

2701 OBSERVATORY AVENUE

Cincinnati (Hyde Park), OH 45208

Retail or Office Space / For Lease



Terry Ohnmeis / Director / terry.ohnmeis@cushwake.com / +1 513 763 3059
Andrew Sellet / Senior Director / andrew.sellet@cushwake.com / +1 513 763 3053

**WE ARE
THE CENTER
OF RETAIL**

CUSHWAKERETAIL.COM

©2018 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE.



Retail or Office Space / For Lease

RETAIL SPACE

1,600 - 3,000 SF

RENT

\$23.00 - 26.00/psf

Mod. Gross

+ Utilities

SALE

Would entertain offers

NEIGHBORING TENANTS

Hyde Park Square - One of Cincinnati's oldest, and hippest shopping meccas. Over 175 one-of-a-kind shops, restaurants and events.

COMMENTS

- Small retail strip center with large storefront windows
- Great for retail or office space
- Half of A/C is new. New water heater.
- Basement space available for additional storage
- 2 Reserved parking spaces plus additional parking during business hours
- Incredible visibility at the intersection of Observatory and Edwards, one block south of Hyde Park Square

NEIGHBORHOOD DEMOGRAPHICS



POPULATION

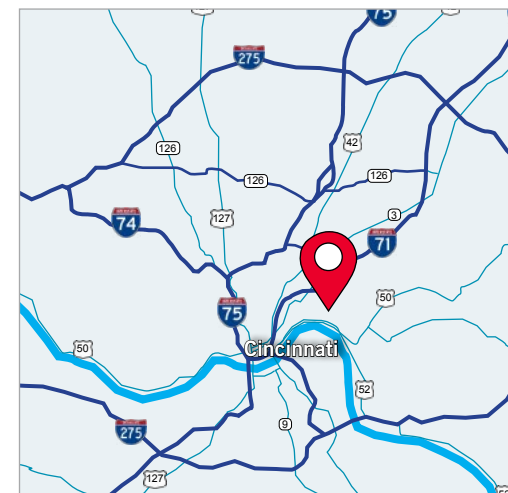


AVERAGE HOUSEHOLD INCOME



DAYTIME POPULATION

	POPULATION	AVERAGE HOUSEHOLD INCOME	DAYTIME POPULATION
1 Mile	14,618	\$130,960	12,101
3 Miles	106,771	\$88,277	105,010
5 Miles	1281,457	\$80,039	391,376

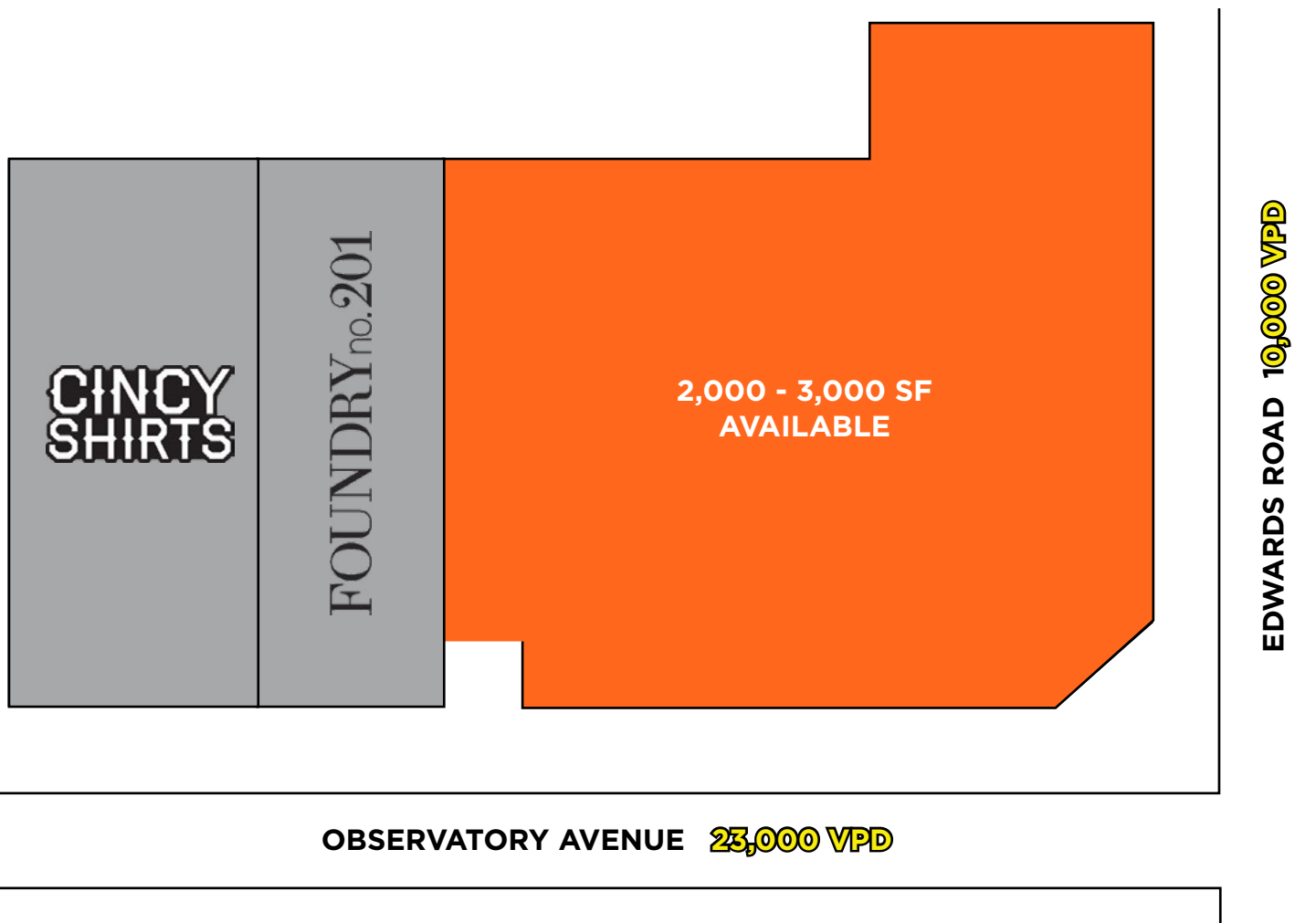




2701 OBSERVATORY AVENUE

Cincinnati (Hyde Park), OH 45208

Retail or Office Space / For Lease



Terry Ohnmeis / Director / terry.ohnmeis@cushwake.com / +1 513 763 3059
Andrew Sellet / Senior Director / andrew.sellet@cushwake.com / +1 513 763 3053

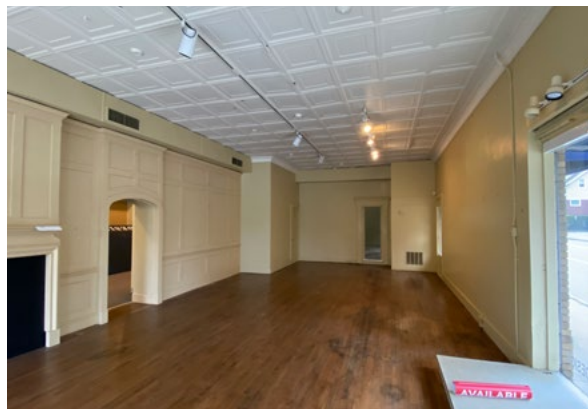
©2018 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE.



2701 OBSERVATORY AVENUE

Cincinnati (Hyde Park), OH 45208

Retail or Office Space / For Lease



Terry Ohnmeis / Director / terry.ohnmeis@cushwake.com / +1 513 763 3059
Andrew Sellet / Senior Director / andrew.sellet@cushwake.com / +1 513 763 3053

©2018 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE.

Retail or Office Space / For Lease

