



# 2500 Spring Grove Ave

Cincinnati, Ohio 45214

## Property Highlights

- 4,392 SF industrial building situated on approximately 0.38 acres
- 18-foot clear height with free-span warehouse configuration
- Zoned MG (Manufacturing General), supporting a broad range of industrial uses
- Warehouse is heated by radiant heat
- Constructed in 1992 with concrete floors, floor drains, security lighting, and 220V power

## Offering Summary

<b>Sale Price:</b>	\$495,000
<b>Building Size:</b>	4,392 SF
<b>Lot Size:</b>	0.38 Acres

## Demographics

	1 Mile	3 Miles	5 Miles
<b>Total Households</b>	6,586	60,631	146,998
<b>Total Population</b>	15,986	135,639	329,452
<b>Average HH Income</b>	\$52,242	\$72,372	\$80,556

## For More Information

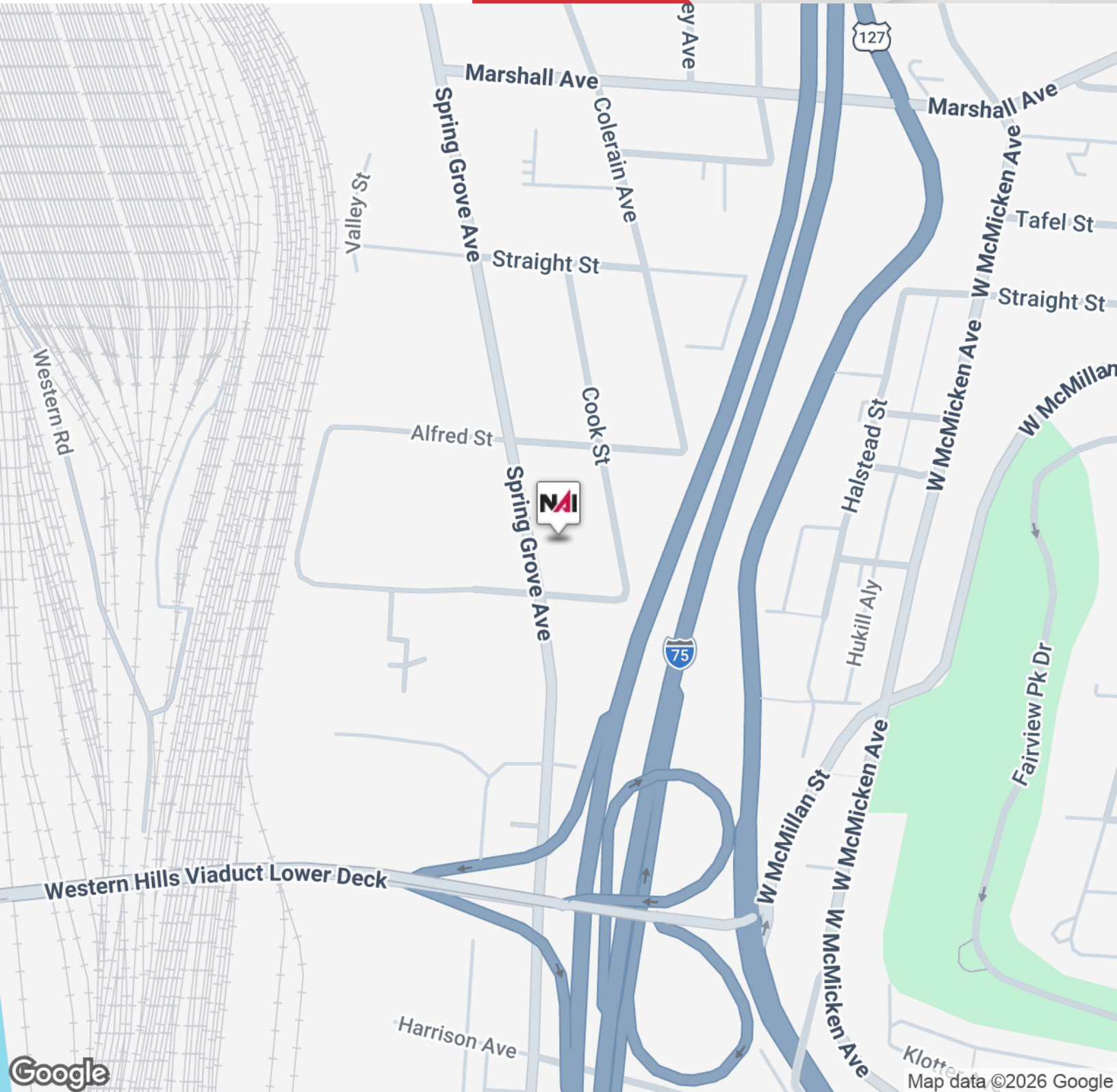
**Laurence Bergman**

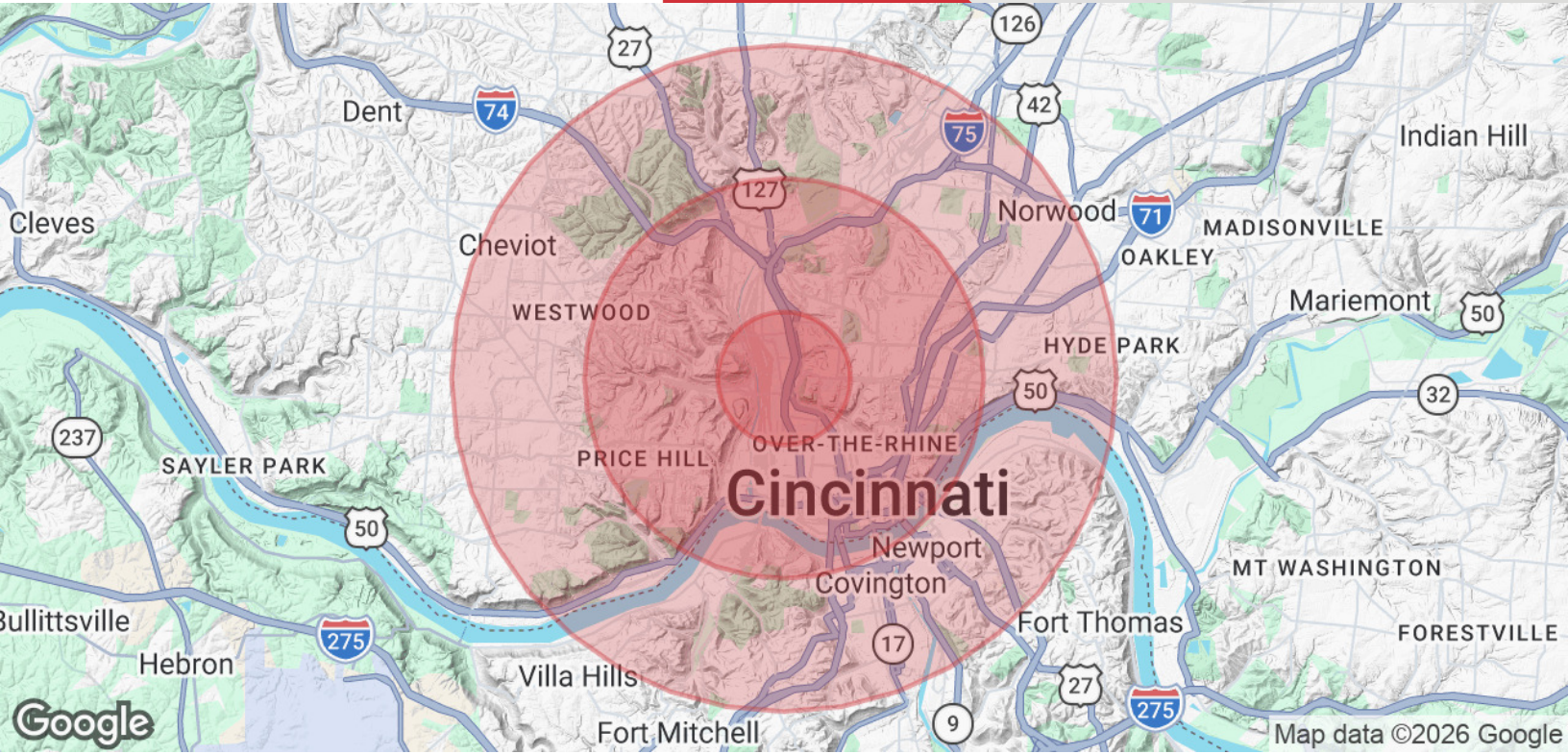
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<b>Population</b>	<b>1 Mile</b>	<b>3 Miles</b>	<b>5 Miles</b>
<b>Total Population</b>	15,986	135,639	329,452
<b>Average Age</b>	26.6	32.2	35.1
<b>Average Age (Male)</b>	27.0	31.2	33.1
<b>Average Age (Female)</b>	26.5	33.1	36.6

<b>Households &amp; Income</b>	<b>1 Mile</b>	<b>3 Miles</b>	<b>5 Miles</b>
<b>Total Households</b>	6,586	60,631	146,998
<b># of Persons per HH</b>	2.4	2.2	2.2
<b>Average HH Income</b>	\$52,242	\$72,372	\$80,556
<b>Average House Value</b>	\$191,646	\$242,051	\$239,117

2023 American Community Survey (ACS)