

# INDUSTRIAL PROPERTY FOR SALE & LEASE

# 1275

## Budd Street

Cincinnati, OH 45203

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## PROPERTY DESCRIPTION

With convenient interstate connectivity and surrounding neighborhood momentum, 1275 Budd Street presents a unique opportunity to acquire an urban infill asset in one of Cincinnati's rapidly evolving industrial and mixed-use corridors. The property offers excellent accessibility, flexible potential uses, and close proximity to Downtown Cincinnati, making it well-suited for investors, owner-users, or redevelopment groups seeking a strategic position within the city's growing urban core.

## PROPERTY HIGHLIGHTS

- .49 Acres
- 14' Clear height
- Zoned: MG
- Built 1895
- 4 floors + Basement
- Potential utilization for Brent Spence bridge project
- Easy access to I-71 / I-75

## Offering Summary

<b>Sale Price:</b>	\$1,100,000
<b>Lease Rate:</b>	\$3 SF/yr (NNN)
<b>Available SF:</b>	61,932 SF
<b>Lot Size:</b>	0.49 Acres
<b>Building Size:</b>	61,932 SF

Demographics	1 Mile	3 Miles	5 Miles
<b>Total Households</b>	3,669	57,266	140,071
<b>Total Population</b>	8,339	129,901	316,561
<b>Average HH Income</b>	\$59,123	\$78,563	\$84,011

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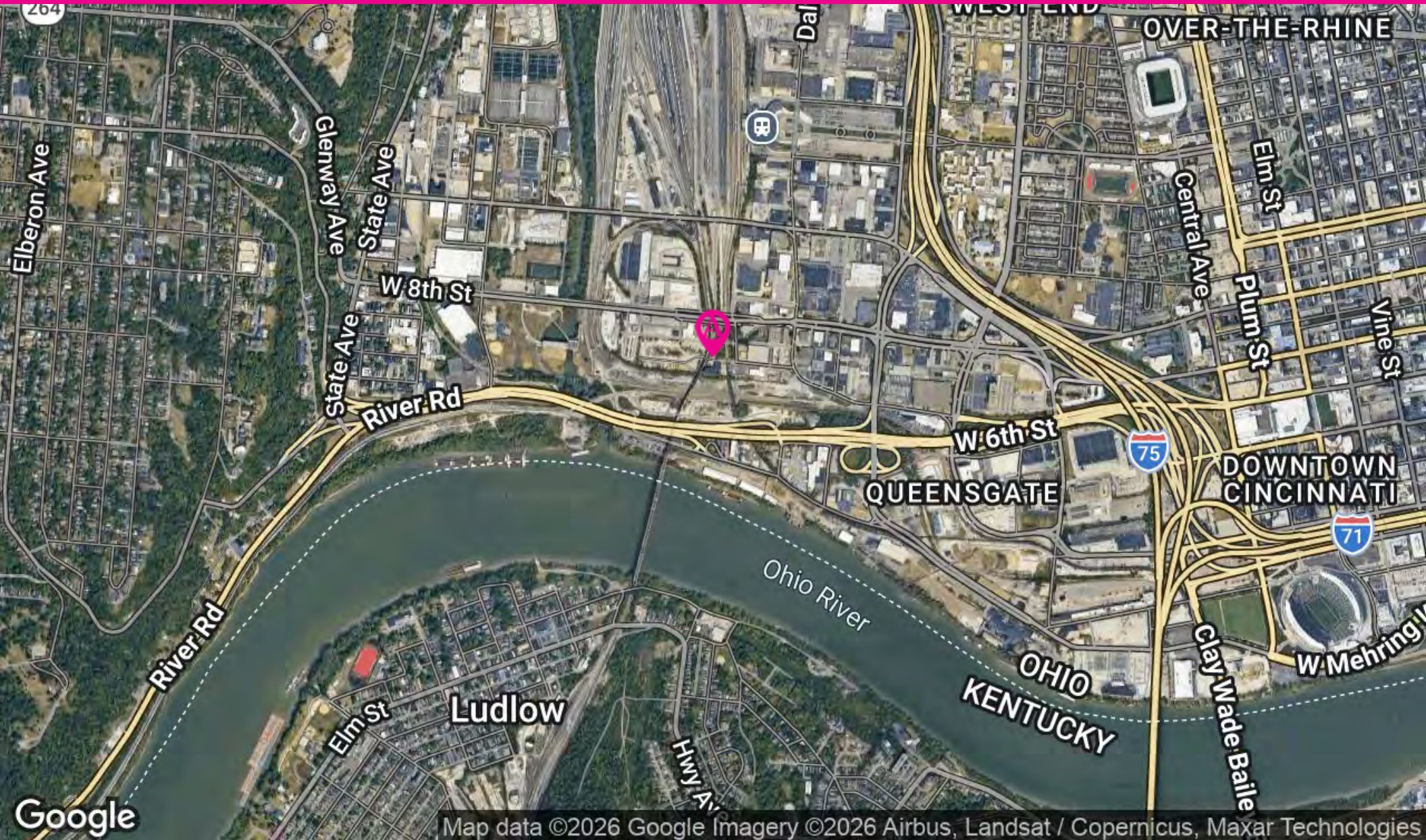
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**Astonish**  
Commercial Real Estate Services

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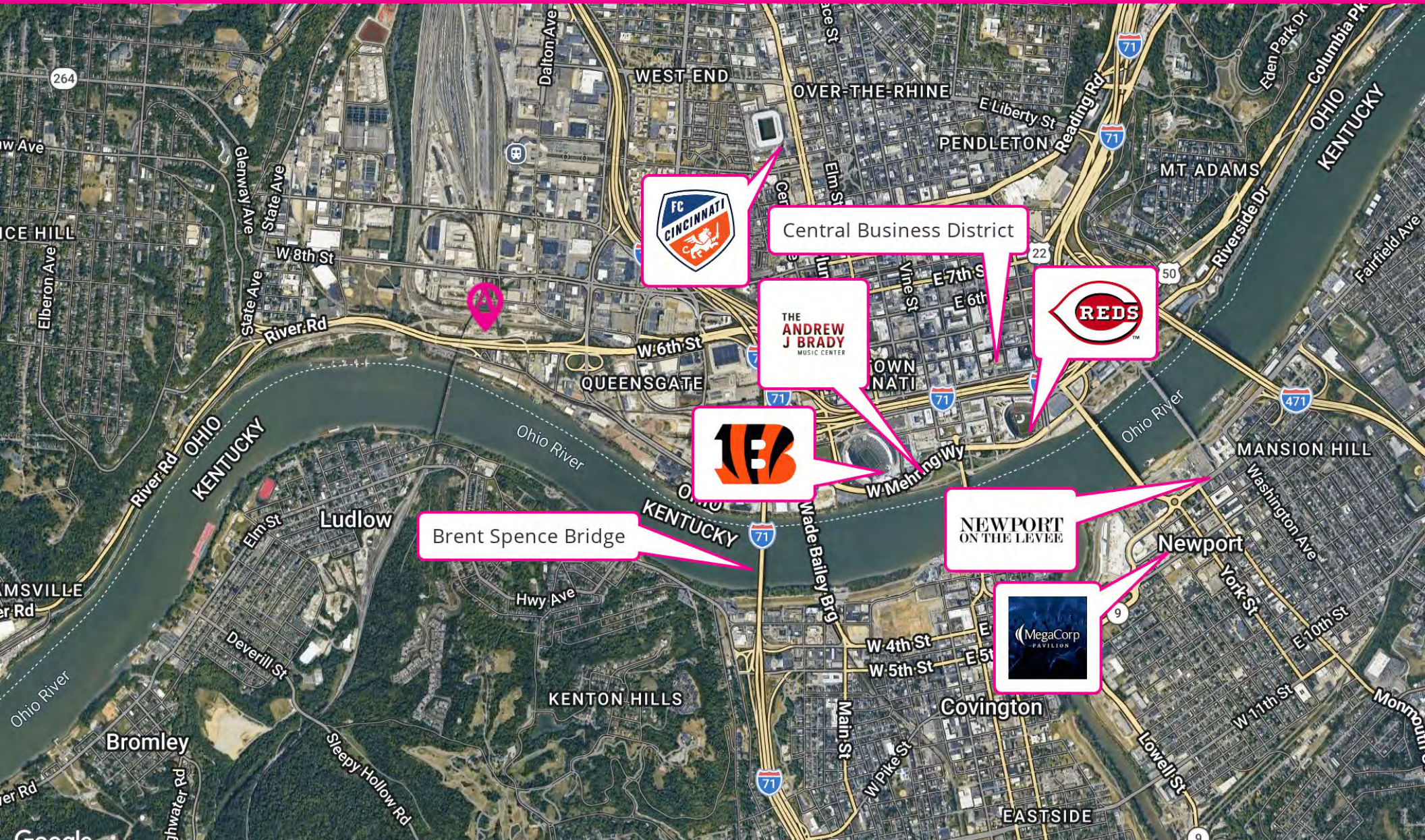
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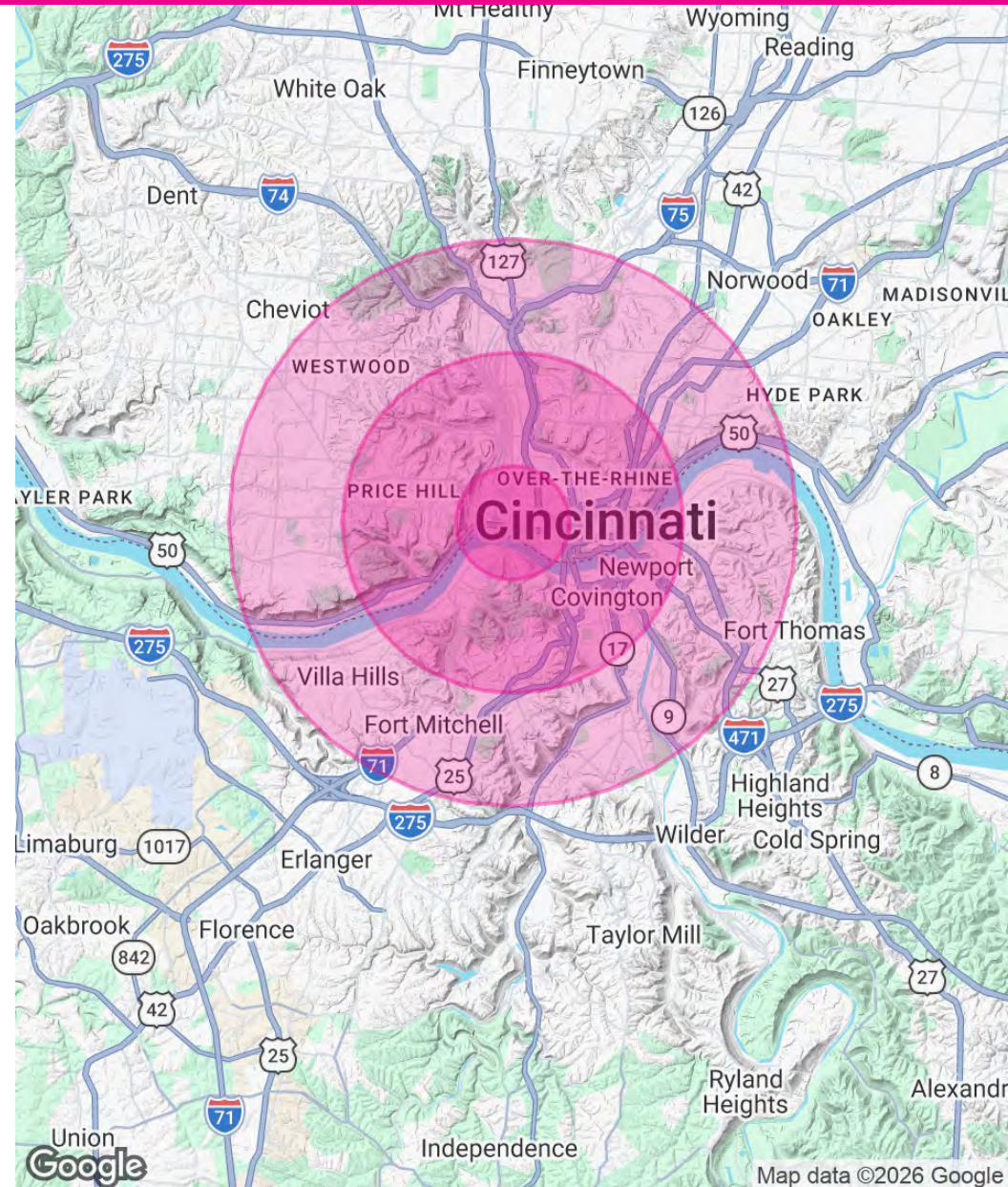
Cincinnati, OH 45203

Population	1 Mile	3 Miles	5 Miles
<b>Total Population</b>	8,339	129,901	316,561
<b>Average Age</b>	33.5	33.0	35.6
<b>Average Age (Male)</b>	32.3	32.2	33.8
<b>Average Age (Female)</b>	35.0	33.8	37.1

Households & Income	1 Mile	3 Miles	5 Miles
<b>Total Households</b>	3,669	57,266	140,071
<b># of Persons per HH</b>	2.3	2.3	2.3
<b>Average HH Income</b>	\$59,123	\$78,563	\$84,011
<b>Average House Value</b>	\$201,547	\$245,900	\$241,813

2023 American Community Survey (ACS)



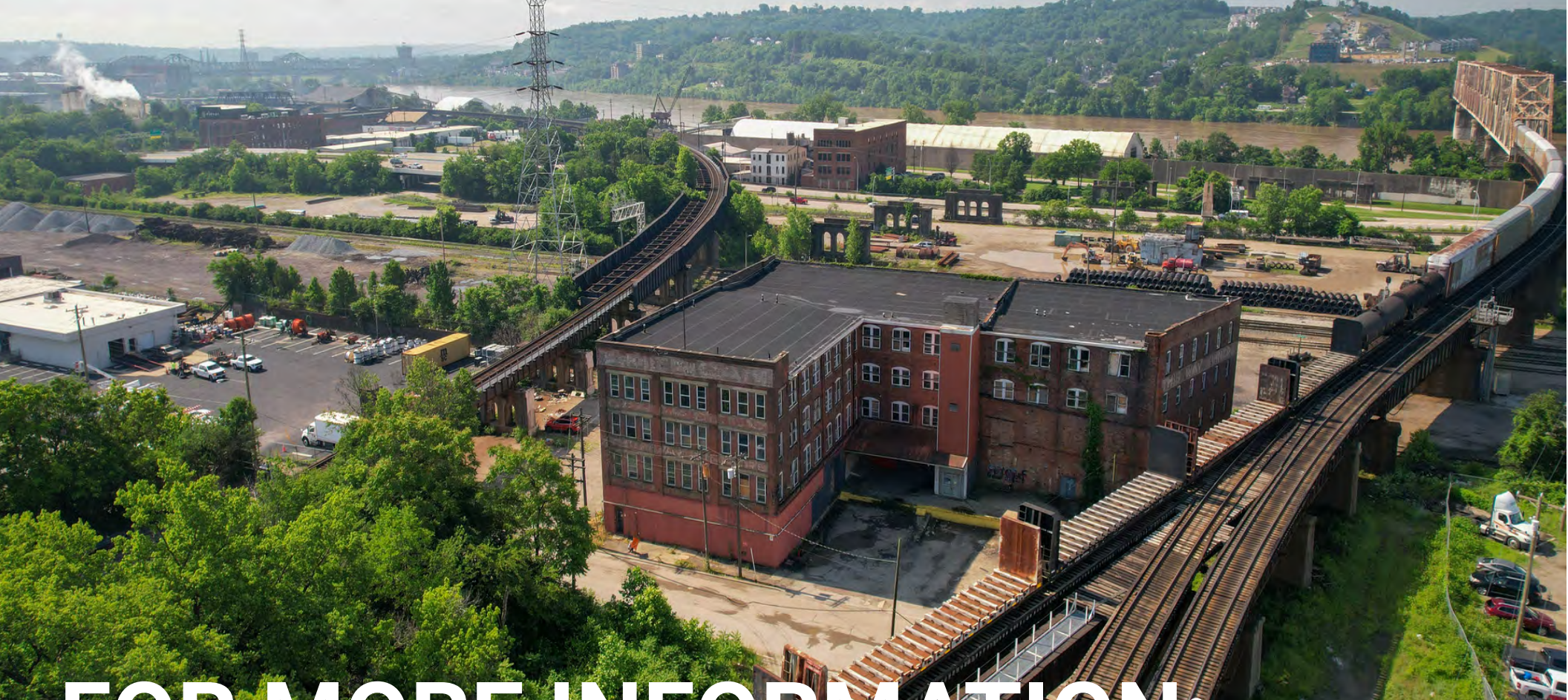
Map data ©2026 Google

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# FOR MORE INFORMATION:



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