



RATH EQUITY, LTD.

**FLEX SPACE
(OFFICE /
WAREHOUSE) OR
POSSIBLE OTHER
CONVERSIONS**

1605 WESTERN AVE
CINCINNATI, OH 45214

**LIST PRICE: \$1.52M
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

\$1.52M

LEASE RATE

\$8.95 NNN

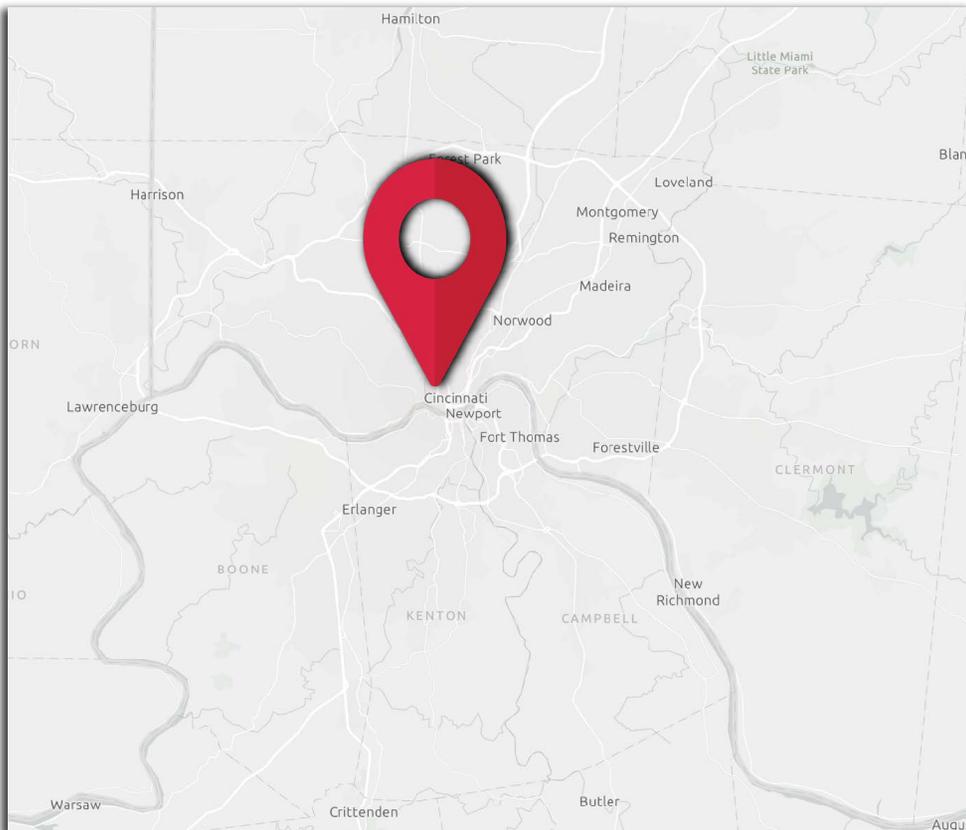
BUILDING SF

15,000 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	15,000 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
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BUILDING SYSTEMS

HVAC	Forced Air
Electrical	480/277V 3-phase electrical service with a 600-amp main distribution panel



PROPERTY AERIAL



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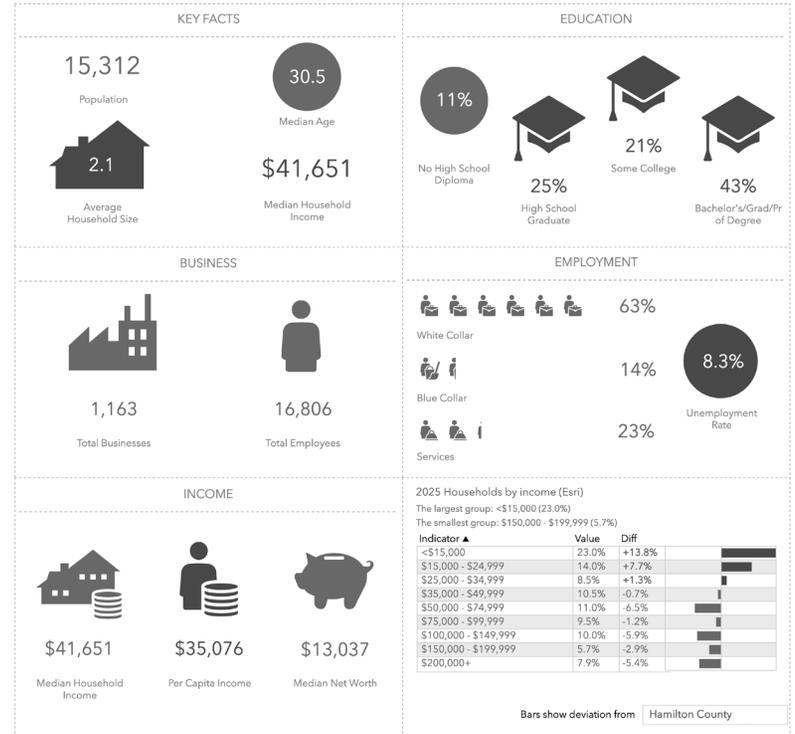
DALTON AVE

1 MILE KEY FACTS

DEMOGRAPHICS

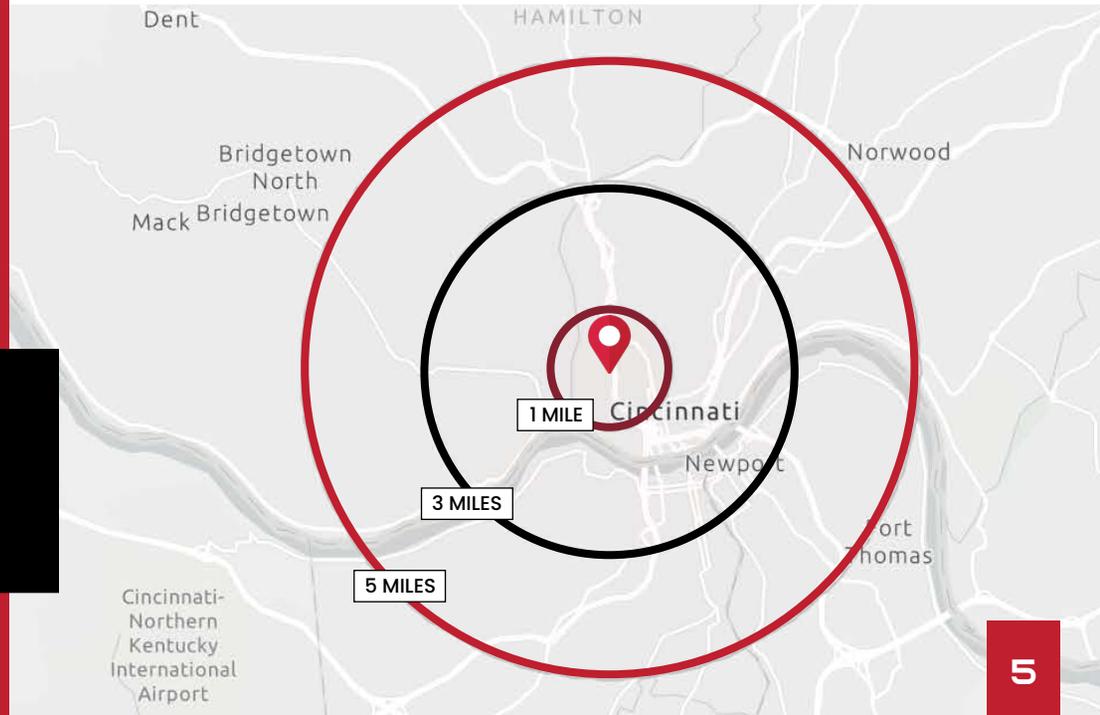
2025 SUMMARY	1 MILE	3 MILES	5 MILES
Population	15,312	142,841	328,127
Households	7,181	63,832	143,715
Families	2,472	23,465	65,365
Average Household Size	2.06	2.04	2.16
Owner Occupied Housing Units	1,405	17,645	58,799
Renter Occupied Housing Units	5,776	46,187	84,916
Median Age	30.5	31.2	34.1
Median 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



This infographic contains data provided by Esri, Esri and Data Axle. The vintage of the data is 2021, 2026.

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328,127

5-Mile Population



\$59,255

5-Mile Median Household Income



143,715

5-Mile Households

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