

INDUSTRIAL PROPERTY FOR SALE & LEASE

PRICE REDUCED

1275

Budd Street

Cincinnati, OH 45203

Kristina Skurow

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OH #SAL.2023006557

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Astonish
Commercial Real Estate Services

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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

Offering Summary

Sale Price:	\$750,000
Lease Rate:	\$3 SF/yr (MG)
Available SF:	61,932 SF
Lot Size:	0.49 Acres
Building Size:	61,932 SF

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

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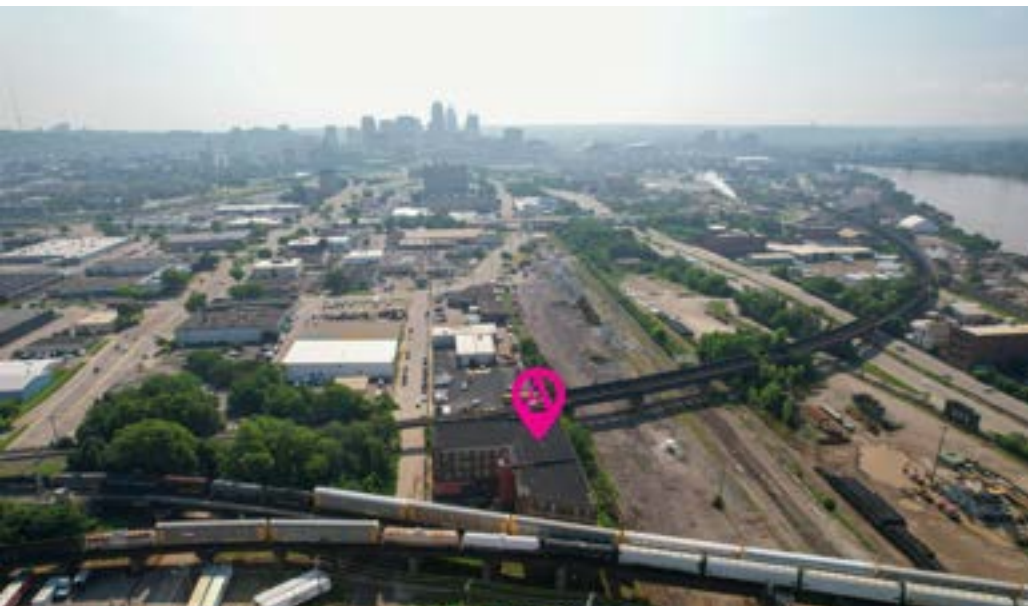
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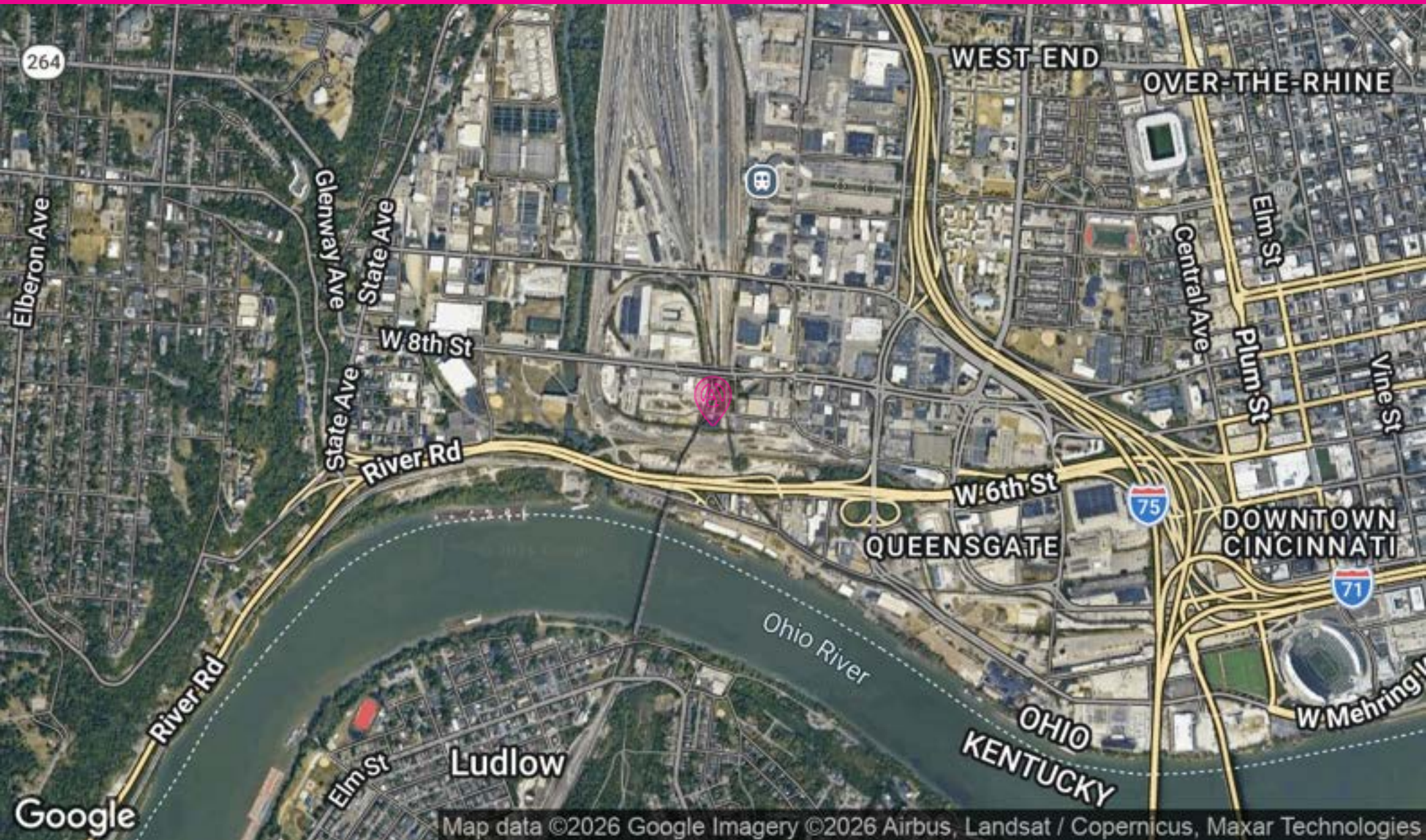
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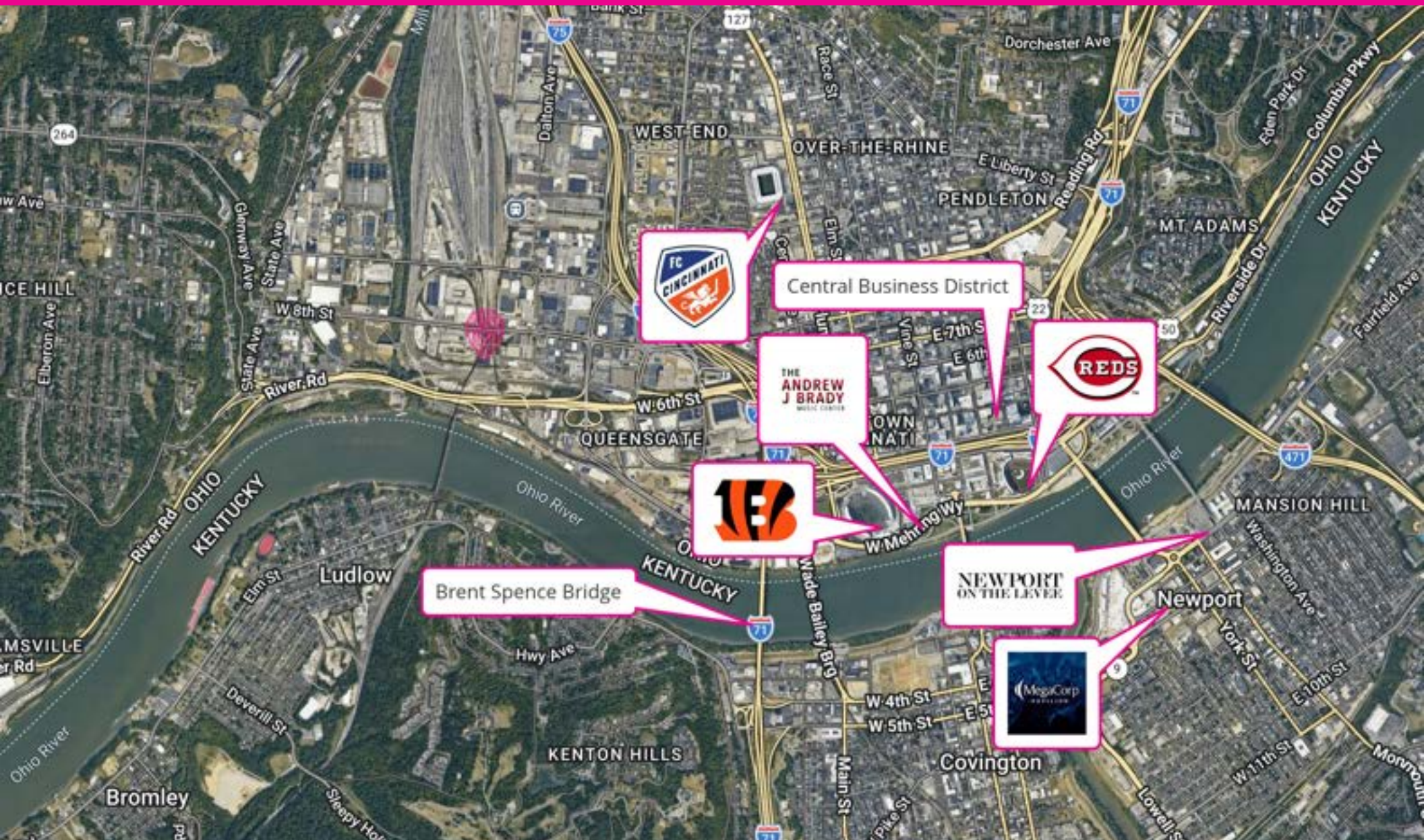
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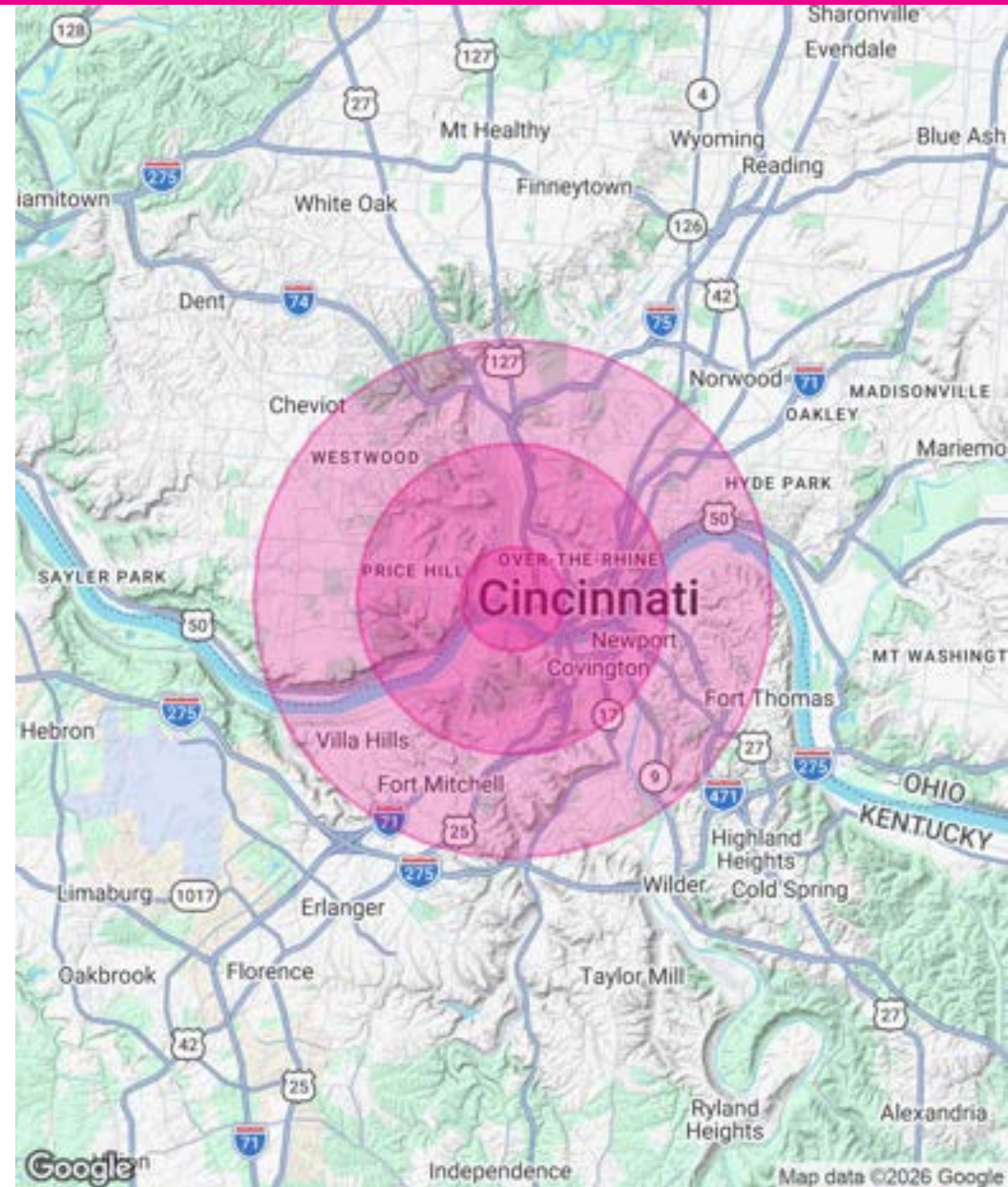
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Population	1 Mile	3 Miles	5 Miles
Total Population	8,339	129,901	316,561
Average Age	33.5	33.0	35.6
Average Age (Male)	32.3	32.2	33.8
Average Age (Female)	35.0	33.8	37.1

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

2023 American Community Survey (ACS)

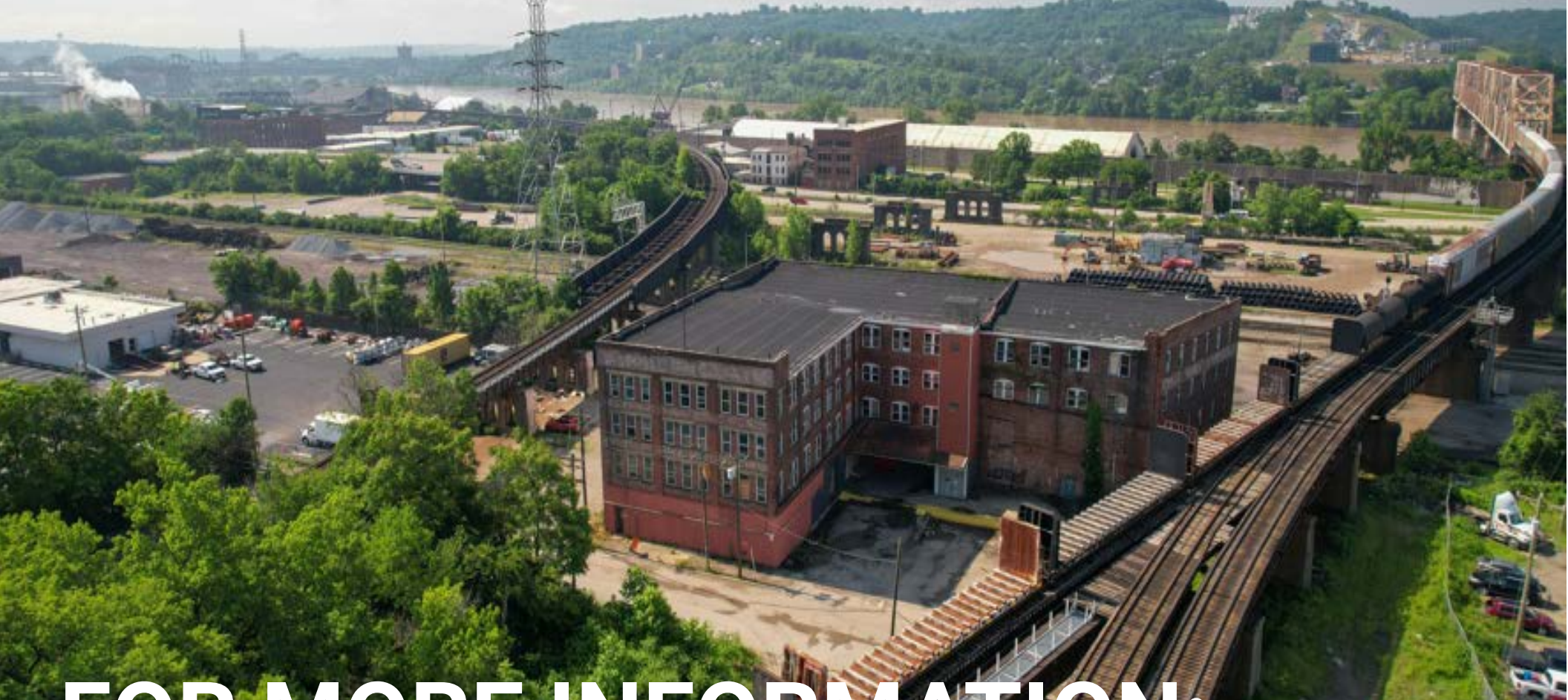


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FOR MORE INFORMATION:



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