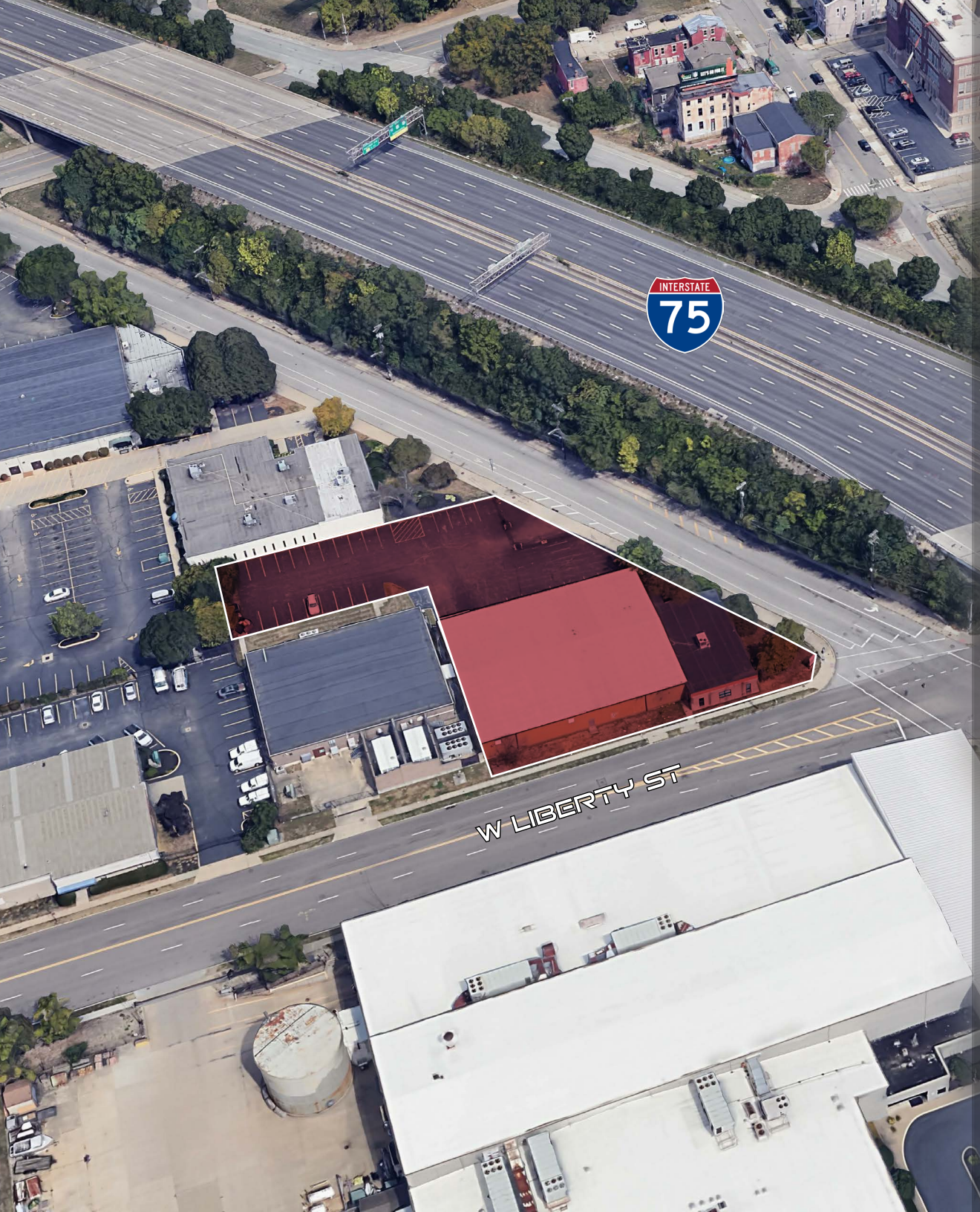


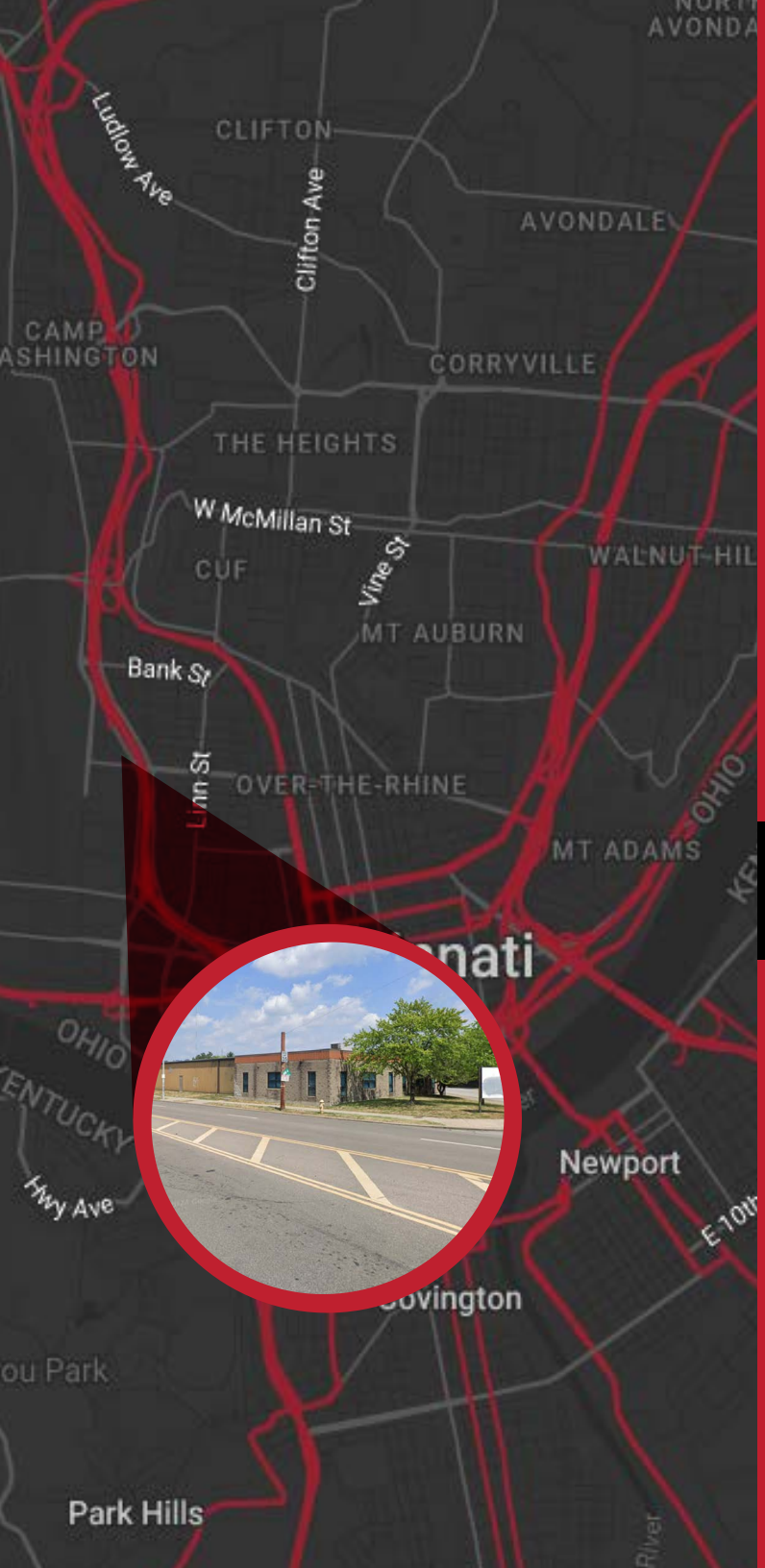
RATH EQUITY, LTD.

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.

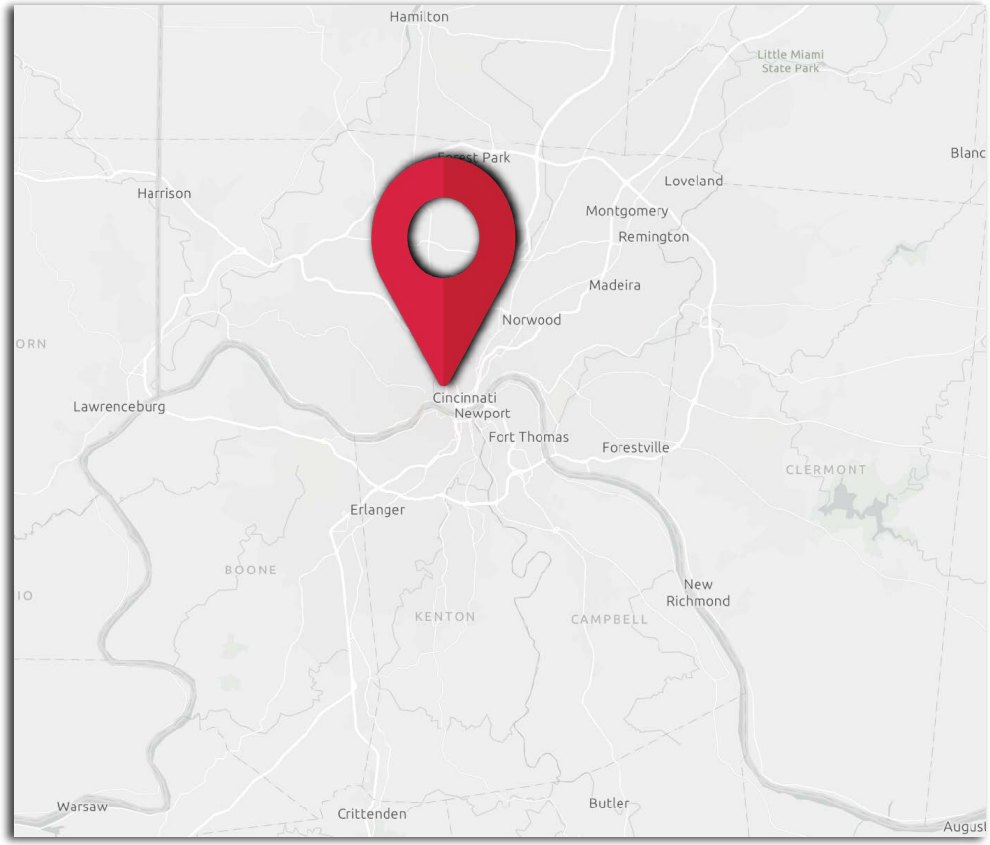
The building offers flexible retail/office space well-suited for a variety of creative, professional, showroom, light industrial, or service-oriented users. With adaptable layouts, strong street presence, and convenient access, the property provides a functional and efficient environment for tenants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

SALE PRICE	LEASE RATE	BUILDING SF
$1,290,000	$8.95 NNN	15,200 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	15,200 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

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

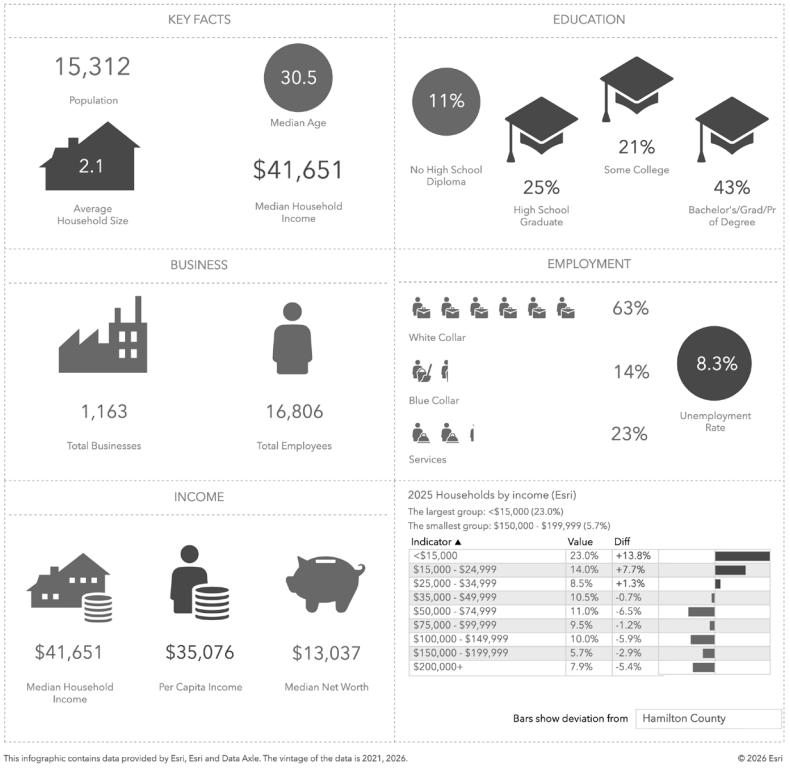
2030 SUMMARY	1 MILE	3 MILES	5 MILES
Population	15,850	147,182	332,698
Households	7,445	66,345	146,513
Families	2,499	23,743	65,287
Average Household Size	2.06	2.03	2.15
Owner Occupied Housing Units	1,490	18,572	60,759
Renter Occupied Housing Units	5,955	47,773	85,754
Median Age	30.6	31.9	35.2
Median Household Income	$47,456	$58,123	$65,978
Average Household Income	$84,415	$94,929	$101,950

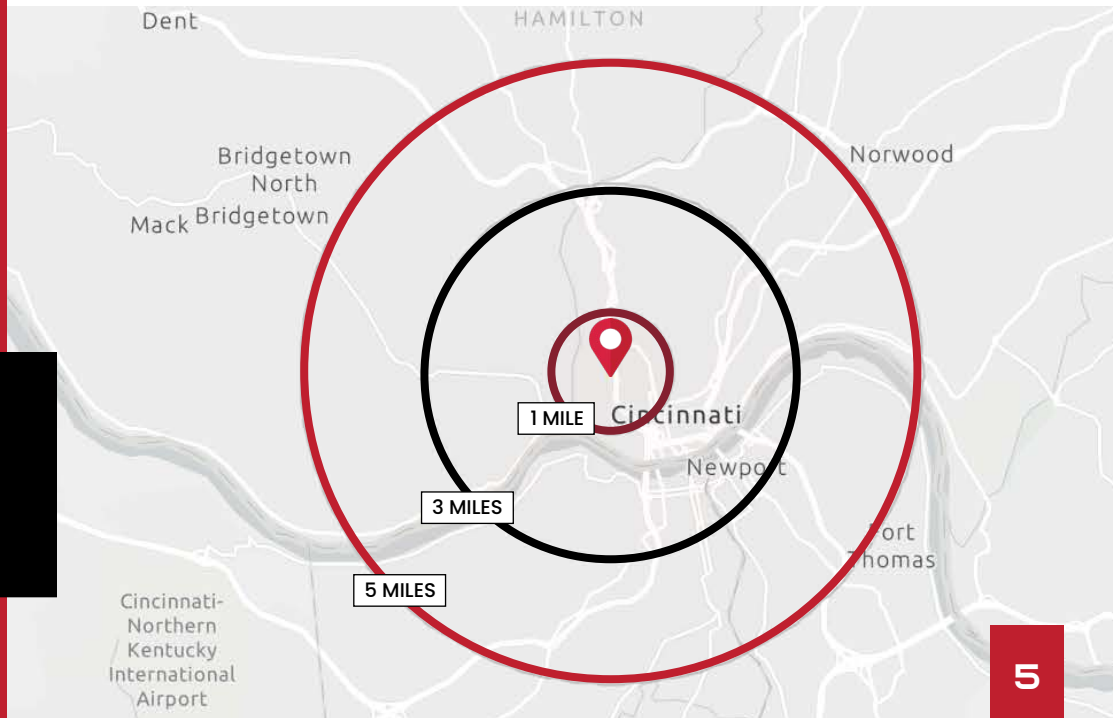
328,127
5-Mile Population

$59,255
5-Mile Median Household Income

143,715
5-Mile Households

1 MILE KEY FACTS





CONFIDENTIALITY DISCLAIMER

All materials and information received or derived from Rath Equity, its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither Rath Equity, its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the any materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. Rath Equity will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. Rath Equity makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. Rath Equity does not serve as a financial advisor to any party regarding any proposed transaction.

All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property. Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Rath Equity in compliance with all applicable fair housing and equal opportunity laws.

PRESENTED EXCLUSIVELY BY:

ADAM RATH | BROKER
adam@rathequity.com
513.888.8669
rathequity.com