

NABergman

For Sale

Office Condo For Sale
+/-1,000 – 2,000 SF

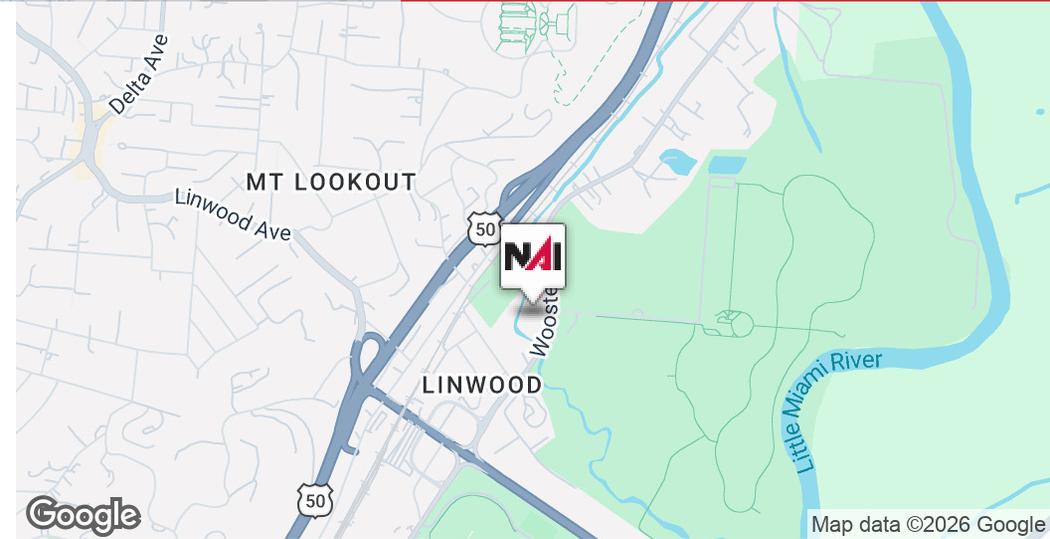


Prime Office Condominium Opportunity
5082 Wooster Rd, Suites 1 & 2 – Cincinnati, OH 45226

BROCHURE

5082 Wooster Rd, Cincinnati, OH 45226

No Warranty Or Representation, Express Or Implied, Is Made As To The Accuracy Of The Information Contained Herein, And The Same Is Submitted Subject To Errors, Omissions, Change Of Price, Rental Or Other Conditions, Prior Sale, Lease Or Financing, Or Withdrawal Without Notice, And Of Any Special Listing Conditions Imposed By Our Principals No Warranties Or Representations Are Made As To The Condition Of The Property Or Any Hazards Contained Therein Are Any To Be Implied.



Wooster Park Office Condos

5082 Wooster Rd, Suites 1&2, Cincinnati, Ohio 45226

Property Highlights

- First (1st) Floor Well Maintained Office Condominium Available
- Two +/-1,000 SF Suites, Now Configured as One +/-2,000 SF Suite
- Great for Professional Owner-Operators or as an Investment
- Offers Kitchenette(s), Private Bathroom(s), & Ample Parking
- Common Areas are Professionally Maintained
- Zoned CG-A - Commercial General
- For Sale Price: \$200,000/Suite

Offering Summary

Sale Price:	\$200,000 per Suite
Available SF:	1,000+/- SF per Suite

Demographics	1 Mile	3 Miles	5 Miles
Total Households	1,806	33,790	98,199
Total Population	4,375	70,394	216,462
Average HH Income	\$211,279	\$140,424	\$118,276

For More Information

Thomas Zipperstein

O: 513 322 8323

tzipperstein@bergman-group.com | OH #SAL.2023001646

BROCHURE

5082 Wooster Rd, Cincinnati, OH 45226

NABergman

For Sale

Office Condo For Sale
+/-1,000 – 2,000 SF



BROCHURE

5082 Wooster Rd, Cincinnati, OH 45226

No Warranty Or Representation, Express Or Implied, Is Made As To The Accuracy Of The Information Contained Herein, And The Same Is Submitted Subject To Errors, Omissions, Change Of Price, Rental Or Other Conditions, Prior Sale, Lease Or Financing, Or Withdrawal Without Notice, And Of Any Special Listing Conditions Imposed By Our Principals No Warranties Or Representations Are Made As To The Condition Of The Property Or Any Hazards Contained Therein Are Any To Be Implied.

NABergman

For Sale

Office Condo For Sale
+/-1,000 – 2,000 SF



BROCHURE

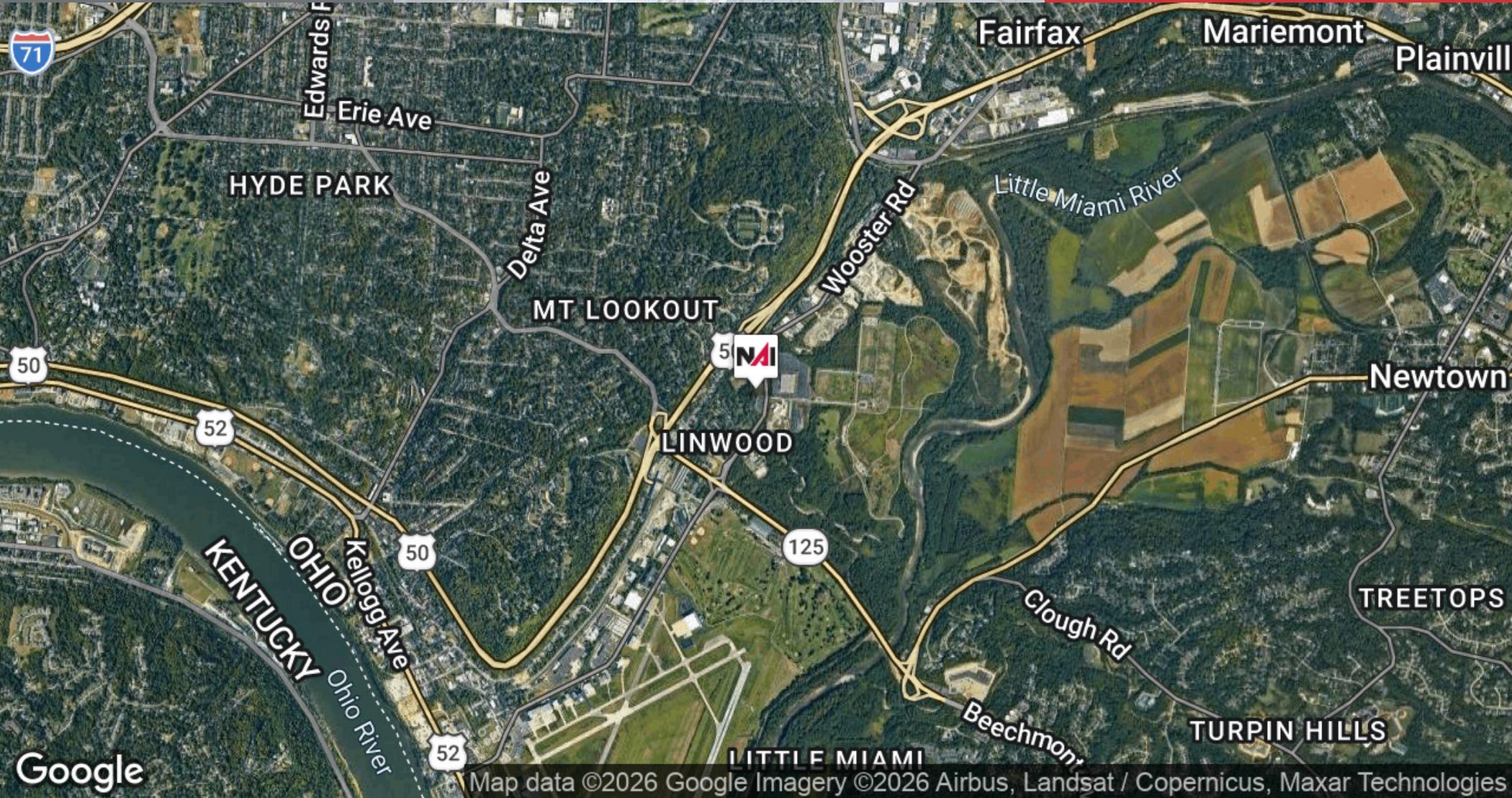
5082 Wooster Rd, Cincinnati, OH 45226

No Warranty Or Representation, Express Or Implied, Is Made As To The Accuracy Of The Information Contained Herein, And The Same Is Submitted Subject To Errors, Omissions, Change Of Price, Rental Or Other Conditions, Prior Sale, Lease Or Financing, Or Withdrawal Without Notice, And Of Any Special Listing Conditions Imposed By Our Principals No Warranties Or Representations Are Made As To The Condition Of The Property Or Any Hazards Contained Therein Are Any To Be Implied.

NAIBergman

For Sale

Office Condo For Sale
+/-1,000 – 2,000 SF



BROCHURE

5082 Wooster Rd, Cincinnati, OH 45226

No Warranty Or Representation, Express Or Implied, Is Made As To The Accuracy Of The Information Contained Herein, And The Same Is Submitted Subject To Errors, Omissions, Change Of Price, Rental Or Other Conditions, Prior Sale, Lease Or Financing, Or Withdrawal Without Notice, And Of Any Special Listing Conditions Imposed By Our Principals No Warranties Or Representations Are Made As To The Condition Of The Property Or Any Hazards Contained Therein Are Any To Be Implied.

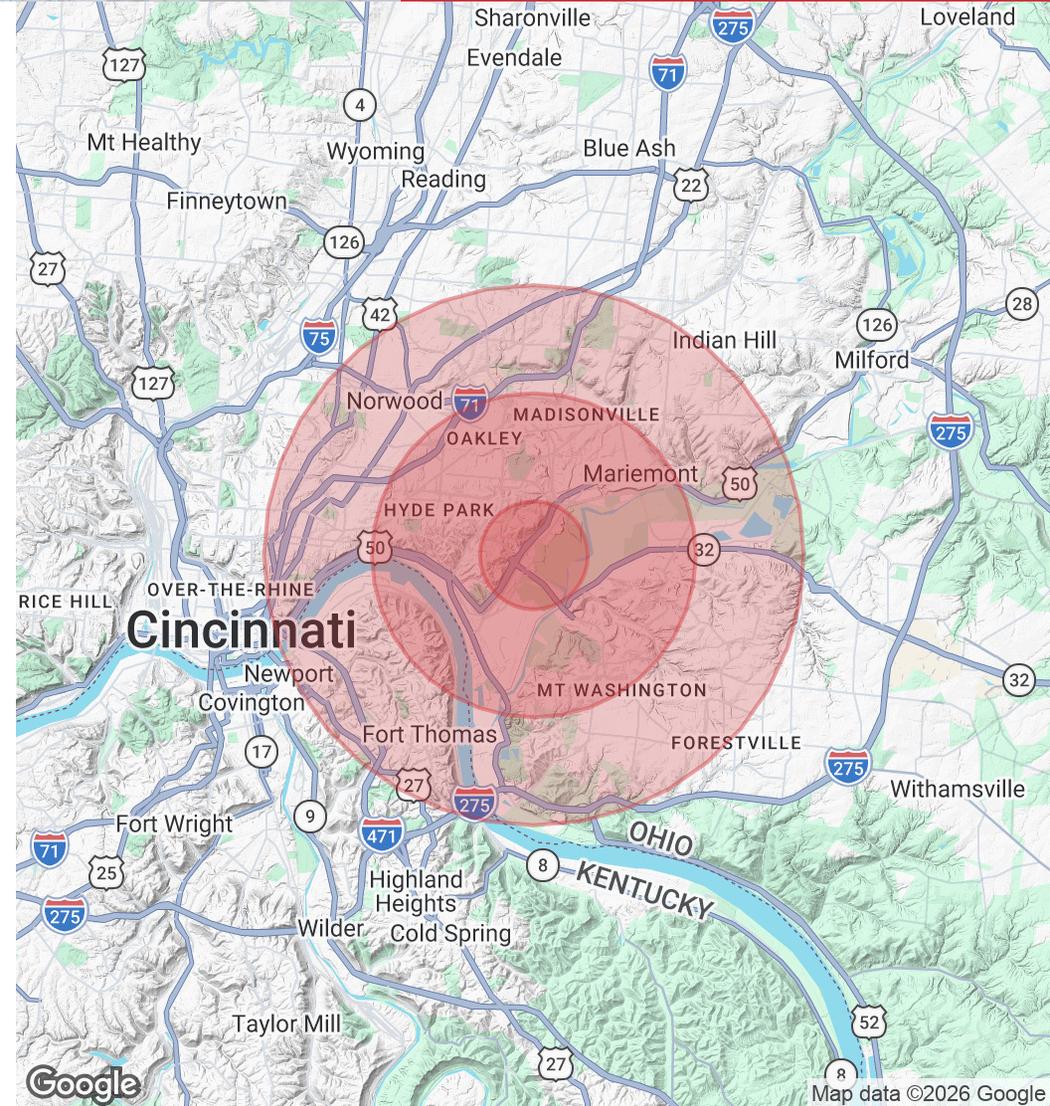
Population

	1 Mile	3 Miles	5 Miles
Total Population	4,375	70,394	216,462
Average Age	38	40	40
Average Age (Male)	37	39	39
Average Age (Female)	39	41	41

Households & Income

	1 Mile	3 Miles	5 Miles
Total Households	1,806	33,790	98,199
# of Persons per HH	2.4	2.1	2.2
Average HH Income	\$211,279	\$140,424	\$118,276
Average House Value	\$725,628	\$509,682	\$402,639

Demographics data derived from AlphaMap



BROCHURE

5082 Wooster Rd, Cincinnati, OH 45226