologies, U.S. Geological Survey, USDA Farm Service Agency



Map data ©2021

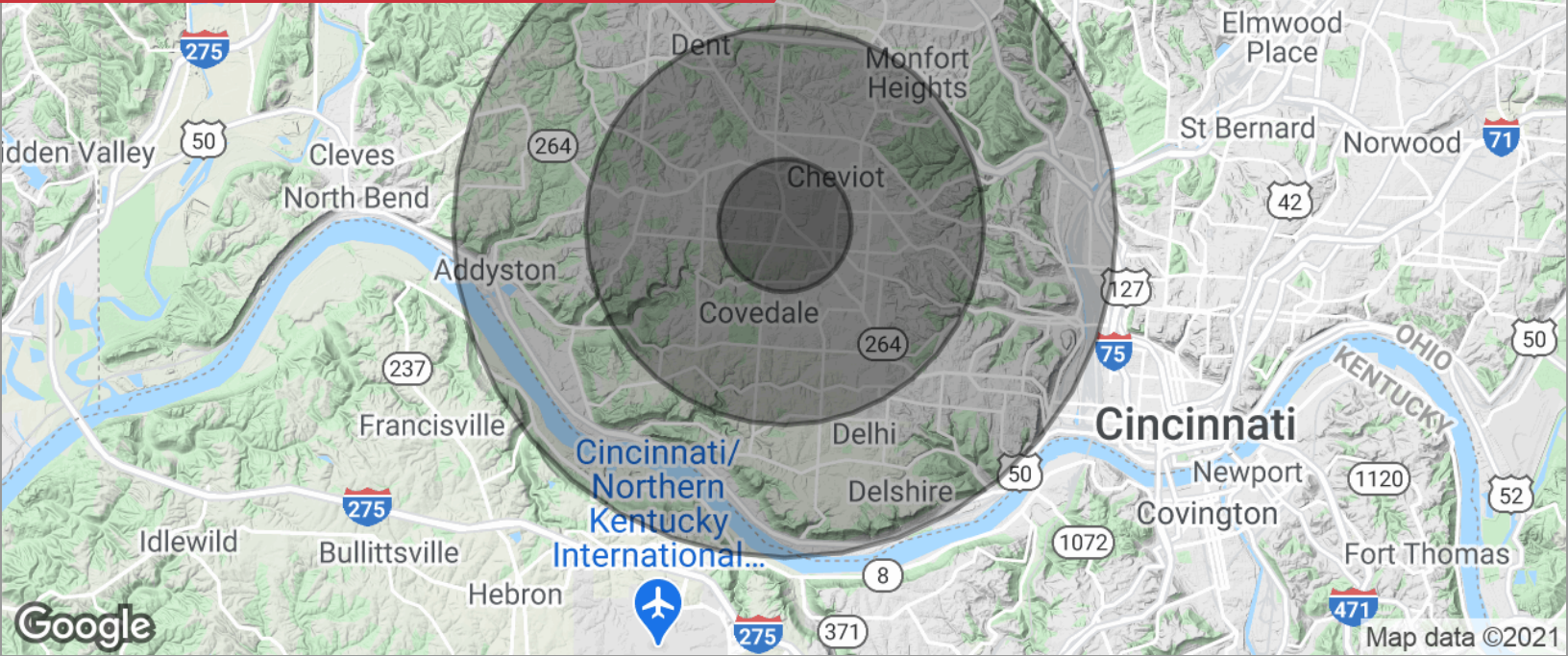
✉ Rob Hock
+1 513 322 6313
rob@bergman-group.com

✉ Michael Bergman
+1 513 322 6309
mbergman@bergman-group.com



FOR LEASE

3302 Westbourne Drive Cincinnati, OH 45248



POPULATION

	1 MILE	3 MILES	5 MILES
Total population	15,217	91,502	224,053
Median age	36.7	38.1	36.6
Median age (male)	34.9	35.9	34.6
Median age (Female)	38.9	40.4	38.3

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	6,478	38,144	88,610
# of persons per HH	2.3	2.4	2.5
Average HH income	\$56,642	\$62,646	\$61,196
Average house value	\$137,295	\$169,095	\$174,024

* Demographic data derived from 2010 US Census