

Available

CENTENNIAL PLAZA III

895 Central Avenue, Cincinnati, OH 45202



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**LEE &
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COMMERCIAL REAL ESTATE SERVICES

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LEASE SUMMARY

AVAILABLE SF:	1,245 SF – 15,200 SF – Full Floor
TOTAL SF:	90,000 SF
BASE RENT	\$10.25/SF
2022 OPEX EST.	\$7.25/SF \$17.50 FSG

AVAILABLE SPACE

SUITE	SIZE (SF)
FIRST FLOOR	Suite #1 - 2,422 SF
	Suite #2 - 5,854 SF
SECOND FLOOR	Suite #1 - 6,135 SF
	Suite #2 - 649 SF
	Suite #3 - 2,634 SF
	Suite #4 - 3,383 SF
	Full Floor – 12,801 SF
THIRD FLOOR	4,120 SF

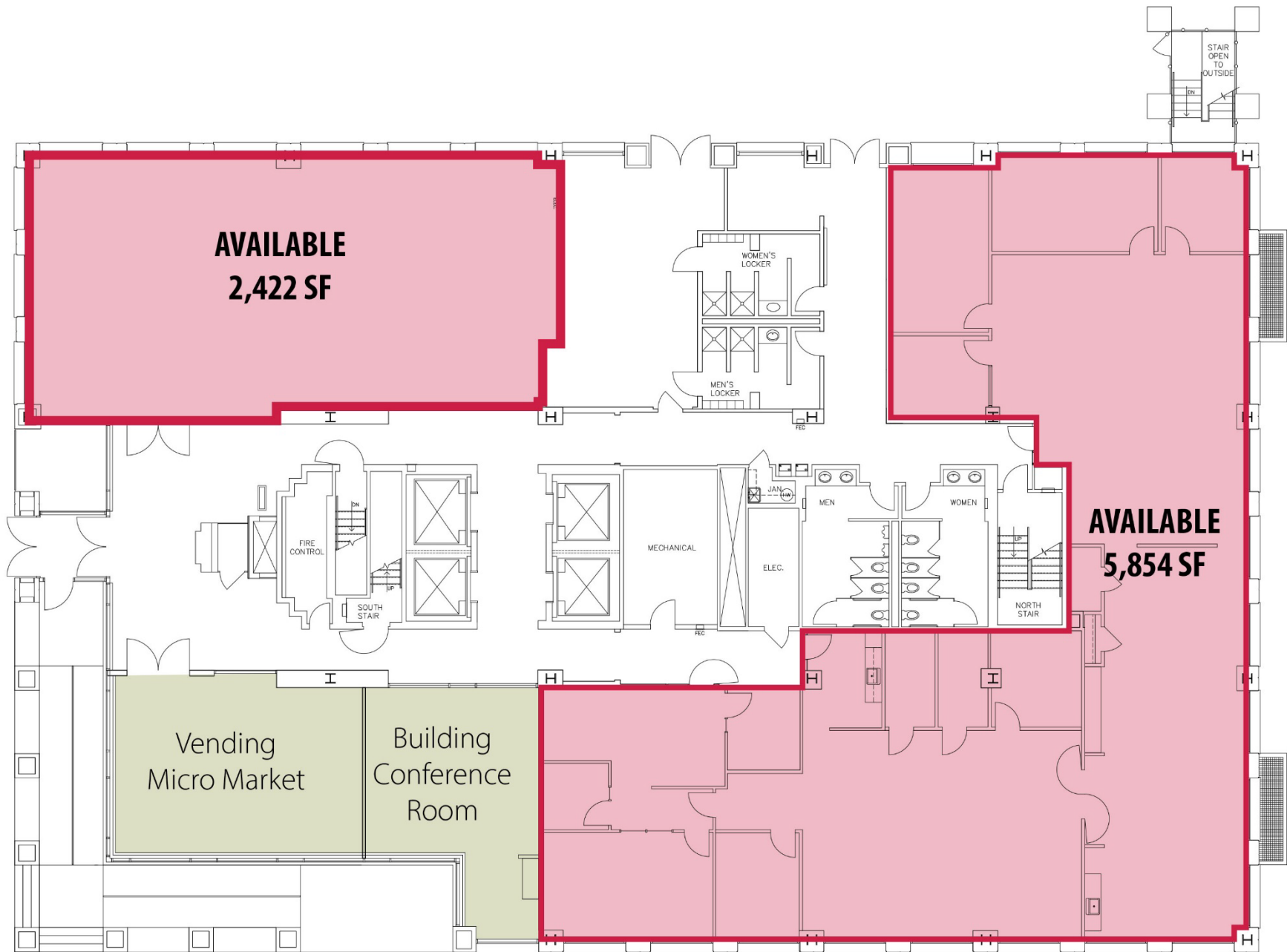
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PROPERTY HIGHLIGHTS

- > Less than 2 blocks from I-75 and minutes from I-71
- > Highway visibility (136,101 VPD) with building signage opportunities
- > Walking distance to FC Cincinnati West End Stadium and City Hall
- > Garage parking within close proximity for all employees
- > Free visitor parking
- > Campus setting in downtown Cincinnati
- > Building conference center
- > Only 13 miles from Cincinnati/Northern Kentucky International Airport
- > I-75 offers two exits with quick access to Centennial Plaza III

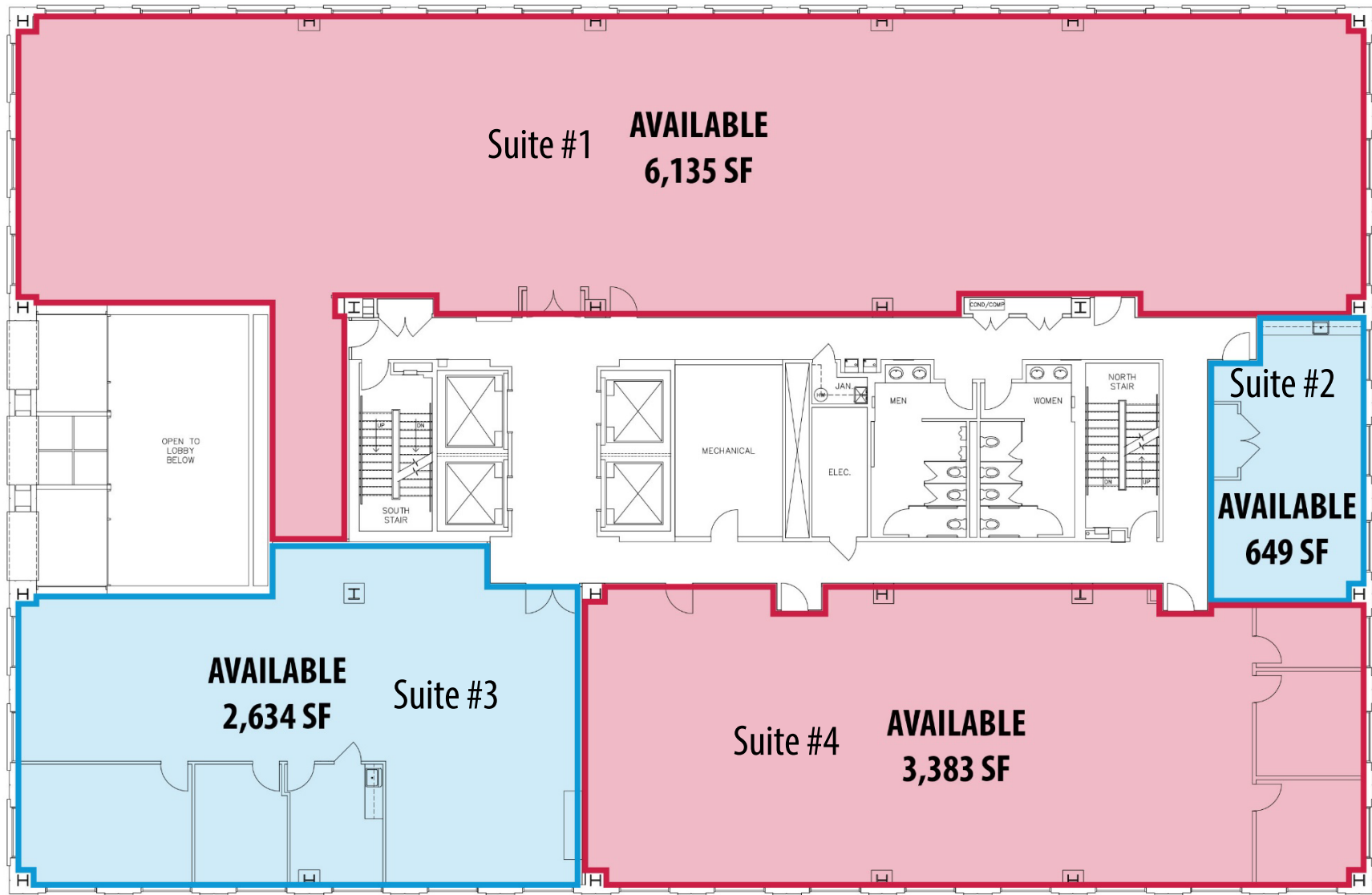
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Floor 1
NO SCALE





Floor 2
NO SCALE

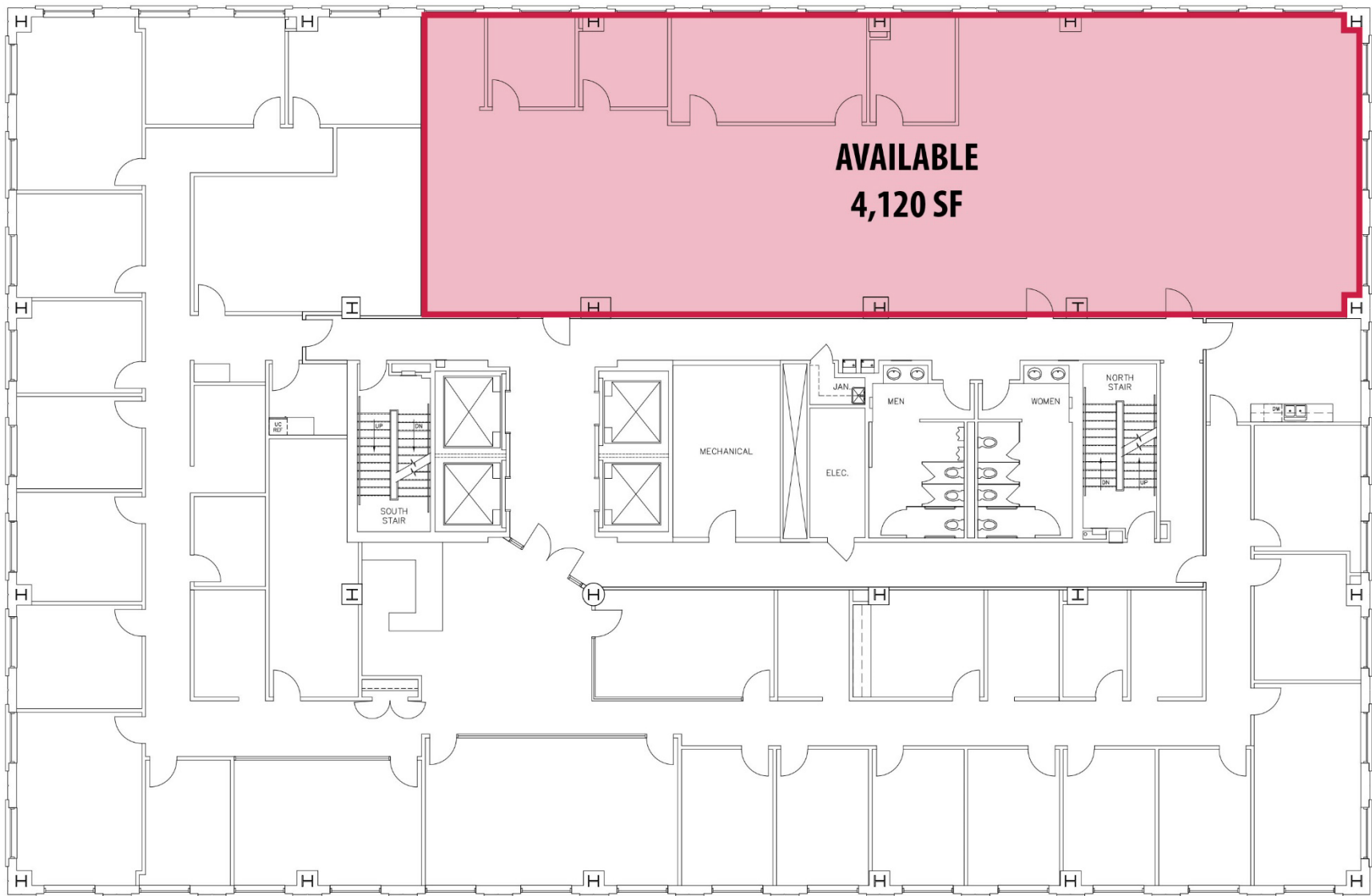
[Suite #1](#)

[Suite #2](#)

[Suite #3](#)

[Suite #4](#)





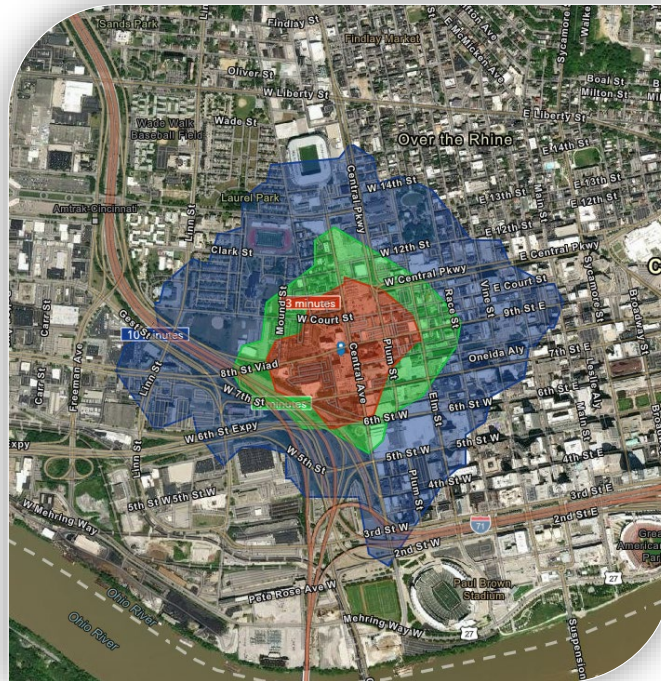
Floor 3



SNAPSHOT

POPULATION	0-3 Minutes	3-5 Minutes	5-10 Minutes
Population	887	1,218	2,838
Total Businesses	119	95	643
Total Employees	4,110	1,872	19,860
Total Residential Population	823	1,457	3,237
Households	627	791	1,430
Owner Occupied Housing Units	63	57	213
Renter Occupied Housing Units	564	734	1,217

?	1 Miles	3 Miles	5 Miles
Estimated Households (2021)	2,113	12,484	19,595
Projected Households (2026)	2,065	12,251	19,548
Census Households (2020)	2,104	11,594	17,940
Census Households (2010)	2,052	11,086	16,573
Housing Units Occupied (2021)	93.2%	93.0%	92.8%
Average Household Size	2.2	2.3	2.4



HOUSEHOLDS BY EXPENDITURE	1 Miles	3 Miles	5 Miles
Total Household Expenditure	\$87.9 M	\$636.91 M	\$1.06 B
Apparel	\$3.04 M	\$22.24 M	\$37.21 M
Contributions, Gifts	\$4.67 M	\$35.28 M	\$59.26 M
Education, Reading	\$2.52 M	\$19.56 M	\$32.77 M
Entertainment	\$4.74 M	\$35.41 M	\$59.56 M
Food, Beverages, Tobacco	\$13.81 M	\$98.74 M	\$164.49 M
Furnishings, Equipment	\$2.95 M	\$22.02 M	\$37.05 M
Health Care, Insurance	\$8.17 M	\$58.93 M	\$98.45 M
Household Operations, Shelter, Utilities	\$29.29 M	\$208.55 M	\$346.69 M
Miscellaneous Expenses	\$1.65 M	\$12 M	\$20.07 M
Transportation	\$15.89 M	\$115.63 M	\$194.34 M

HOUSEHOLDS BY INCOME	1 Miles	3 Miles	5 Miles
Estimated Average HH Income (2021)	\$51,789	\$70,323	\$77,391
Estimated Median HH Income (2021)	\$41,441	\$54,693	\$60,562
Estimated Per Capita Income (2021)	\$23,709	\$29,864	\$31,700

POPULATION AGE PROFILE	1 Miles	3 Miles	5 Miles
Population By Age			
2021 Estimate Total Population	4,311	27,503	44,740
Under 20	25.6%	25.5%	25.4%
Population 20 to 29 Years	19.4%	18.9%	18.7%
Population 30 to 44 Years	6.1%	6.3%	6.2%
Population 45 to 59 Years	11.5%	12.2%	12.6%
Population 60 to 74 Years	19.5%	19.8%	19.8%
Population 75 Years or Over	19.7%	18.1%	17.3%
Median Age	33.6	37.9	38.3

Population 25+ by Education Level			
2021 Estimate Population Age 25+	2,804	18,715	30,634
Elementary (0-8)	4.8%	3.6%	2.9%
Some High School (9-11)	7.7%	6.2%	5.6%
High School Graduate (12)	25.5%	27.2%	27.9%
Some College (13-15)	25.3%	23.7%	24.1%
Associate Degree Only	9.1%	10.6%	12.0%
Bachelors Degree Only	17.3%	16.7%	15.2%
Graduate Degree	10.4%	12.1%	12.2%

2021
POPULATION
44,740
5-Mile Radius

2021
HOUSEHOLDS
19,595
5-Mile Radius

2021
AVERAGE
HOUSEHOLD INCOME
\$77,391
5-Mile Radius

Historical
Annual Growth
1.6%
5-Mile Radius