

FOR SALE

1111 Tennessee Ave Cincinnati, OH 45229



NAI Bergman

Warehouse / Flex / Retail | 9,000 SF

- 9,000 SF - Warehouse / Flex / Retail
- Norwood Lateral - Paddock Rd. to Tennessee Ave
- New HVAC - 2021
- Max Ceiling Height - 11'2"
- Fenced Outdoor Storage
- 3 - Overhead Doors - 10' x 10'
- Large Pylon Signage
- Paddock Hills / City of Cincinnati
- Asking Price: \$649,000



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City of Cincinnati Zoning – CC-A Broad Number of Uses, Including:

Contractor & Personal Services	Restaurants
Funeral Services	Laboratories
Vehicle Maintenance & Repair	Vehicle Storage
Commercial Vehicle Parking	Portable Storage Containers
Animal – Lodging & Services	Wholesaling & Distribution
Offices	Car Wash
Indoor Self Storage	Medical Services & Clinics

No Warranty Or Representation, Express Or Implied, Is Made As To The Accuracy Of The Information Contained Herein, And The Same Is Submitted Subject To Errors, Omissions, Change Of Price, Rental Or Other Conditions, Prior Sale, Lease Or Financing, Or Withdrawal Without Notice, And Of Any Special Listing Conditions Imposed By Our Principals No Warranties Or Representations Are Made As To The Condition Of The Property Or Any Hazards Contained Therein Are Any To Be Implied.

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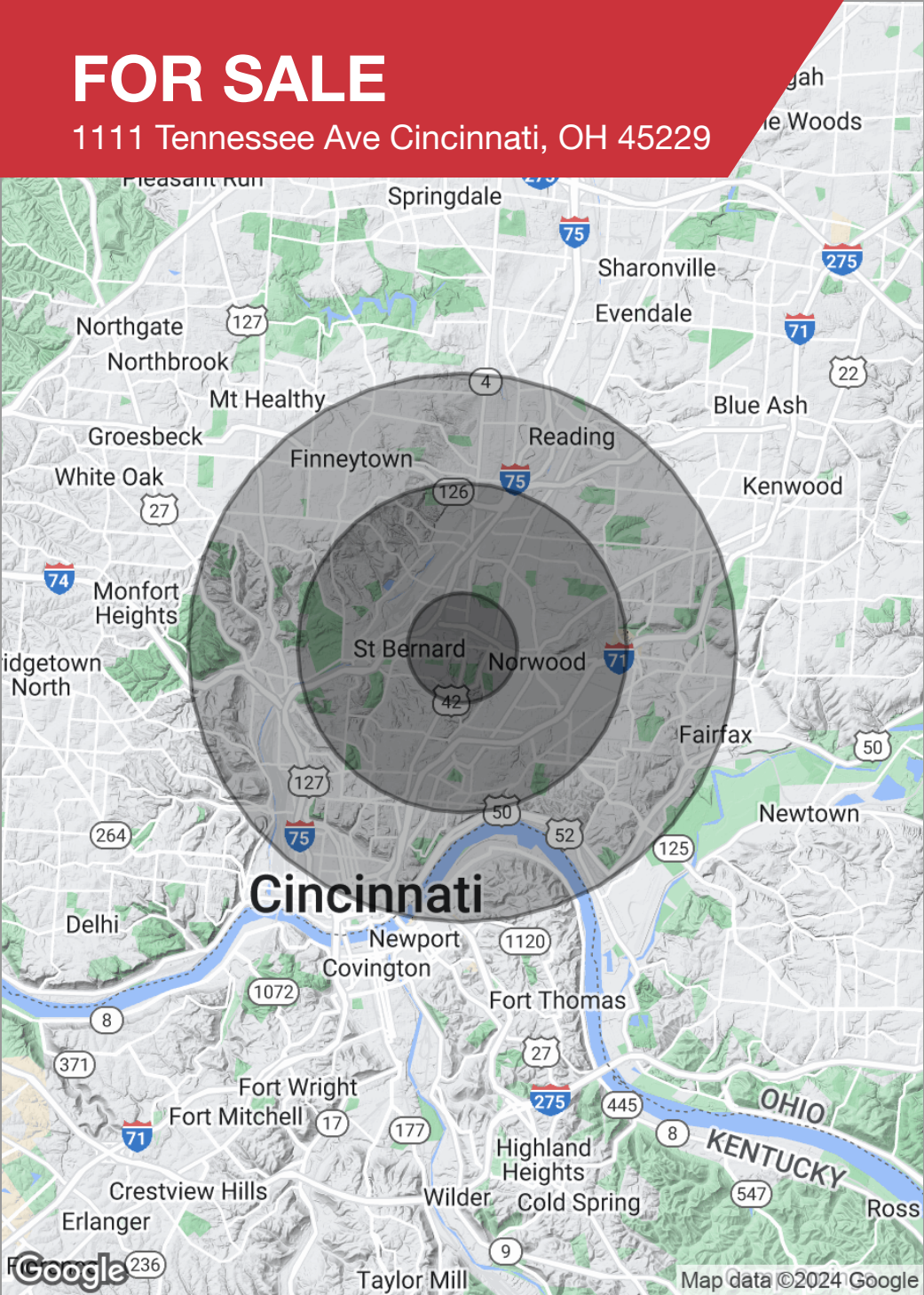
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POPULATION	1 MILE	3 MILES	5 MILES
Total population	12,771	119,858	302,872
Median age	43.0	36.0	36.1
Median age (male)	41.0	34.2	34.5
Median age (Female)	44.3	38.0	37.8
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	6,640	62,304	156,796
# of persons per HH	1.9	1.9	1.9
Average HH income	\$57,152	\$59,528	\$66,851
Average house value	\$149,076	\$167,409	\$181,046

* Demographic data derived from 2020 ACS - US Census

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