

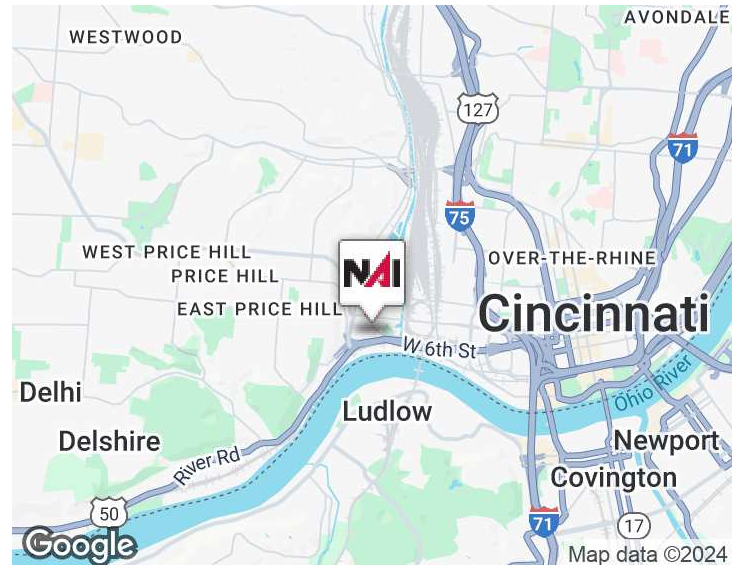


626 Burns Street

Cincinnati, Ohio 45204

Property Highlights

- Unique Creative Multi Purpose Workspace
- Former Manufacturing Building Redeveloped with great architectural design and finishes by HGC Construction
- Studio Space, Work Areas and ample Storage, Commercial Kitchen and Break Area.
- Ease of Access from Cincinnati CBD via 8th street towards Queensgate, left on Burns
- On Site Parking 20 cars +

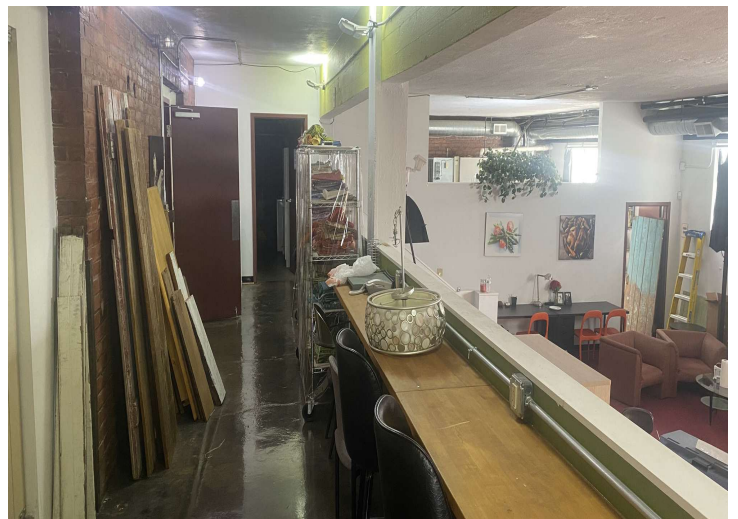
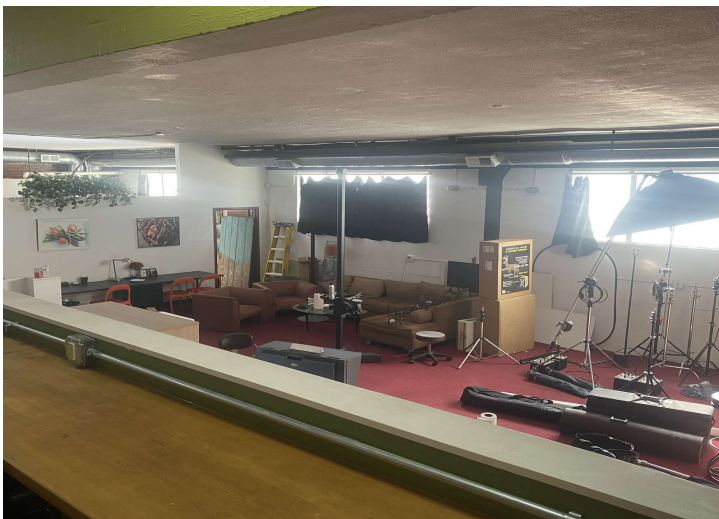


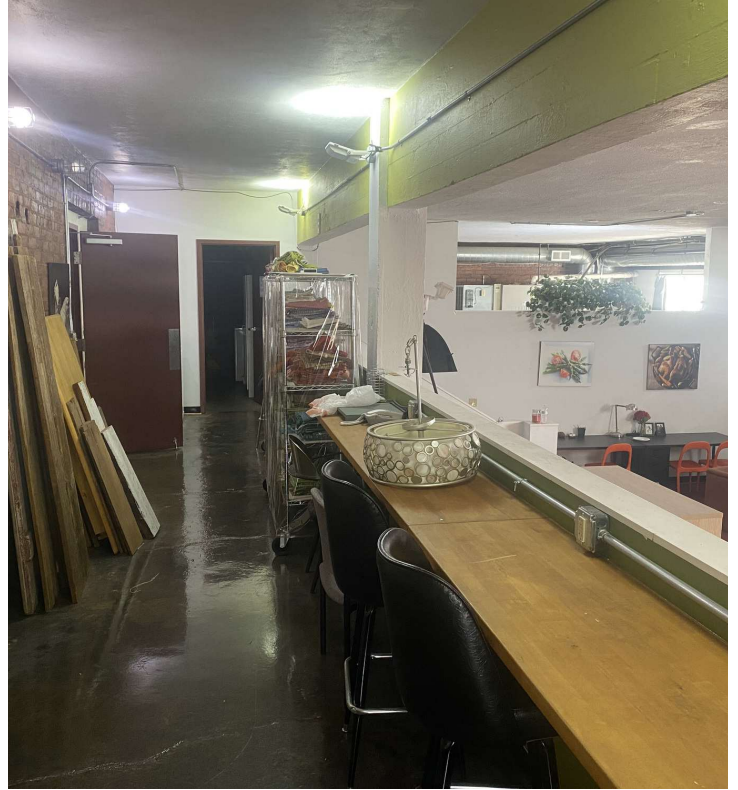
Demographics	0.3 Miles	0.5 Miles	1 Mile
Total Households	203	811	3,960
Total Population	620	1,970	9,311
Average HH Income	\$44,240	\$56,586	\$58,218

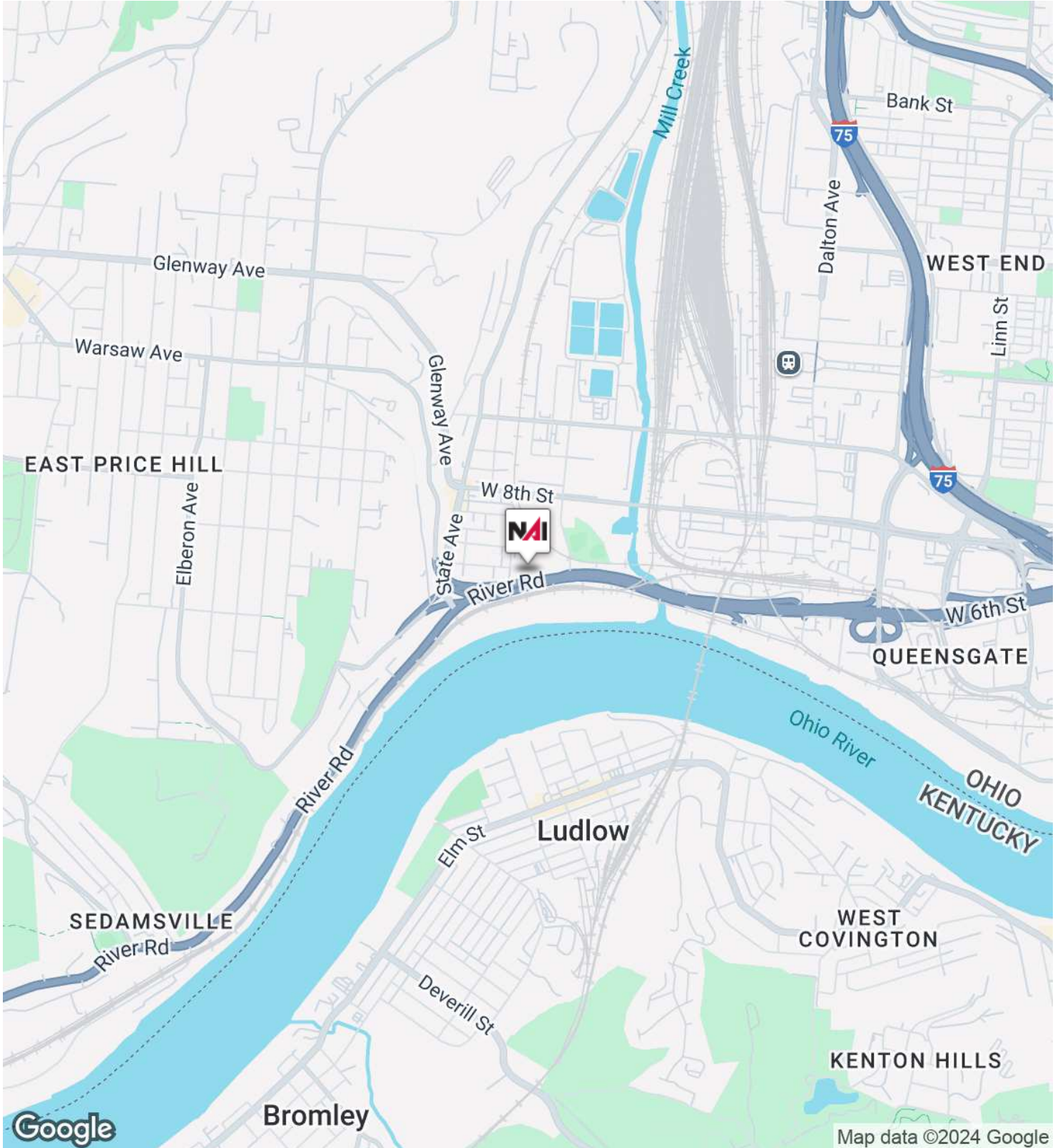
For More Information

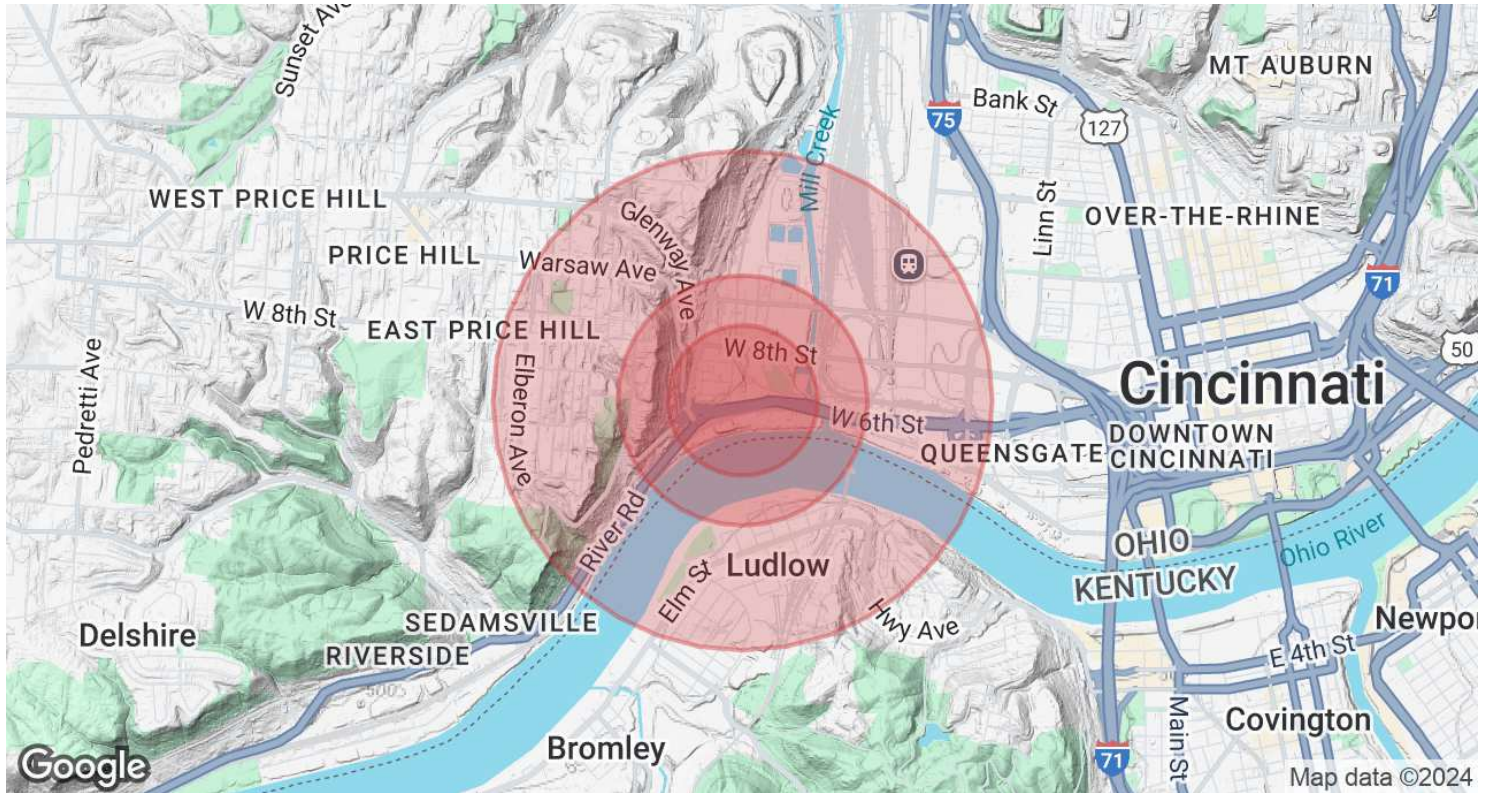
Jonathan Wurzbacher

O: 513 769 1700
jwurzbacher@bergman-group.com









Population	0.3 Miles	0.5 Miles	1 Mile
Total Population	620	1,970	9,311
Average Age	35	37	37
Average Age (Male)	37	38	38
Average Age (Female)	32	36	37

Households & Income	0.3 Miles	0.5 Miles	1 Mile
Total Households	203	811	3,960
# of Persons per HH	3.1	2.4	2.4
Average HH Income	\$44,240	\$56,586	\$58,218
Average House Value	\$256,139	\$251,305	\$227,132

Demographics data derived from AlphaMap