



1917 Sutton Ave
Cincinnati, OH 45230

EPIQUE
REALTY

Property Features:

- 1,152 SF Single-Tenant Retail / Office Building.
- Prime Anderson Township Location
- Versatile Layout for Retail, Office, Salon, or Service Use
- Strong daily traffic counts
- Ample On-Site Parking (Approx. 6-8 Spaces)
- Excellent Owner-User or Small Investment Opportunity
- Located on a Well-Traveled Neighborhood Artery
- Established Retail & Service Business Corridor



Chris Swain
513-382-0794
chris@swa.in

The information contained herein has been obtained from sources believed to be reliable; however, no warranty or representation, express or implied, is made as to the accuracy or completeness of the information. All information is subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice.

Prospective purchasers are advised to conduct their own independent investigation and verification of all information, including but not limited to property condition, zoning, environmental matters, and any hazards that may exist. The broker and seller make no representations or warranties regarding the condition of the property or its suitability for any particular use.

1917 Sutton Ave.

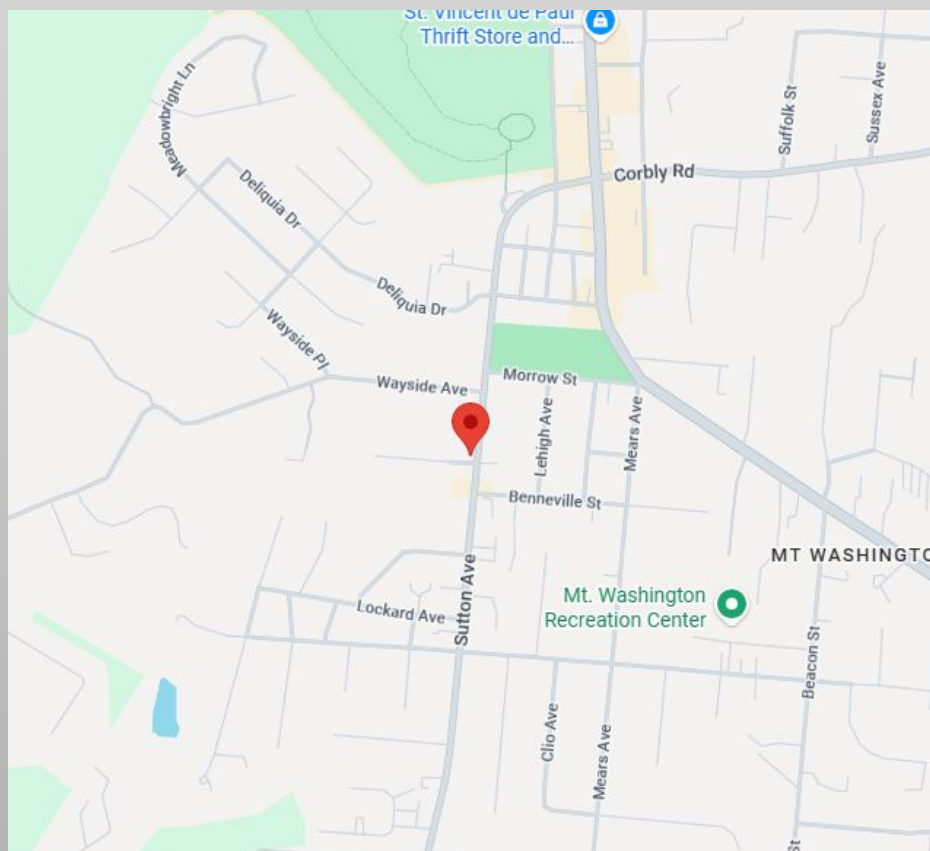
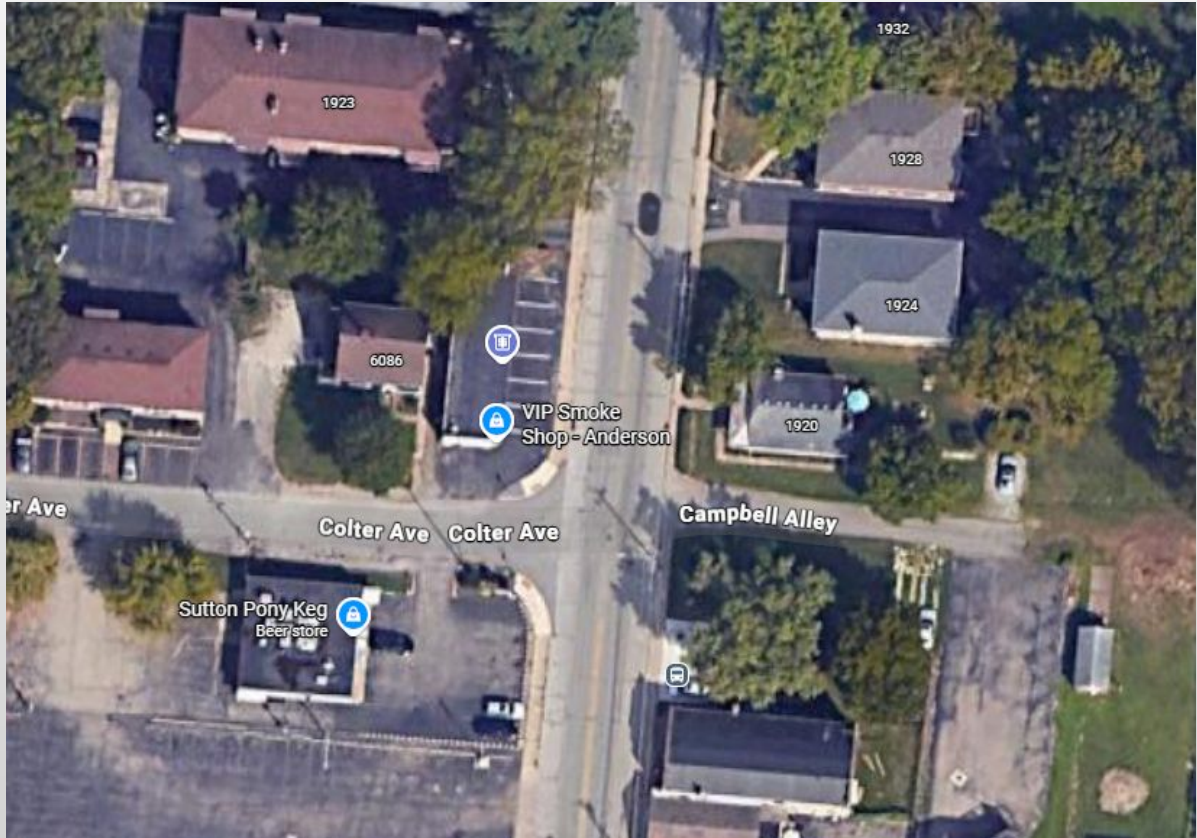
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Property Photos



1917 Sutton Ave.

Aerial View



1917 Sutton Ave.

Traffic Counts / Demographics

Traffic Count

1917 Sutton Ave • Cincinnati, OH

~9,000

Vehicles Per Day
Sutton Ave Corridor

Primary Road

Sutton Ave

Nearby Arterial

Beechmont Ave

Source: Ohio DOT Traffic Count Database

Area Household Income

1917 Sutton Ave • Cincinnati, OH

\$74,500

Median Household Income
Mount Washington Submarket

Average Household Income

\$92,000

Per Capita Income

\$41,000

Source: U.S. Census Bureau – American Community Survey

Meet

Chris Swain

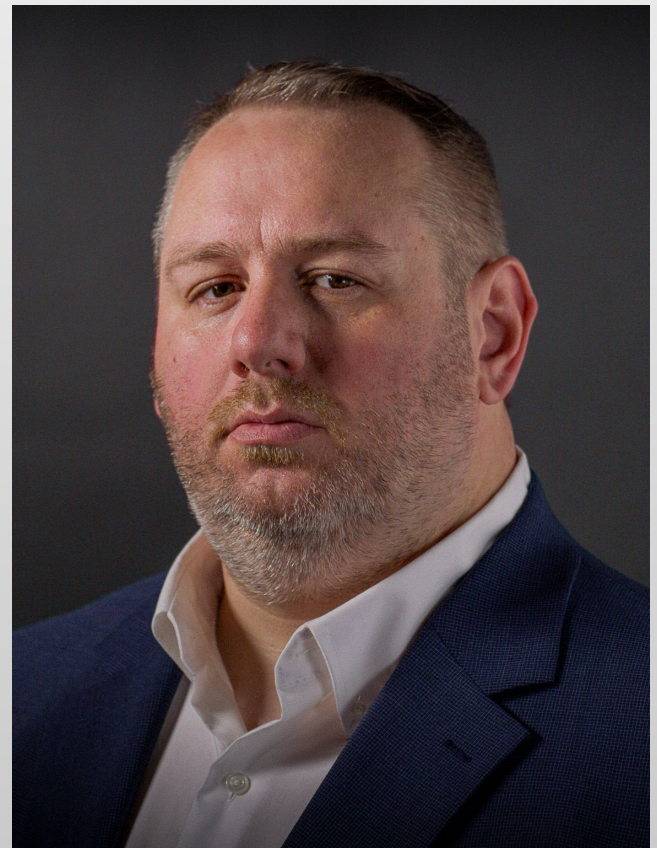
Ohio Licensed Commercial Agent

Chris Swain joins Epique as a licensed agent in Ohio.

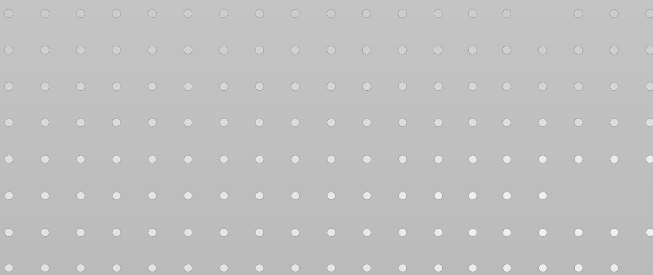
He works closely with investors to analyze acquisition opportunities, evaluate deal structure, and execute transactions that align with both short and long term investment objectives.

Chris brings over 10 years of experience working with office, multifamily and other commercial investors.

His background allows him to combine market insight, financial analysis, and investor-focused strategy to deliver thoughtful guidance and reliable execution across a wide range of commercial transactions.



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Meet

Brian Bell

OH/IN/KY Licensed Broker

Brian Bell is a seasoned and highly experienced state broker for Ohio and Kentucky at Epique Realty.

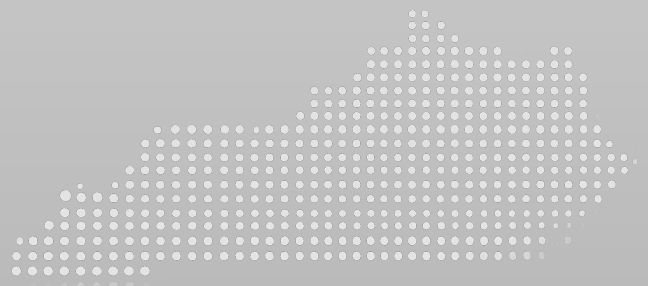
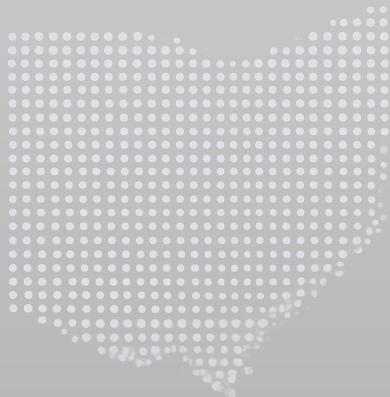
With over 20 years of experience in the real estate industry, Brian Bell has established himself as a knowledgeable and trusted professional in the field.

Brian Bell is a key figure at Epique Realty, driving the team towards success and fostering a culture of excellence.

His proactive approach, strategic vision, and business acumen set him apart as a motivated business leader who is dedicated to delivering exceptional results.



502-552-8001
ohbroker@epiquerealty.com





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Chris Swain

Epoque Agent

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