

# 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.

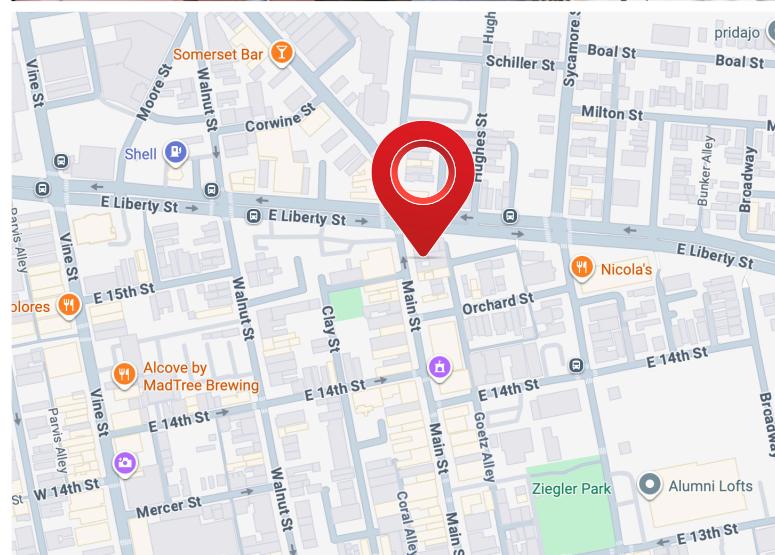
The interior layout provides large open areas, two executive offices, a conference room, four restrooms, and lower-level break rooms, training rooms, and abundant storage—ideal for office, creative, retail, or mixed commercial use.



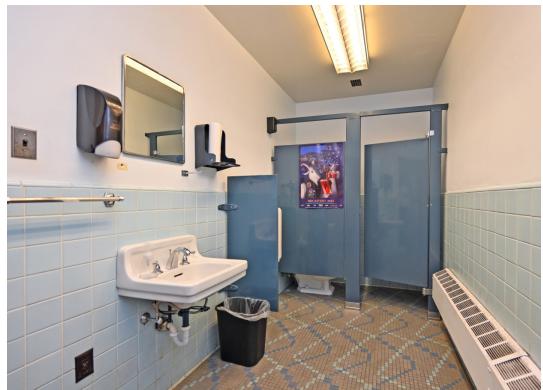
*Located along the vibrant OTR Main Street corridor, surrounded by some of Cincinnati's most notable restaurants, nightlife, entertainment venues, and historic architecture. Exceptional opportunity for owners or investors seeking a flagship presence in one of the city's fastest-growing urban districts.*



# LOCATION

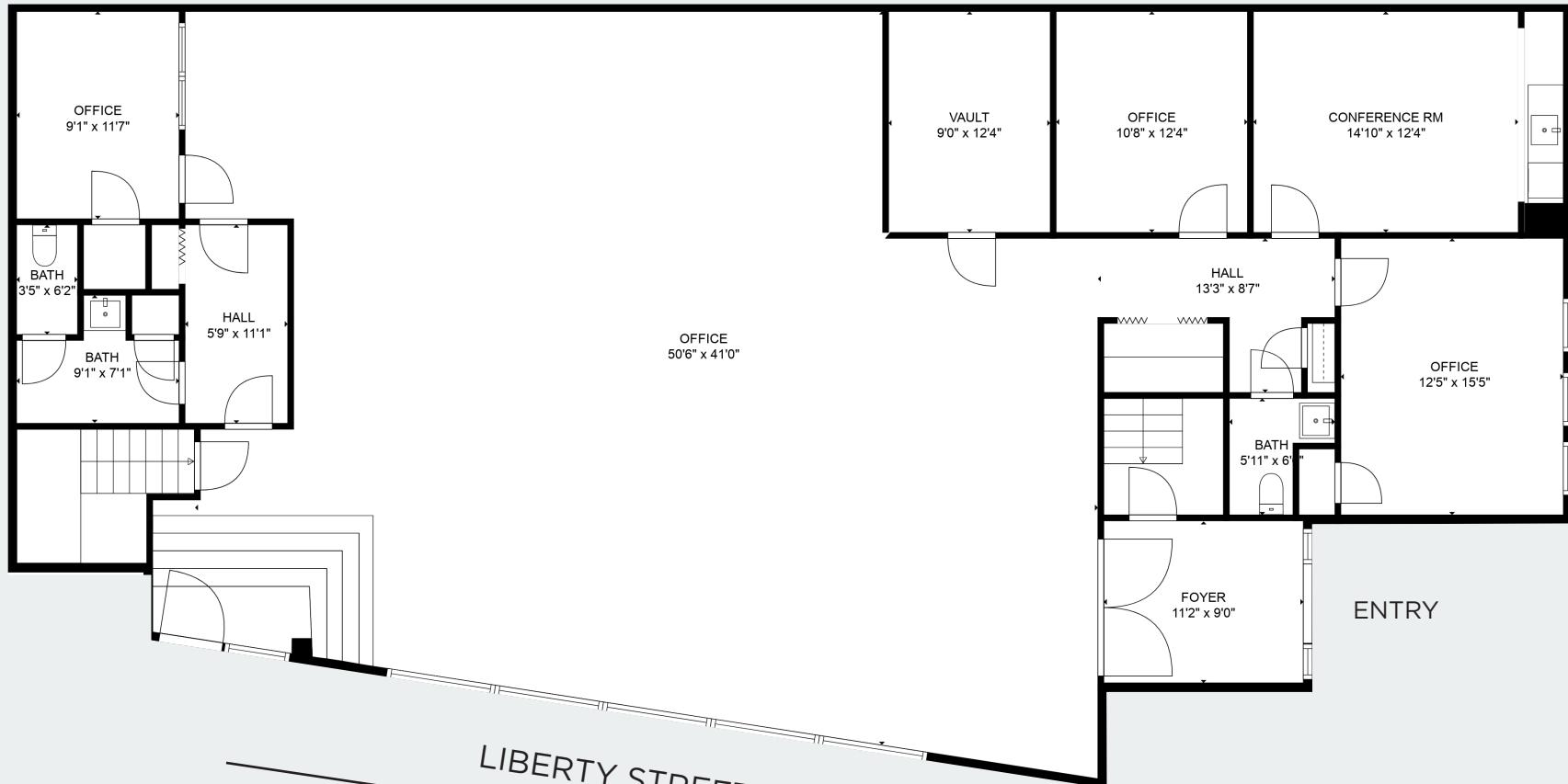






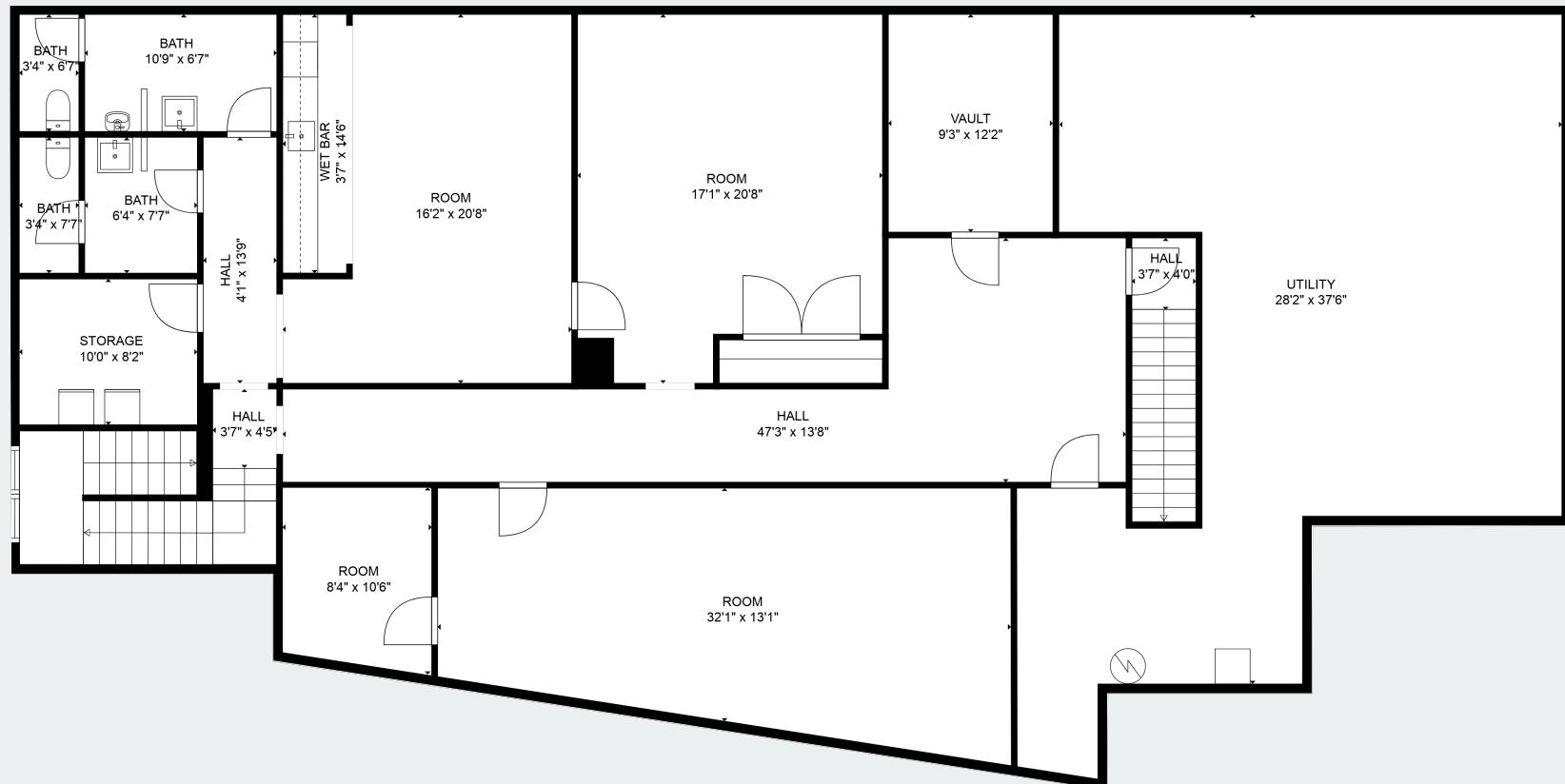
**TOTAL: 5168 sq. ft**

GROUND FLOOR: 3122 sq. ft



**TOTAL: 5168 sq. ft**

LOWER LEVEL: 2046 sq. ft



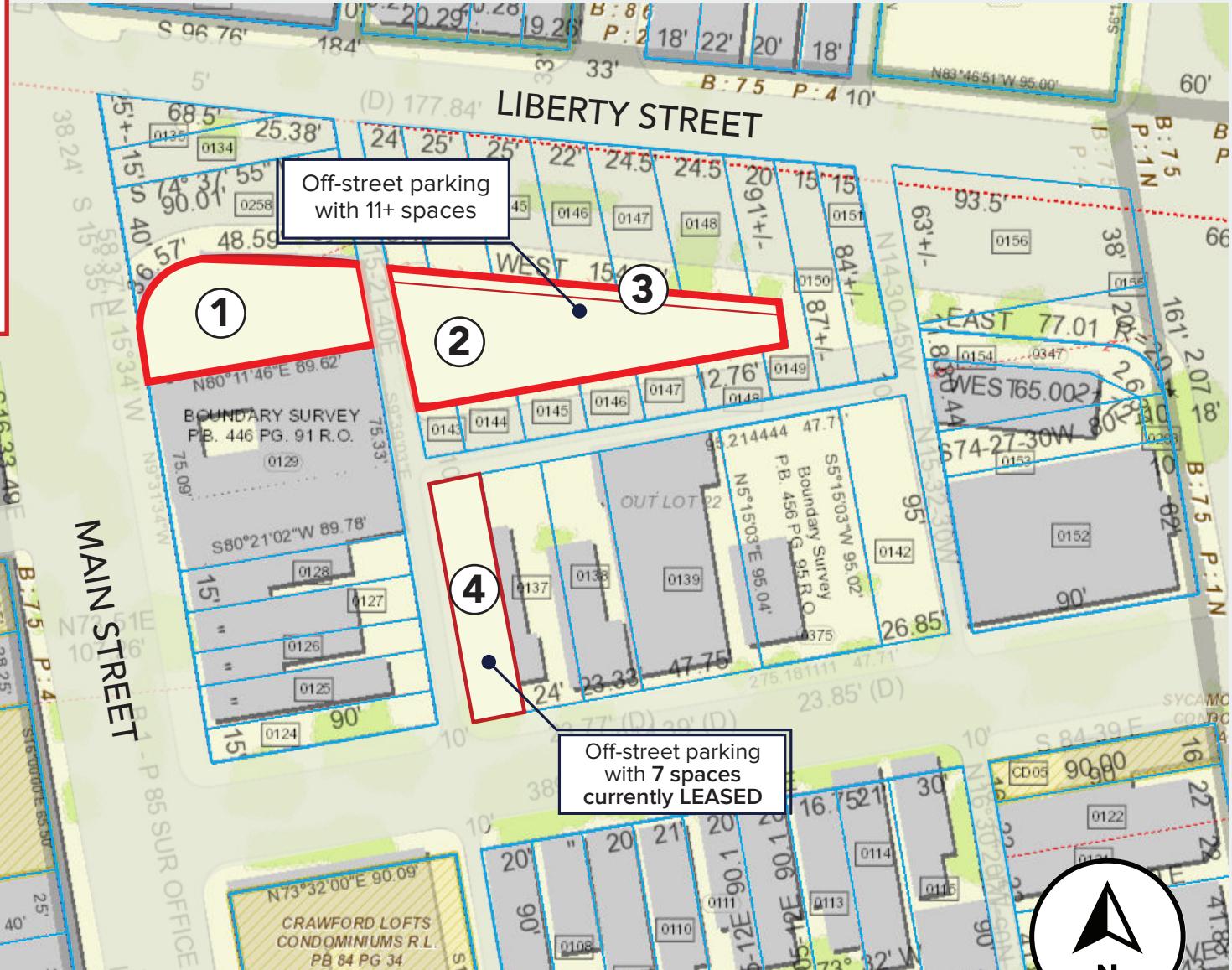
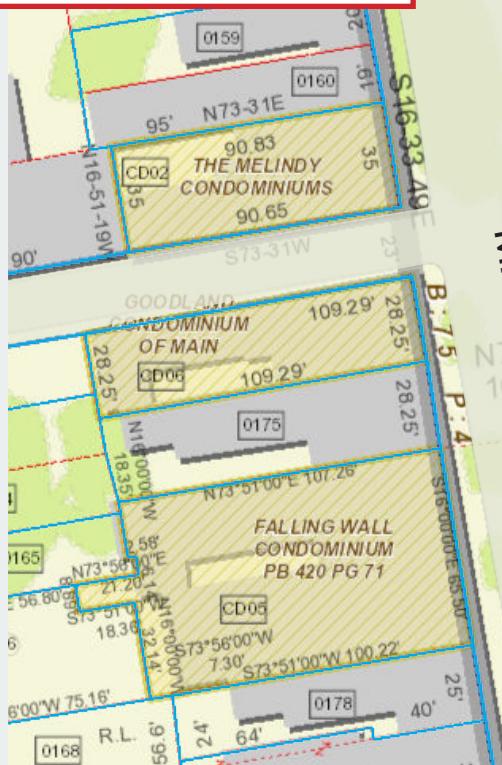
# PARCEL MAP



## 4 PARCELS

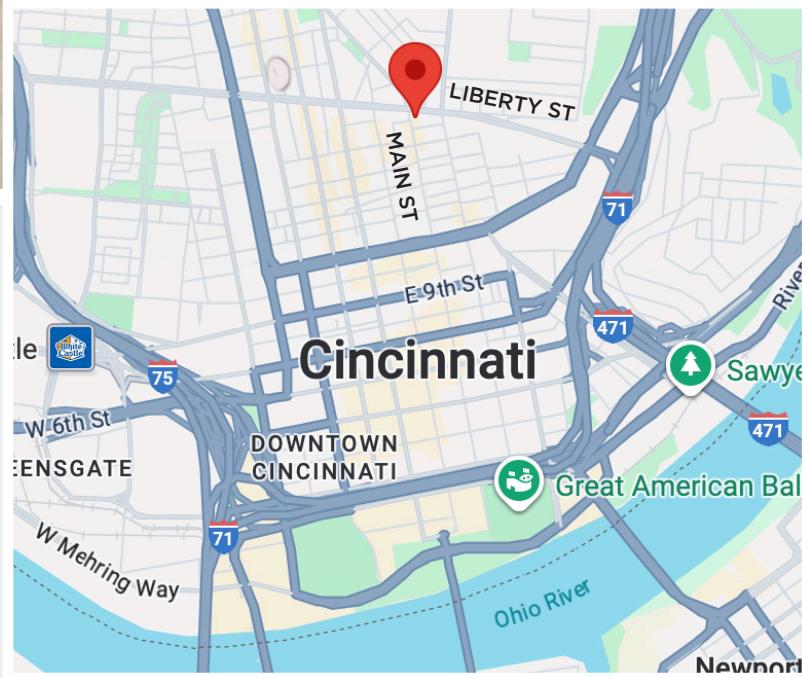
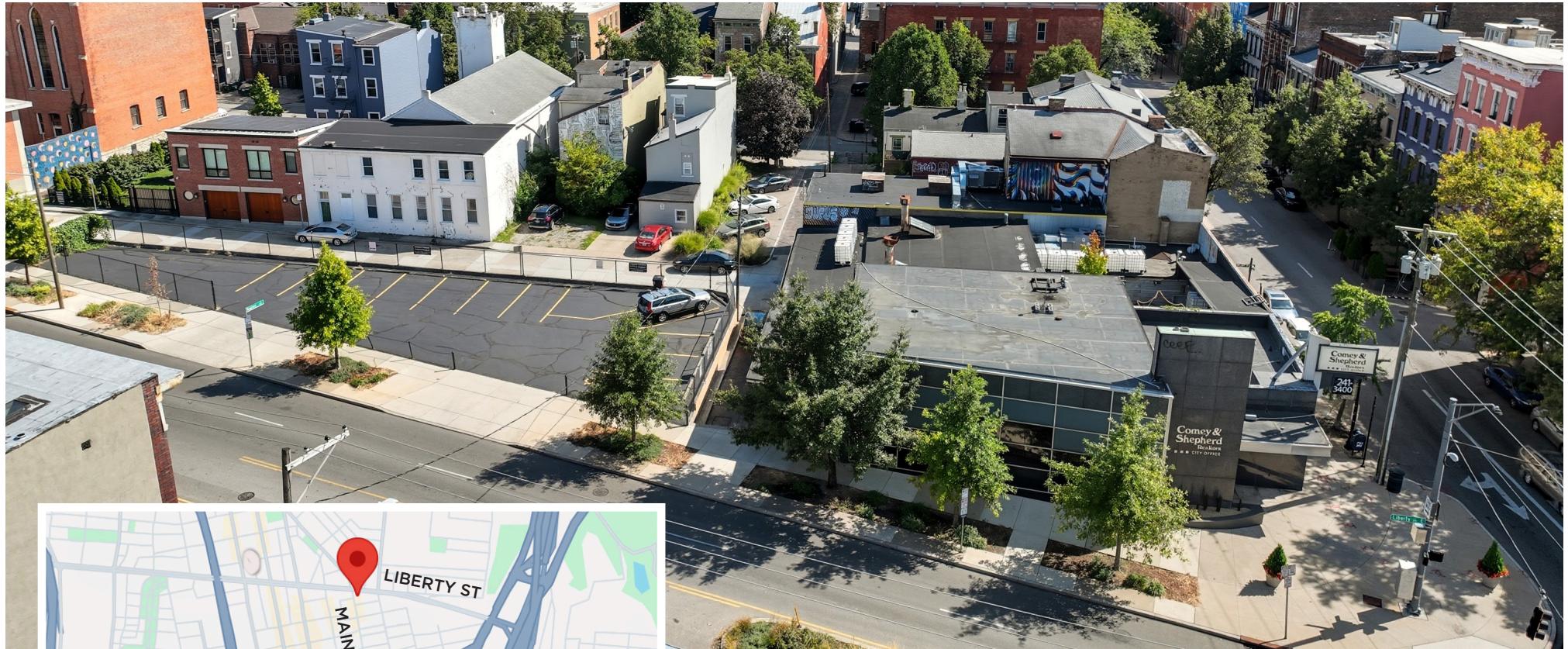
- 1. 0131-00 0.086 ACRE
- 2. 0261.00 0.123 ACRE
- 3. 0276.00 0.017 ACRE
- 4. 0136.00 0.041 ACRE

**TOTAL** 0.269 ACRE



# NEIGHBORHOOD PROFILE

Comey & Shepherd REALTORS  
COMMERCIAL



	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	

# RETAIL AND ENTERTAINMENT

# Comey & Shepherd REALTORS.<sup>®</sup> COMMERCIAL



OTR is home to an array of distinctive retailers, global cuisine, inventive cocktails and culturally rich galleries, theaters, and events.

