

FOR LEASE

# 716 WEST WYOMING AVENUE

CINCINNATI, OH 45215



## PROPERTY HIGHLIGHTS

- + 1,697 Sq. Ft. Available - 2nd floor
- + \$11.50 Modified Gross + gas & electric
- + Parking ratio - 4:1,000
- + Development opportunity for Office or Retail
- + Newly renovated interior
- + Onsite Ownership and Management
- + Easy access to I-75 & SR 4
- + Located 20 minutes north of downtown Cincinnati
- + 10 minutes from Evendale Commons shopping district
- + Area amenities include: Walmart Supercenter, Menards, Starbucks, Chipotle, Subway, Fifth Third Bank, Great Clips, Game Stop, Palm Beach Tan, U. S. Bank, Walgreens, Aldi, Cam International Market, La Petite Restaurant & Bistro and Penn Station Subs



## CONTACT US

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SECOND FLOOR CREATIVE SPACE

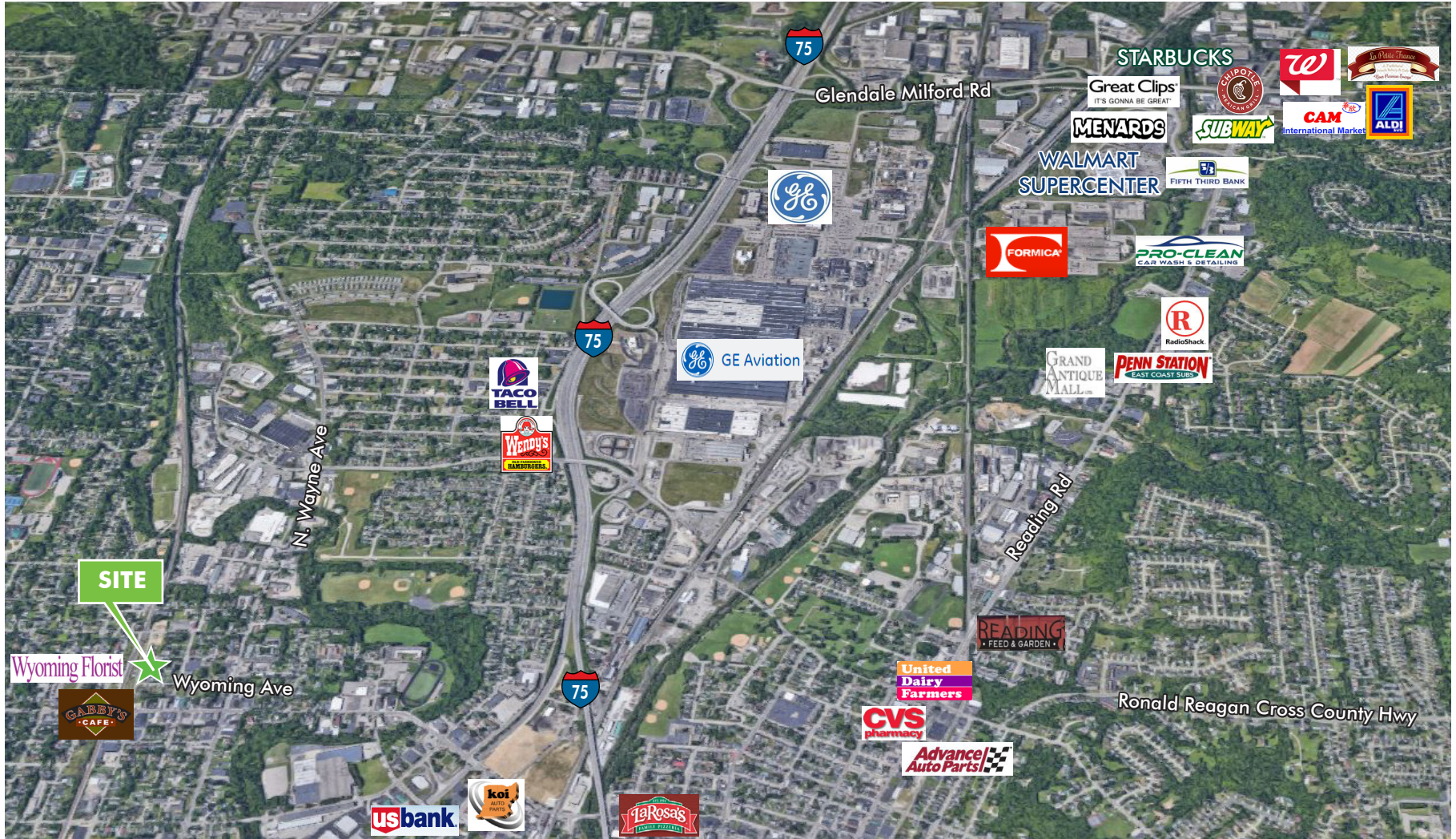




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 AMENITIES MAP





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 **LOCATION MAP**



DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2017 Estimated Population	10,949	65,397	213,196
2017 Estimated Household Income	72,222	75,709	67,738
2017 Estimated Households	4,396	27,649	91,690



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