

2800 Gilbert Ave

Cincinnati, OH 45206



NALBergman





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Property Overview

Explore this exceptional office flex property, spanning 50,192 square feet across a sprawling 2-acre site in the thriving neighborhood of East Walnut Hills. With 25,000 square feet available, this property offers the potential for development or owner-occupier use, accommodating a diverse range of business endeavors. Currently an income-generating asset, with approximately 25,000 square feet already leased, it presents an investment opportunity. Zoned as Commercial Community - Pedestrian (CC-P) according to CAGIS, this property is primed for a variety of commercial and institutional uses, including larger-scale retail, entertainment, and public facilities. With over \$100 million in investments pouring into East Walnut Hills, including major apartment building renovations and mixed-use developments, now is the opportune time to seize this promising property before it's too late.

Offering Summary

Sale Price:	\$3,500,000
Building Size:	50,192 SF
Available SF:	25,000 SF
Lot Size:	2.1 Acres

For More Information

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For Sale

50,192 SF | \$3,500,000

Redevelopment Opportunity

Highlights

- Office flex property, 50,192 SF, 2.10 Acres in East Walnut Hills
- Current income-generating, approximately 25,000 SF leased
- Owner-occupier opportunity, 25,000 SF available for various uses
- Zoned Commercial Community - Pedestrian (CC-P) per CAGIS
- Diverse commercial and institutional uses permitted
- Over \$100 million invested in East Walnut Hills
- Prime time to invest in this promising property



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Redevelopment Opportunity



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Redevelopment Opportunity



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 Redevelopment Opportunity

Population	1 Mile	3 Miles	5 Miles
Total Population	16,908	147,748	289,694
Average Age	38	37	37
Average Age (Male)	38	36	37
Average Age (Female)	39	37	38
Households & Income	1 Mile	3 Miles	5 Miles
Total Households	8,783	66,768	131,136
# of Persons per HH	1.9	2.2	2.2
Average HH Income	\$71,313	\$89,943	\$86,423
Average House Value	\$353,731	\$378,025	\$330,884

Demographics data derived from AlphaMap

