

1440
MAIN
STREET

CINCINNATI, OH

5100+
SQUARE FEET

OFFICE
SPACE

OVER-THE-RHINE



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Prime Over-the-Rhine Commercial Property

Offering Price: \$1,100,000

Former 5,168 SF bank on prominent corner in OTR includes four parcels and two adjacent off-street parking lots accommodating 18–19 vehicles, with 7 spaces currently leased

This meticulously maintained mid-century modern commercial building, originally constructed in 1957, offers 5,168 SF of flexible space across two levels.

Designed as a classic mid-century bank, the property features a striking street-facing glass façade, a decorative aluminum entry canopy, black marble accents, polished terrazzo floors, and distinctive curved mosaic tile ceilings, along with preserved vintage tile and wood-paneled wall treatments.

Formerly a bank—most recently occupied by Seven Hills Savings Association until approximately 2000—the building has since served as the Comey & Shepherd Realtors office for more than 20 years.

Situated at the high-visibility southeast corner of Main Street & Liberty Street, the property anchors a prominent intersection within the Over-the-Rhine Historic District. It carries a Commercial Community (CC-P-T) zoning classification, located in a pedestrian-oriented subdistrict and transportation corridor, allowing greater height/density allowances and reduced parking requirements thanks to exceptional walkability, proximity to the Cincinnati Bell Connector streetcar, and immediate bus access.

The interior layout provides large open areas, two executive offices, a conference room, four restrooms, and lower-level break rooms, training rooms, and abundant storage—ideal for office, creative, retail, or mixed commercial use.



Located along the vibrant OTR Main Street corridor, surrounded by some of Cincinnati's most notable restaurants, nightlife, entertainment venues, and historic architecture. Exceptional opportunity for owners or investors seeking a flagship presence in one of the city's fastest-growing urban districts.



LOCATION

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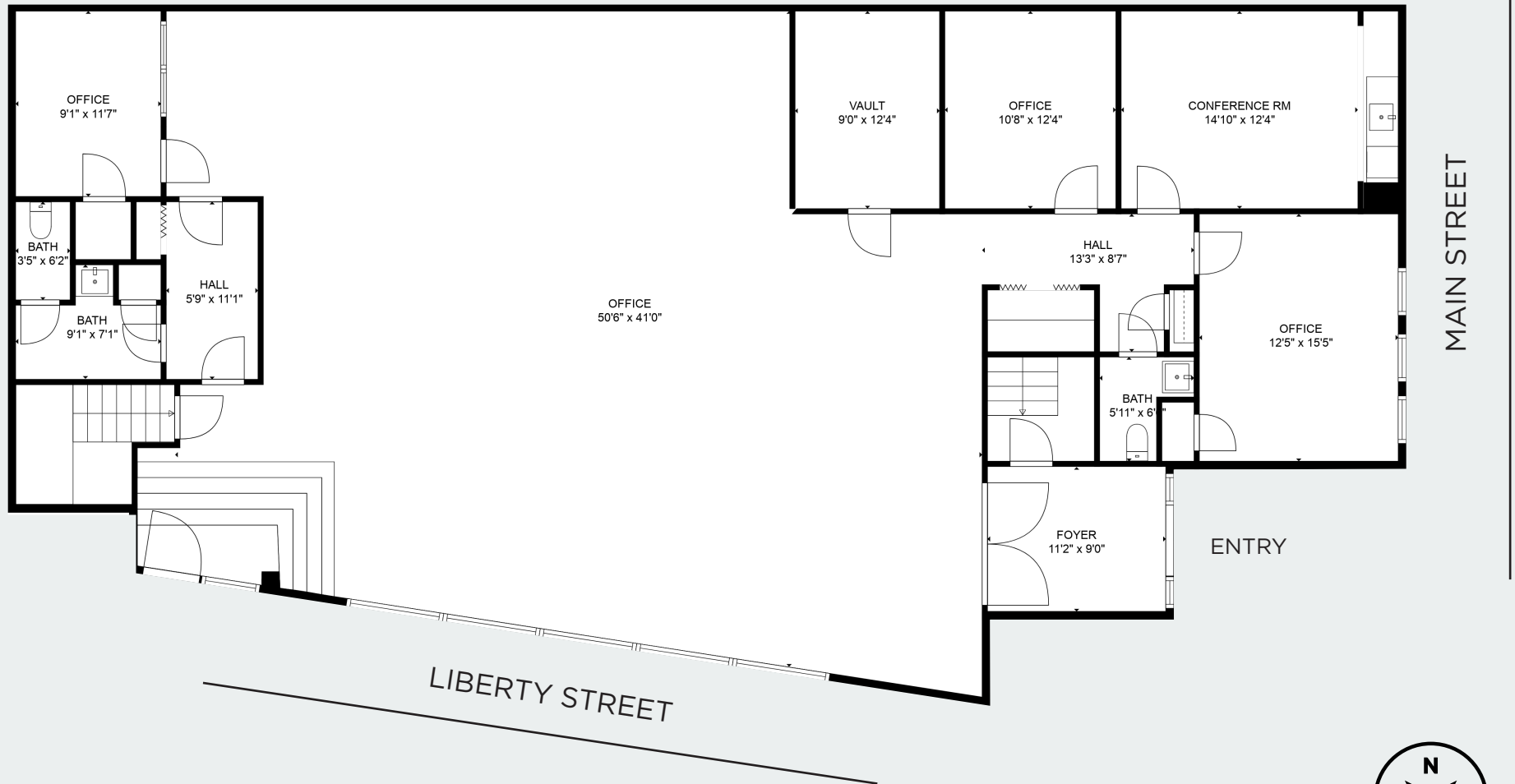




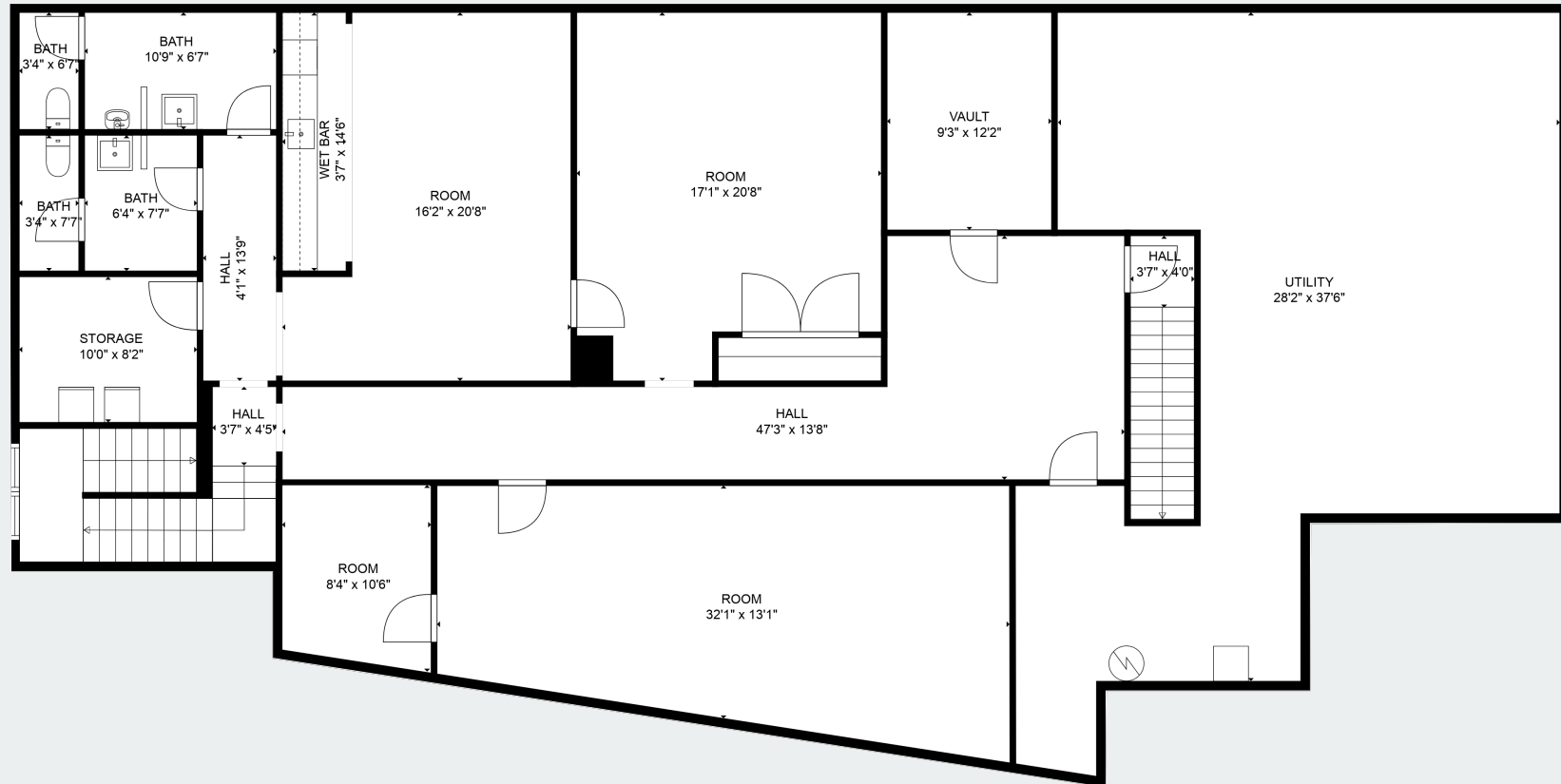


GROUND LEVEL

TOTAL: 5168 sq. ft
GROUND FLOOR: 3122 sq. ft



TOTAL: 5168 sq. ft
LOWER LEVEL: 2046 sq. ft



PARCEL MAP

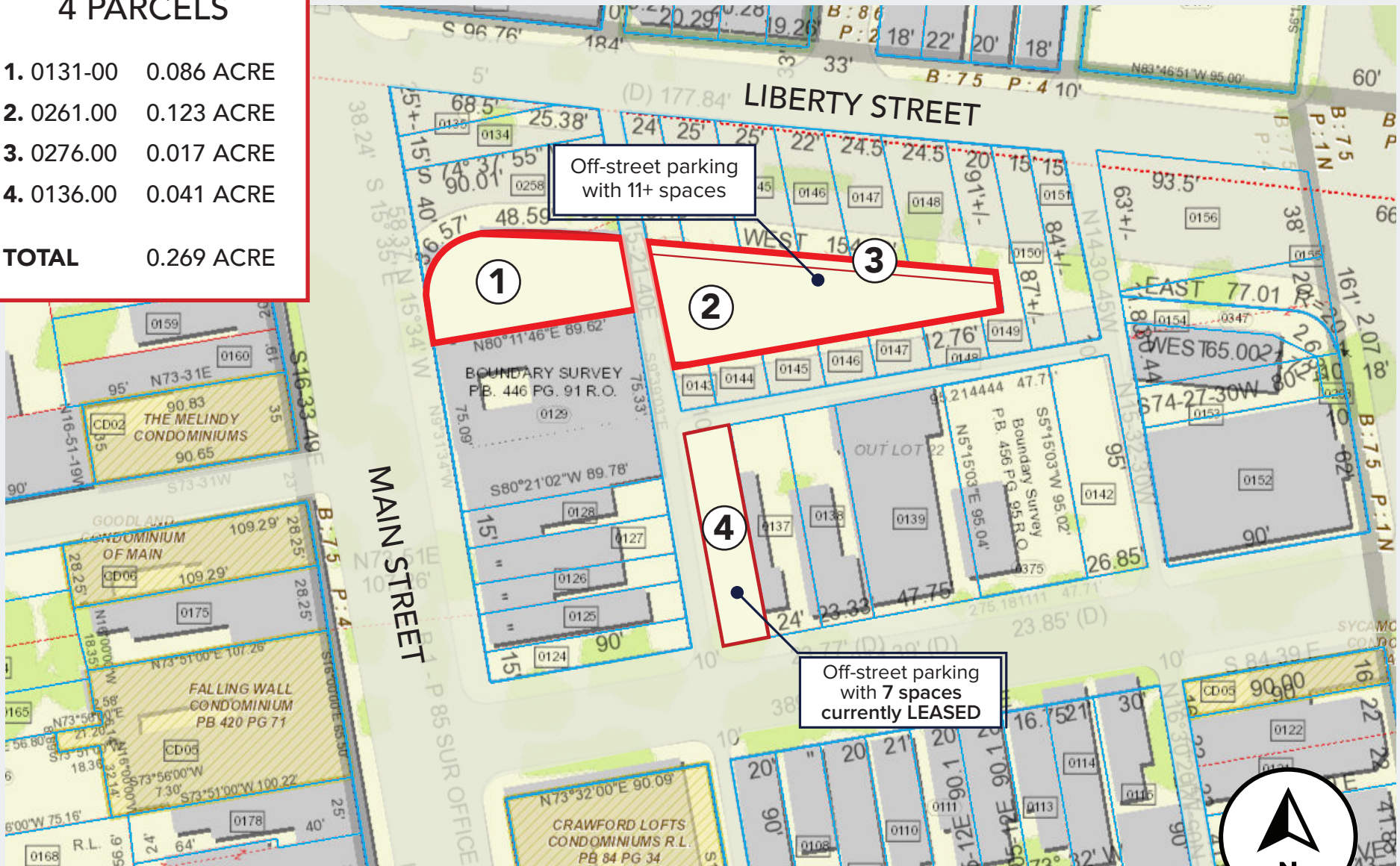
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PARCEL MAP

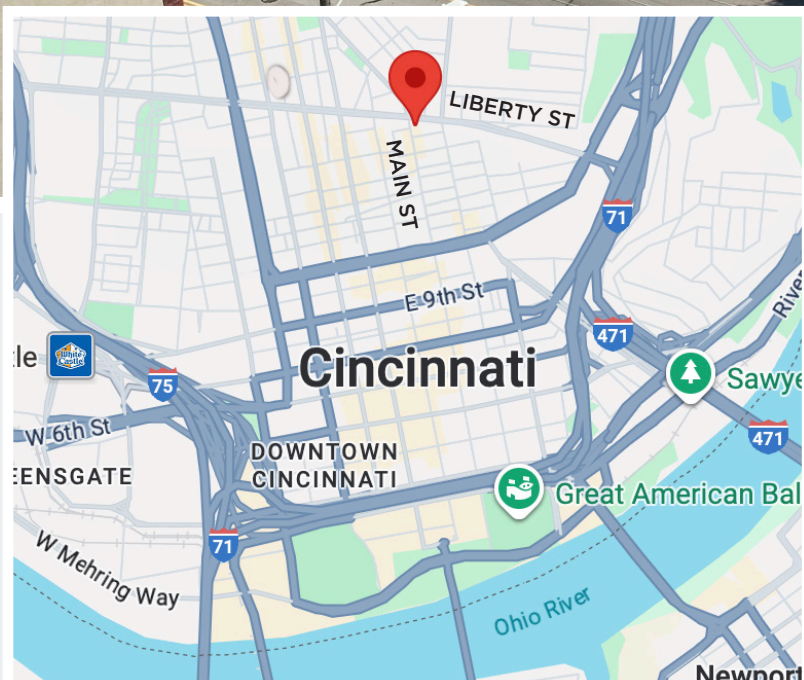
4 PARCELS

| | | |
|--------------|---------|-------------------|
| 1. | 0131-00 | 0.086 ACRE |
| 2. | 0261.00 | 0.123 ACRE |
| 3. | 0276.00 | 0.017 ACRE |
| 4. | 0136.00 | 0.041 ACRE |
| TOTAL | | 0.269 ACRE |



NEIGHBORHOOD PROFILE

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| | 0.3 Miles | 0.5 Miles | 1 Miles |
|------------------------------|------------------|-----------|-----------|
| Total households | 2,171 | 4,373 | 12,234 |
| Total population | 4,212 | 8,509 | 22,999 |
| Average age | 34 | 36 | 37 |
| Average household income | \$125,378 | \$122,992 | \$103,631 |
| Average house value | \$473,777 | \$490,587 | \$473,889 |
| Average Traffic Count | Vehicles per day | | |
| Liberty Street (Through OTR) | | 14,551 | |
| Main Street (CBD) | | 6,250 | |

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