



Nat Comisar Group
Nat Comisar
Executive Sales Vice President

PROPERTY FOR SALE

2108 CENTRAL PARKWAY
CINCINNATI, OH 45214



NAT COMISAR

513-378-5801

ncomisar@sibcycline.com

THE NAT COMISAR GROUP AND SIBCY CLINE REALTORS® IS PROUD TO PRESENT
2108 Central Parkway • Cincinnati, OH 45214

MLS# 1880345

High Visibility Corner at Central and Mohawk with Ample Parking.
Versatile Property with Entrances on 3 separate streets.
Zoned CN-M-T. (Commercial-Neighborhood Mixed-Transit).
Perfect Creative Office Space or Construction HQ.



Scan the QR
code to view
the full listing
& virtual tour!

All information is believed to be accurate but not guaranteed. 



Nat Comisar Group
Nat Comisar
Executive Sales Vice President

PROPERTY FOR SALE

2108 CENTRAL PARKWAY
CINCINNATI, OH 45214



CONTENTS

PHOTOS

LOCATION INFORMATION

DEMOGRAPHICS

MAPS



Nat Comisar Group
Nat Comisar
Executive Sales Vice President

PROPERTY FOR SALE

2108 CENTRAL PARKWAY
CINCINNATI, OH 45214



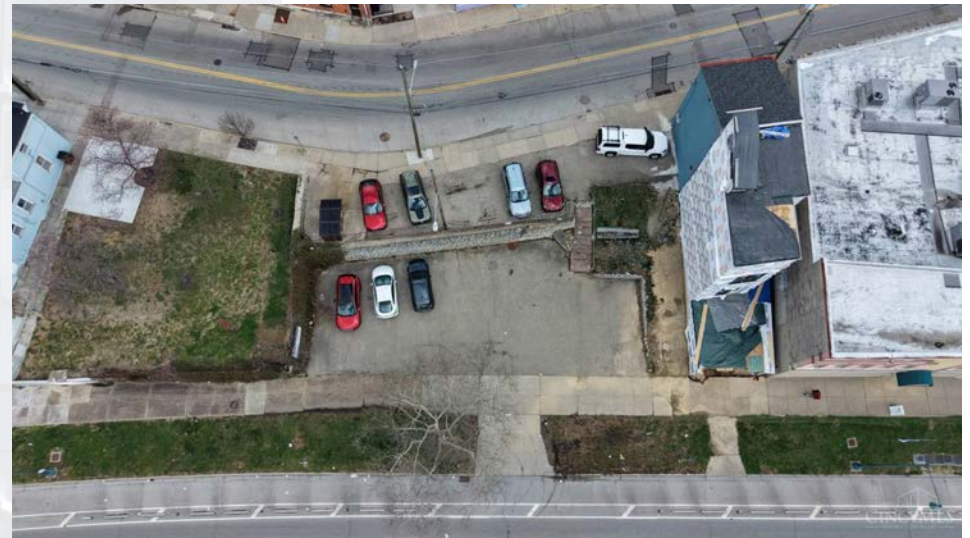
PHOTOS



Nat Comisar Group
Nat Comisar
Executive Sales Vice President

PROPERTY FOR SALE

2108 CENTRAL PARKWAY
CINCINNATI, OH 45214



PHOTOS



Nat Comisar Group
Nat Comisar
Executive Sales Vice President

PROPERTY FOR SALE

2108 CENTRAL PARKWAY
CINCINNATI, OH 45214



PHOTOS



Nat Comisar Group
Nat Comisar
Executive Sales Vice President

PROPERTY FOR SALE

2108 CENTRAL PARKWAY
CINCINNATI, OH 45214



PHOTOS



Nat Comisar Group
Nat Comisar
Executive Sales Vice President

PROPERTY FOR SALE

2108 CENTRAL PARKWAY
CINCINNATI, OH 45214



PHOTOS



Nat Comisar Group
Nat Comisar
Executive Sales Vice President

PROPERTY FOR SALE

2108 CENTRAL PARKWAY
CINCINNATI, OH 45214



PHOTOS



Nat Comisar Group
Nat Comisar
Executive Sales Vice President

PROPERTY FOR SALE

2108 CENTRAL PARKWAY
CINCINNATI, OH 45214



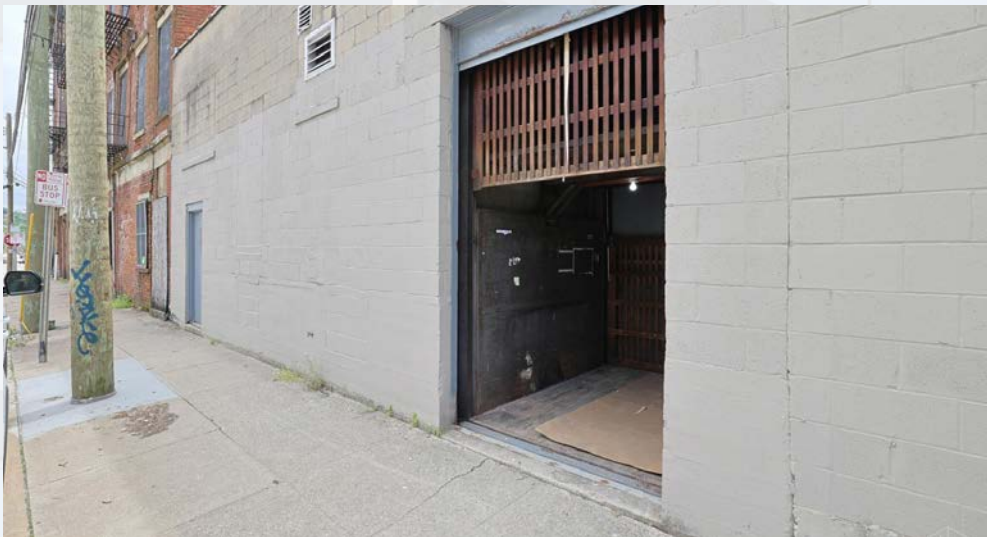
PHOTOS



Nat Comisar Group
Nat Comisar
Executive Sales Vice President

PROPERTY FOR SALE

2108 CENTRAL PARKWAY
CINCINNATI, OH 45214



PHOTOS



Nat Comisar Group
Nat Comisar
Executive Sales Vice President

PROPERTY FOR SALE

2108 CENTRAL PARKWAY
CINCINNATI, OH 45214



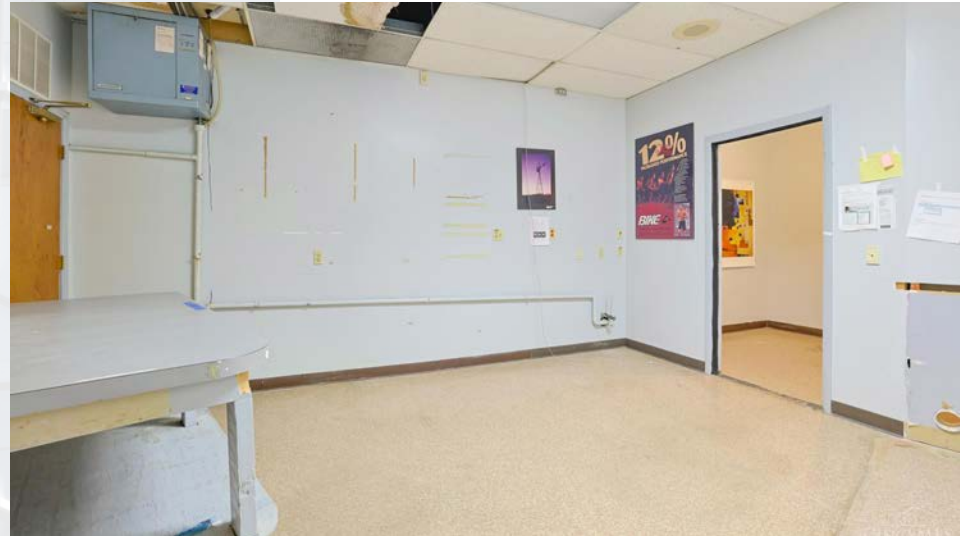
PHOTOS



Nat Comisar Group
Nat Comisar
Executive Sales Vice President

PROPERTY FOR SALE

2108 CENTRAL PARKWAY
CINCINNATI, OH 45214



PHOTOS



Nat Comisar Group
Nat Comisar
Executive Sales Vice President

PROPERTY FOR SALE

2108 CENTRAL PARKWAY
CINCINNATI, OH 45214



PHOTOS



Nat Comisar Group
Nat Comisar
Executive Sales Vice President

PROPERTY FOR SALE

2108 CENTRAL PARKWAY
CINCINNATI, OH 45214



PHOTOS



Nat Comisar Group
Nat Comisar
Executive Sales Vice President

PROPERTY FOR SALE

2108 CENTRAL PARKWAY
CINCINNATI, OH 45214



PHOTOS



Nat Comisar Group
Nat Comisar
Executive Sales Vice President

PROPERTY FOR SALE

2108 CENTRAL PARKWAY
CINCINNATI, OH 45214



PHOTOS



Nat Comisar Group
Nat Comisar
Executive Sales Vice President

PROPERTY FOR SALE

2108 CENTRAL PARKWAY
CINCINNATI, OH 45214



PHOTOS



Nat Comisar Group
Nat Comisar
Executive Sales Vice President

PROPERTY FOR SALE

2108 CENTRAL PARKWAY
CINCINNATI, OH 45214



PHOTOS



Nat Comisar Group
Nat Comisar
Executive Sales Vice President

PROPERTY FOR SALE

2108 CENTRAL PARKWAY
CINCINNATI, OH 45214

The rich, scenic qualities of downtown Cincinnati have turned this community into an ideal location for people of all ages and lifestyles.

Located in the northern portion of downtown is Over-the-Rhine with 362 acres of Italianate and German Revival buildings. These turn-of-the-century buildings and wonderful period architecture make this neighborhood a great place to live. Much restoration has been done in the area, with opportunities still available. Homes are available in all price ranges.

From East to West and North to South in Downtown Cincinnati, one can see the signs of the resurging downtown housing market. On the eastern side of downtown you will find wonderfully restored homes as well as the new construction of the Pendleton Mews, a redevelopment effort to infill with new homes where time has taken others away. Located along Pendleton St. and Spring Street, these homes are within walking distance to work, the Main Street Entertainment District and the Pendleton Arts Center.

HOSPITALS

Several hospitals are located in the Clifton/Corryville area, which forms the northern border of the downtown area including Good Samaritan Hospital, The Christ Hospital, Cincinnati Children's Hospital Medical Center and the University of Cincinnati Medical Center.

SHOPPING

Over-the-Rhine is home to historic Findlay Market, a marketplace where vendors have sold fruits, vegetables, meats, cheese and breads for close to a century. Many downtown residents as well as people from all over Cincinnati enjoy the atmosphere of a true marketplace. Over-the-Rhine features many local shops from clothing to art to furniture to antiques or gifts shops. This retail district has been named as a "Cool Street". For those seeking a traditional mall, it is a short 20-minute drive north along I-71 to the Kenwood Towne Center which offers hundreds of stores on two levels with Nordstrom and Macy's serving as anchors.

CINCINNATI COMMUNITY INFORMATION

TRANSPORTATION

Downtown Cincinnati is served by I-71, I-74, I-75 and I-471. Cincinnati Metro buses serve the area. A streetcar system runs from the Ohio River to Over-the-Rhine. One may also use the Red Bike share program in the area. Cincinnati/Northern Kentucky International Airport services the city.

RECREATION

The Cincinnati Reds and the Cincinnati Bengals call downtown Cincinnati home. The city is also home to the FC Cincinnati United Soccer League club (which plays at their Westend TQL stadium) as well as the Cincinnati Cyclones ice hockey team. The Banks along the Ohio River is a popular area for young and old. Enjoy a meal, a drink at a pub or take a stroll along the Smale Riverfront Park all while enjoying the river views. There are many activities happening at the Fountain Square near the Central Business District. Concerts and other fun events are on the books throughout the year. In addition, many of Cincinnati's yearly festivals are hosted downtown. Enjoy Oktoberfest Zinzinnati, the Taste of Cincinnati, Riverfest and the Bunbury Music Festival, to name a few.

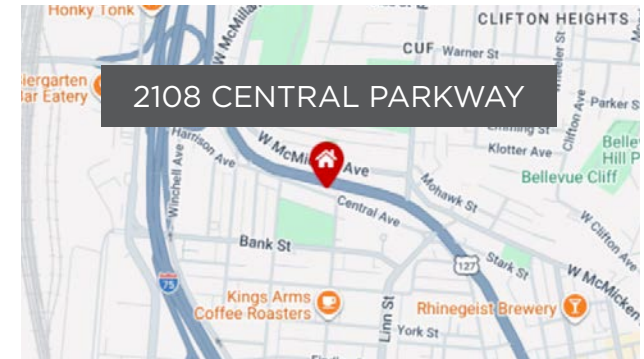


Nat Comisar Group
Nat Comisar
Executive Sales Vice President

PROPERTY FOR SALE

2108 CENTRAL PARKWAY
CINCINNATI, OH 45214

DEMOGRAPHICS



Map courtesy of Google

Radius	1 Mile	3 Mile	5 Mile
Population			
2030 Projection	32,412	162,079	353,261
2025 Estimate	31,385	156,735	344,906
2020 Census	27,555	139,154	323,379
Growth 2025 - 2030	3.27%	3.41%	2.42%
Growth 2020 - 2025	13.90%	12.63%	6.66%
Households			
2030 Projection	13,070	73,758	155,401
2025 Estimate	12,596	71,149	151,524
2020 Census	11,000	63,056	142,213
Growth 2025 - 2030	3.76%	3.67%	2.56%
Growth 2020 - 2025	14.51%	12.83%	6.55%
Owner Occupied	2,123 (16.85%)	19,422 (27.30%)	57,030 (37.64%)
Renter Occupied	10,473 (83.15%)	51,728 (72.70%)	94,494 (62.36%)
2025 Households by HH Income			
Income: <\$25,000	4,240 (33.66%)	19,894 (27.96%)	35,694 (23.56%)
Income: \$25,000 - \$50,000	2,714 (21.55%)	15,540 (21.84%)	32,454 (21.42%)
Income: \$50,000 - \$75,000	1,494 (11.86%)	10,714 (15.06%)	25,109 (16.57%)
Income: \$75,000 - \$100,000	1,240 (9.85%)	7,675 (10.79%)	16,978 (11.20%)
Income: \$100,000 - \$125,000	1,076 (8.54%)	5,084 (7.15%)	12,151 (8.02%)
Income: \$125,000 - \$150,000	301 (2.39%)	2,862 (4.02%)	7,362 (4.86%)
Income: \$150,000 - \$200,000	608 (4.83%)	3,652 (5.13%)	9,061 (5.98%)
Income: \$200,000+	922 (7.32%)	5,730 (8.05%)	12,715 (8.39%)
2025 Avg Household Income	\$72,362	\$78,021	\$83,325
2025 Med Household Income	\$43,887	\$50,295	\$56,771

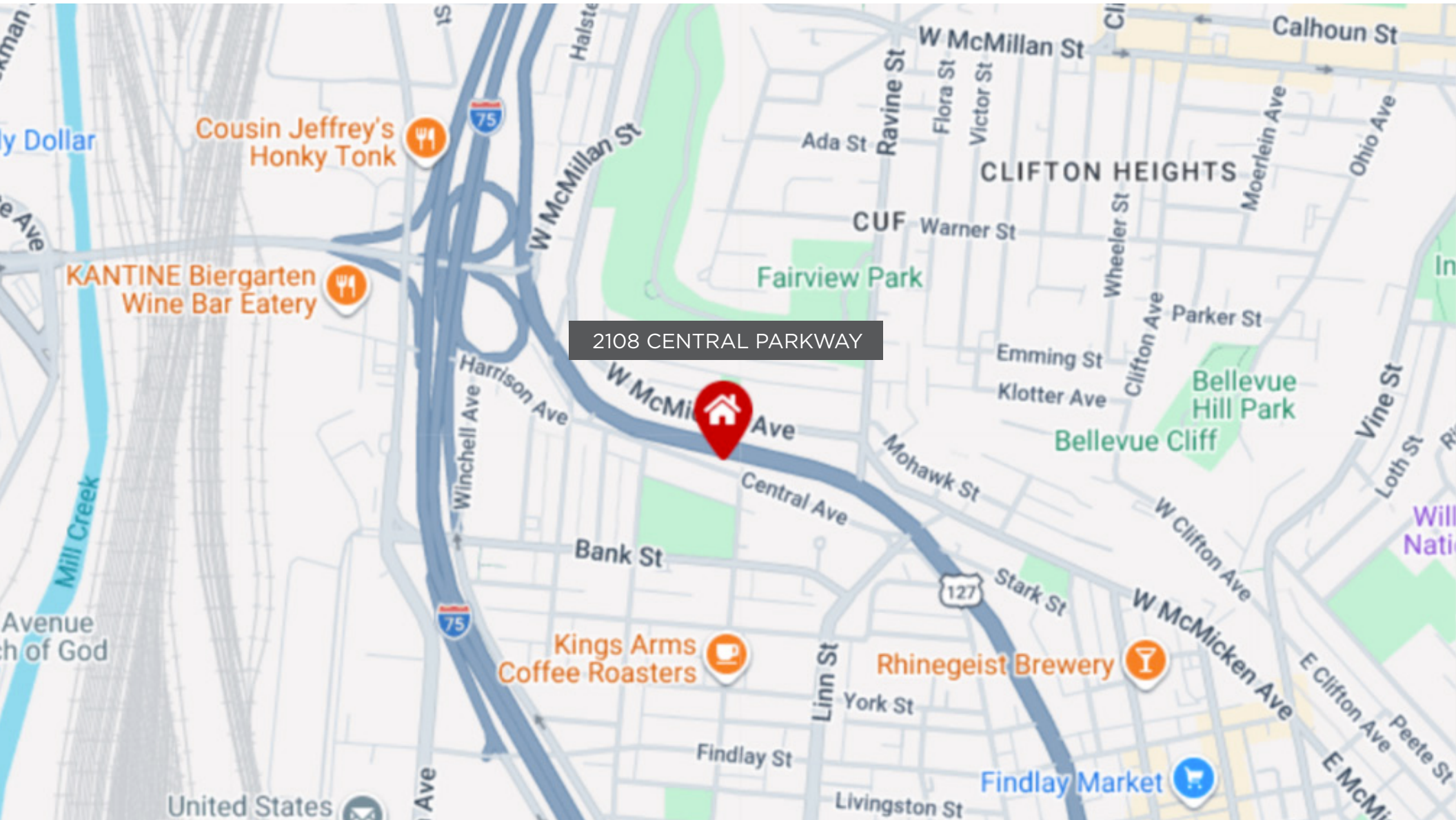


Nat Comisar Group
Nat Comisar
Executive Sales Vice President

PROPERTY FOR SALE

2108 CENTRAL PARKWAY

CINCINNATI, OH 45214



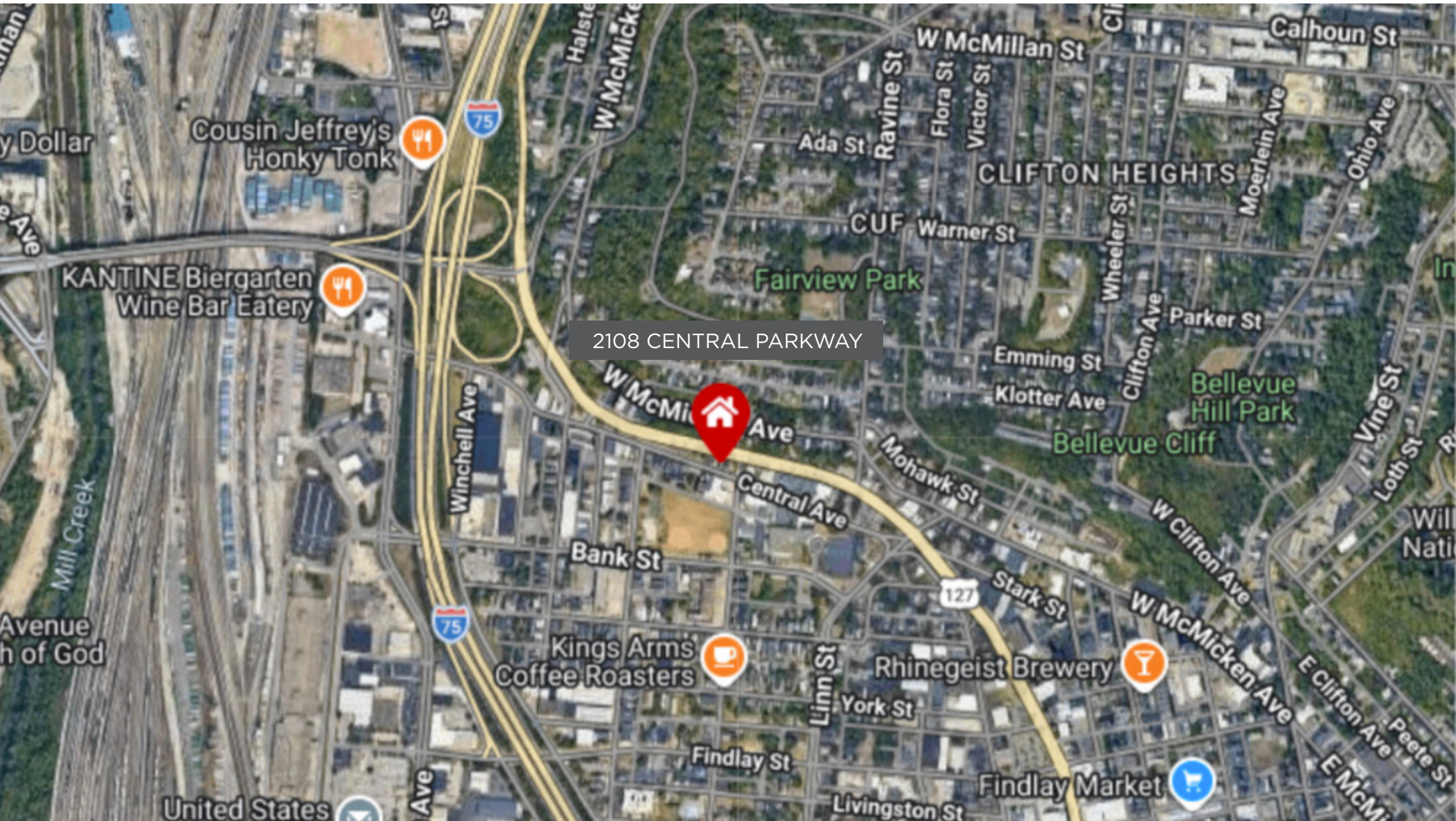
Map courtesy of Google



Nat Comisar Group
Nat Comisar
Executive Sales Vice President

PROPERTY FOR SALE

2108 CENTRAL PARKWAY
CINCINNATI, OH 45214



Map courtesy of Google