



RATH EQUITY, LTD.

**FLEX SPACE
(OFFICE /
WAREHOUSE) OR
POSSIBLE OTHER
CONVERSIONS**

1605 WESTERN AVE
CINCINNATI, OH 45214

**LIST PRICE: \$1,290,000
LEASE RATE: \$8.95 NNN**

PROPERTY OVERVIEW

Located along the rapidly revitalizing Western corridor in Cincinnati, 1605 Western Ave presents a compelling opportunity to lease space within one of the city's most dynamic emerging districts. Positioned just minutes from Downtown and major transportation routes, the property benefits from exceptional connectivity and growing neighborhood momentum driven by ongoing redevelopment and investment throughout the West End and surrounding areas.

The building offers flexible retail/office space well-suited for a variety of creative, professional, showroom, light industrial, or service-oriented users. With adaptable layouts, strong street presence, and convenient access, the property provides a functional and efficient environment for tenants seeking character and practicality in an urban setting.

SALE PRICE

\$1,290,000

LEASE RATE

\$8.95 NNN

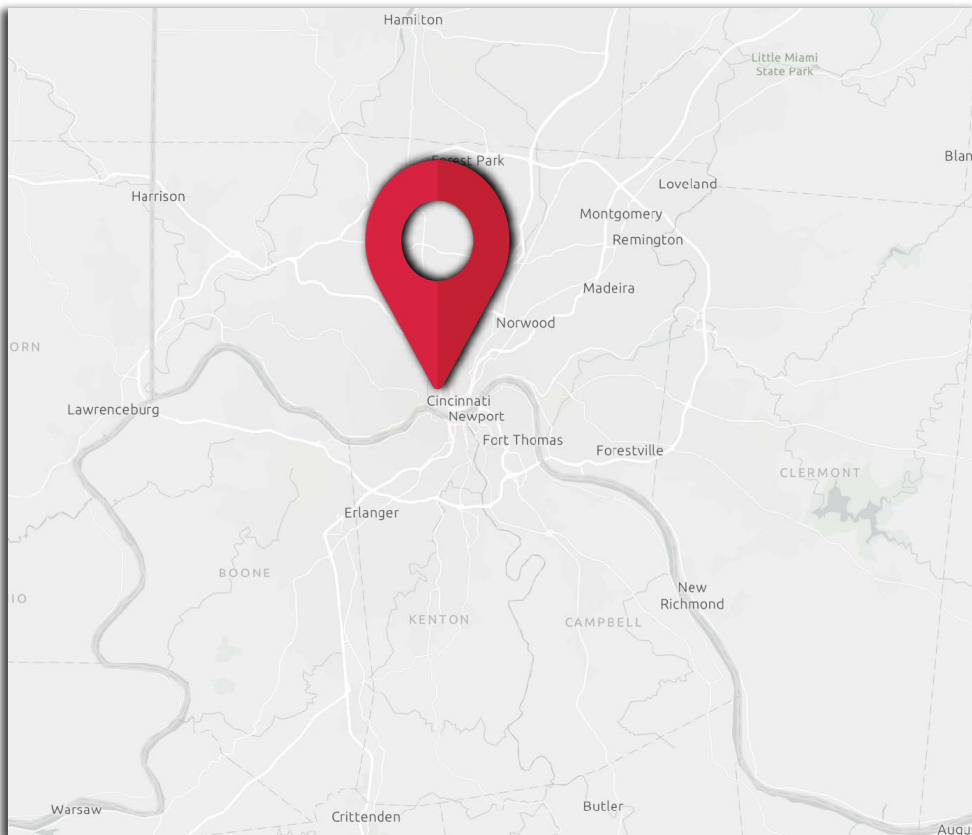
BUILDING SF

15,000 SF

PROPERTY HIGHLIGHTS

- Flexible layout suitable for retail, creative office, showroom, or light industrial users
- Strategic location along the revitalizing Western corridor, just minutes from Downtown Cincinnati and major highway access
- Strong street presence with convenient ingress/egress and on-site or nearby parking options
- Positioned within an emerging mixed-use district experiencing significant public and private investment

SPECIFICATIONS



LOCATION

| | |
|----------------------|--|
| Address | 1605 Western Ave Cincinnati, OH 45214 |
| Building Size | 15,000 SF |
| Parking | On-Site; 15 surface spaces (1.00 per 1,000 SF) |
| Access | Minutes to I-75 |
| Property Type | Manufacturing General and Middle Housing |

FEATURES

| | |
|-----------------------|----------|
| Office SF | 7,146 SF |
| Warehouse SF | 7,854 SF |
| Clear Height | 14' 10" |
| Drive-In Doors | 1 |
| Year Built | 1970 |
| Total Acreage | 1.00 |

UTILITIES

| | |
|--------------------|-----------------------|
| Electric | Duke |
| Water/Sewer | GCWW |
| Phone/Data | Spectrum / Alta Fiber |

ZONING

| | |
|---------------------|--------------------|
| Municipality | City of Cincinnati |
|---------------------|--------------------|

BUILDING SYSTEMS

| | |
|-------------------|--|
| HVAC | Forced Air |
| Electrical | 480/277V 3-phase electrical service with a 600-amp main distribution panel |



PROPERTY AERIAL



W LIBERTY ST

DALTON AVE

1 MILE KEY FACTS

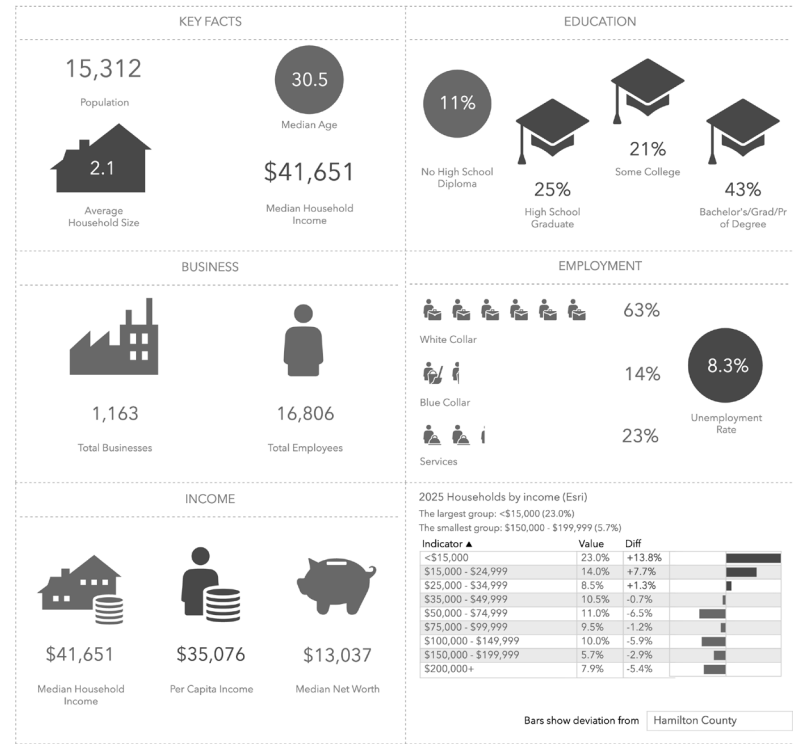
DEMOGRAPHICS

2025 SUMMARY

| | 1 MILE | 3 MILES | 5 MILES |
|-------------------------------|----------|----------|----------|
| Population | 15,312 | 142,841 | 328,127 |
| Households | 7,181 | 63,832 | 143,715 |
| Families | 2,472 | 23,465 | 65,365 |
| Average Household Size | 2.06 | 2.04 | 2.16 |
| Owner Occupied Housing Units | 1,405 | 17,645 | 58,799 |
| Renter Occupied Housing Units | 5,776 | 46,187 | 84,916 |
| Median Age | 30.5 | 31.2 | 34.1 |
| Median Household Income | \$41,651 | \$52,087 | \$59,255 |
| Average Household Income | \$74,979 | \$85,062 | \$91,138 |

2030 SUMMARY

| | 1 MILE | 3 MILES | 5 MILES |
|-------------------------------|----------|----------|-----------|
| Population | 15,850 | 147,182 | 332,698 |
| Households | 7,445 | 66,345 | 146,513 |
| Families | 2,499 | 23,743 | 65,287 |
| Average Household Size | 2.06 | 2.03 | 2.15 |
| Owner Occupied Housing Units | 1,490 | 18,572 | 60,759 |
| Renter Occupied Housing Units | 5,955 | 47,773 | 85,754 |
| Median Age | 30.6 | 31.9 | 35.2 |
| Median Household Income | \$47,456 | \$58,123 | \$65,978 |
| Average Household Income | \$84,415 | \$94,929 | \$101,950 |

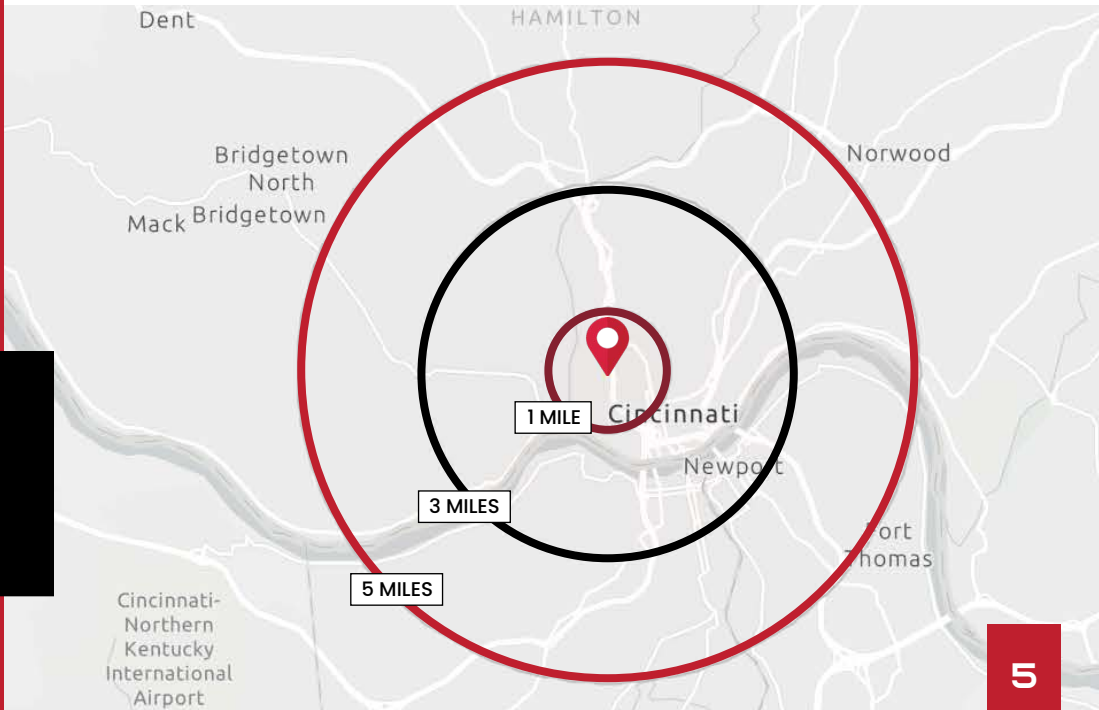


This infographic contains data provided by Esri, Esri and Data Axle. The vintage of the data is 2021, 2026. © 2026 Esri

328,127
5-Mile Population

\$59,255
5-Mile Median Household Income

143,715
5-Mile Households



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