

FOR SALE

FREESTANDING RETAIL BUILDING | \$899,000

2075 MILLS AVE, CINCINNATI, OH 45212



NICK PESOLA
MANAGING PRINCIPAL
513-250-5853
NICK@PESOLAADVISORS.COM



PESOLA
ADVISORS GROUP



COLDWELL BANKER
COMMERCIAL

THE OFFERING:

Pesola Advisors Group is pleased to present the opportunity to acquire a premier commercial property at 2075 Mills Avenue. Fully renovated in 2022, this turnkey space offers a modern, versatile layout suitable for a wide range of retail or commercial uses. The property includes updated interiors with contemporary finishes, open communal areas, ample storage, and the added convenience of an adjacent parking lot to support customer accessibility and operational efficiency.

Located in the heart of Cincinnati's dynamic Norwood neighborhood, directly across from Kroger, this property benefits from strong visibility and consistent traffic. Positioned within a revitalized corridor just minutes from Xavier University and the growing Factory 52 development, the site is surrounded by a mix of residential communities, creative businesses, and local eateries. These favorable neighborhood demographics and increasing foot traffic make 2075 Mills Avenue an ideal opportunity for retail operators or commercial users looking to establish or expand their presence in one of Cincinnati's most promising submarkets.

PROPERTY HIGHLIGHTS:

- **Asking Price:** \$899,000
- **Total Square Footage:** 4,884 SqFt
- **Included in Sale:** Real Estate
- Fully Built-Out Retail Space
- Convenient access to nearby street parking and leased parking lot
- Located in Norwood, Ohio near Xavier University
- Finished Bar space and open customer service area
- Equipment sold and removed separately from sale





PRONLINK
RECRUITING & STAFFING

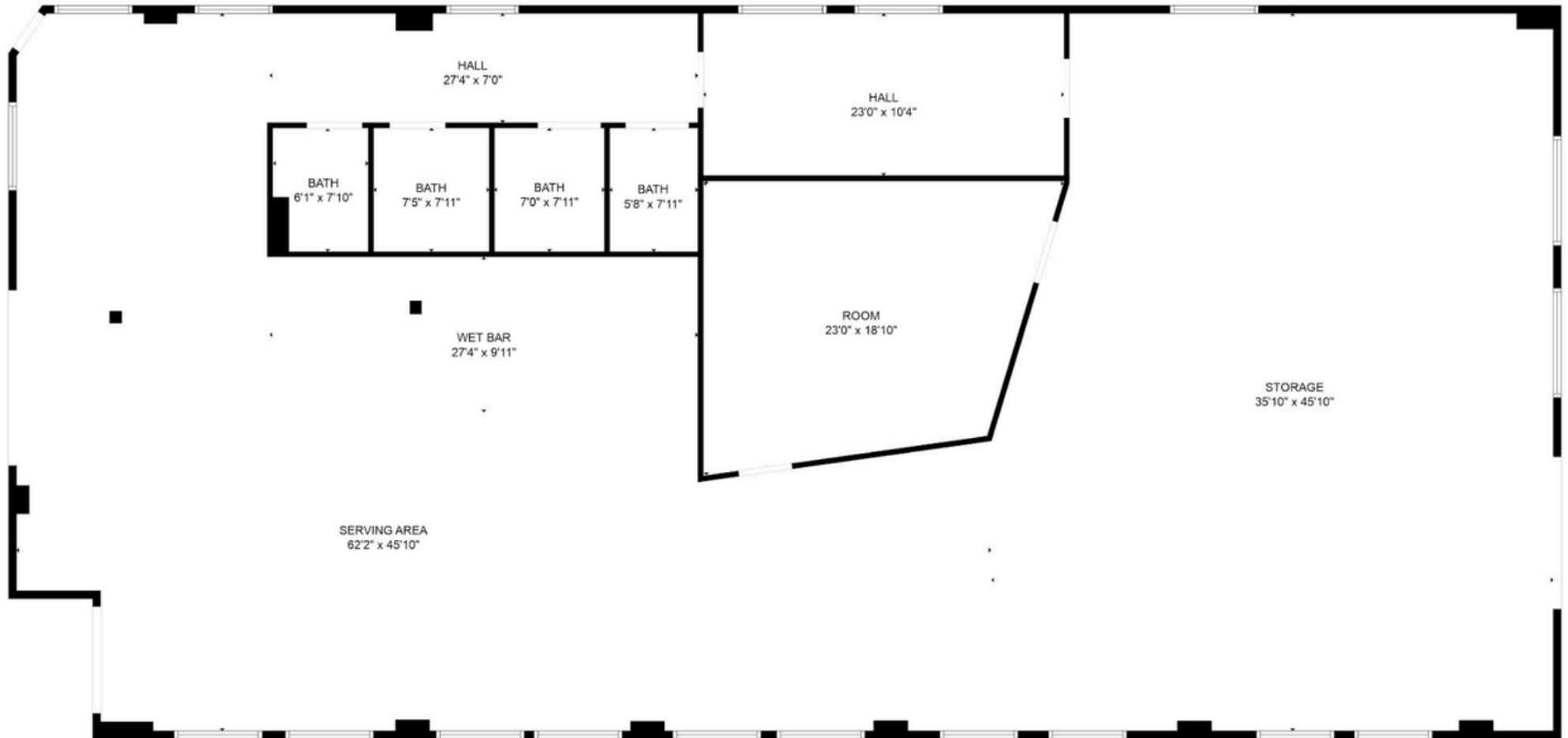
MCDONALD'S
QUICK-SERVICE RESTAURANT

TACO BELL
QUICK-SERVICE RESTAURANT

WENDY'S
QUICK-SERVICE RESTAURANT

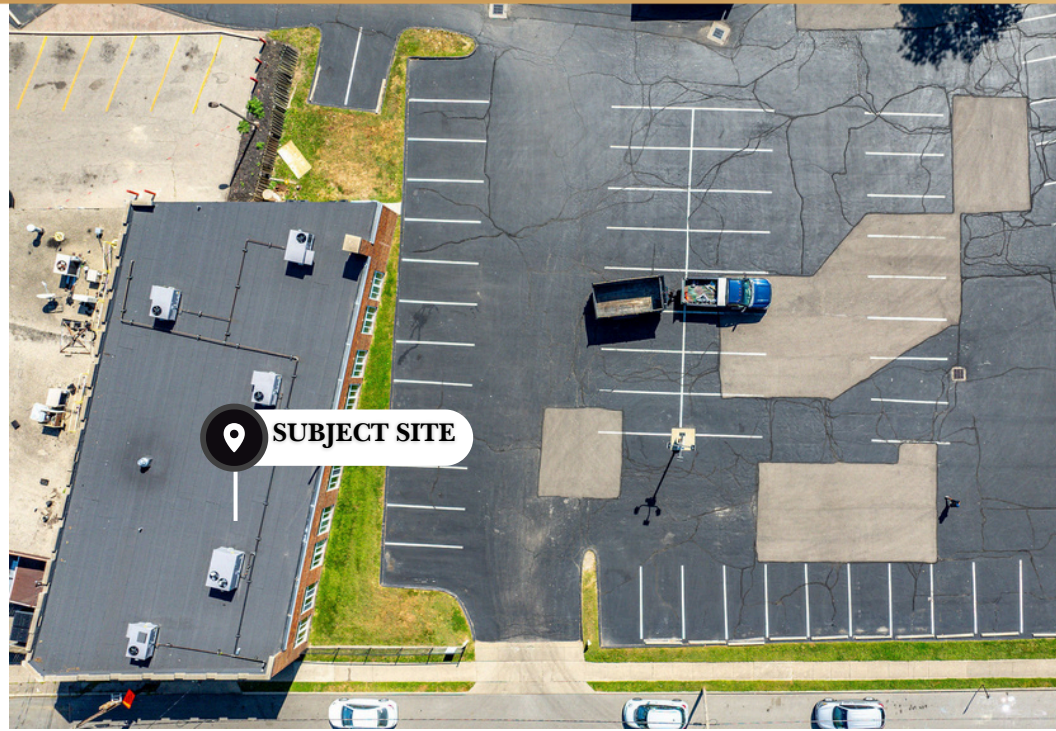
SUBJECT SITE

2075 Mills Avenue
FLOORPLAN









	1 MILE	3 MILE	5 MILE
POPULATION	18,592	122,972	300,163
AVERAGE HOUSEHOLD INCOME	\$75,512	\$90,551	\$87,304
NUMBER OF HOUSEHOLDS	7,324	57,352	135,391
MEDIAN AGE	31.2	36.3	35.2
TOTAL BUSINESSES	1,329	12,479	24,478
TOTAL EMPLOYEES	11,946	93,171	304,442

Cincinnati

OHIO



METRO AREA STATISTICS

2.3 MM
POPULATION

75K
HOUSEHOLD
INCOME

3.1%
UNEMPLOYMENT

FORTUNE 500

NO. 24 - *KROGER*

NO. 51 - *PROCTER & GAMBLE*

NO. 314 - *WESTERN & SOUTHERN*

NO. 411 - *FIFTH THIRD*

NO. 473 - *CINTAS*

CINCINNATI ACCOLADES

Best City for Young Professionals

Ranked #8 - Forbes (2023)

Top 20 Best Places to Live in the U.S.

Ranked #18 - U.S. News & World Report (2023)

Best Mid-Size City for Job Growth

Ranked #3 - National League of Cities (2023)

Rated (A-) Overall Grade | Niche

- Niche (2024)

Cincinnati Children's ranked #1

Children's Hospital

- US News & World Report



NICK PESOLA

MANAGING PRINCIPAL

NICK@PESOLAADVISORS.COM

513-250-5853



PESOLA
ADVISORS GROUP

Pesola Advisors is a commercial real estate team with Coldwell Banker Commercial, specializing in strategic advisory, leasing, and investment sales. The group focuses on delivering tailored solutions to landlords, tenants, and investors by combining market expertise with a hands-on, deal-driven approach. Pesola Advisors is committed to maximizing value for clients through thoughtful execution, strong relationships, and a deep understanding of local market dynamics.