



Nat Comisar Group
Nat Comisar
Executive Sales Vice President

OFFICE(S) FOR SALE

817 MAIN STREET
CINCINNATI, OH



THE NAT COMISAR GROUP AND
SIBCY CLINE REALTORS® IS PROUD TO PRESENT
817 Main Street • Cincinnati, OH 45202

MLS# 1889172

Full floor office condo that features high ceilings, and large windows.

Could be 2 separate units.

Sprinkled, low condo fees.

Elevator and freight elevator.

Asking \$399,000 or Modified gross lease terms available. \$11.50 per sqft.

Tenant to pay all utilities.

NAT COMISAR

513-378-5801

ncomisar@sibcycline.com

Scan the QR
code to view
the full listing!





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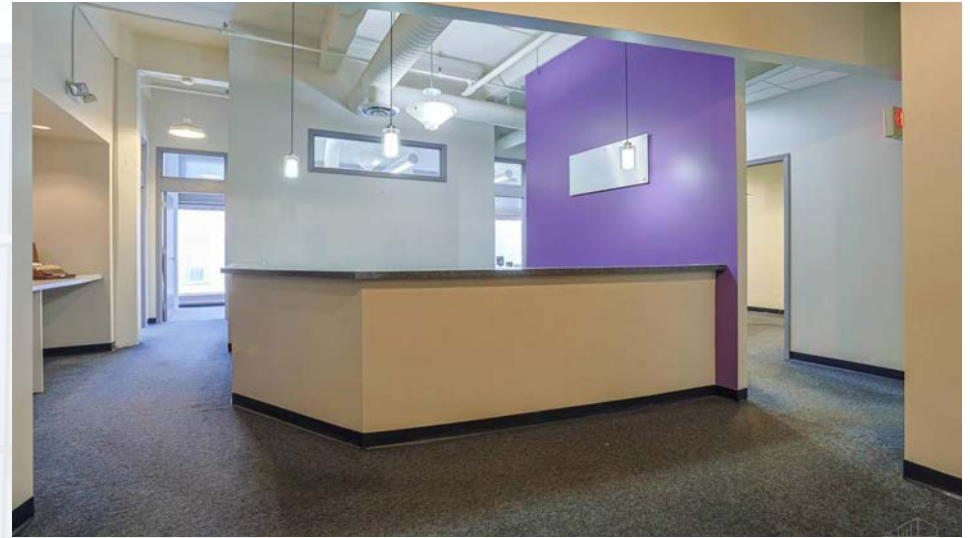
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PIERCE TOWNSHIP COMMUNITY INFORMATION

As Cincinnati adds new vitality to an already vibrant downtown, many traditional neighborhoods are attracting the attention of people with restoration fever.

The rich, scenic qualities of downtown Cincinnati have turned this community into an ideal location for people of all ages and lifestyles. There's an abundance of homes to choose from: Liberty Hill offers well-preserved one and two-family brick units with stately windows offering dramatic views of the cityscapes. Over-the-Rhine features restored turn-of-the-century Italianate buildings as well as new structures with condominiums and homes in all price ranges. The central business district has many urban condos in all price ranges and styles.

Innovative touches along the city's riverfront give drama and importance to the downtown atmosphere. With residential development including luxurious condominiums and apartments, the exciting rebirth of this area makes it a good choice for anyone interested in urban living. Smale Riverfront Park, Yeatman's Cove and Sawyer's Point host many festivals and concerts throughout the year along the Ohio River. The nearby Banks area features many restaurants and pubs to frequent.

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.

In the western end of downtown you will find the Betts-Longworth District, an area restored with new homes integrated with the existing historic architecture. Another area to the west is St. Ann's Commons, an area of new homes and townhomes that replaces unused surface parking.

With all of the new developments downtown, urban living has never been more exciting.

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.

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.

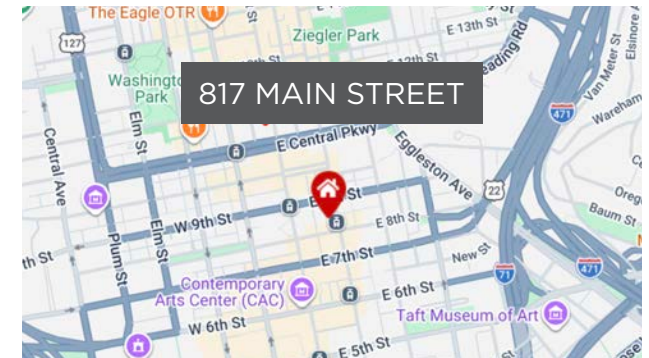


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Map courtesy of Google

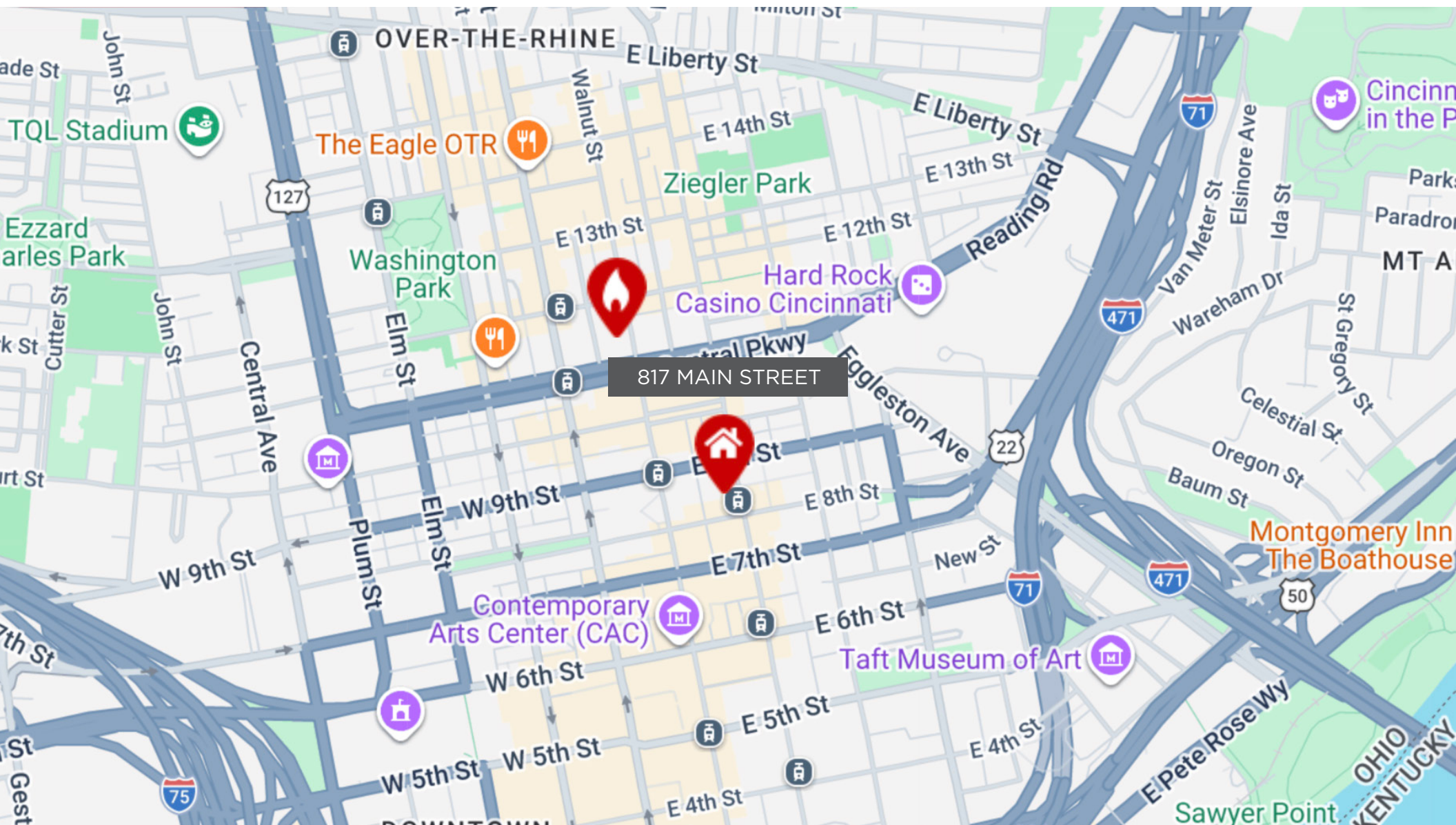
Radius	1 Mile	3 Mile	5 Mile
Population			
2030 Projection	25,007	165,731	337,514
2025 Estimate	23,859	160,198	329,048
2020 Census	19,627	143,431	307,391
Growth 2025 - 2030	4.81%	3.45%	2.57%
Growth 2020 - 2025	21.56%	11.69%	7.05%
Households			
2030 Projection	13,695	75,766	149,051
2025 Estimate	13,044	73,079	145,115
2020 Census	10,692	65,298	135,648
Growth 2025 - 2030	4.99%	3.68%	2.71%
Growth 2020 - 2025	22.00%	11.92%	6.98%
Owner Occupied	2,662 (20.41%)	23,252 (31.82%)	56,519 (38.95%)
Renter Occupied	10,382 (79.59%)	49,827 (68.18%)	88,596 (61.05%)
2025 Households by HH Income			
Income: <\$25,000	2,447 (18.76%)	17,984 (24.61%)	32,892 (22.67%)
Income: \$25,000 - \$50,000	1,735 (13.30%)	14,745 (20.18%)	29,566 (20.37%)
Income: \$50,000 - \$75,000	2,034 (15.59%)	11,553 (15.81%)	23,741 (16.36%)
Income: \$75,000 - \$100,000	1,379 (10.57%)	9,099 (12.45%)	16,734 (11.53%)
Income: \$100,000 - \$125,000	1,673 (12.83%)	5,914 (8.09%)	11,845 (8.16%)
Income: \$125,000 - \$150,000	649 (4.98%)	3,675 (5.03%)	7,622 (5.25%)
Income: \$150,000 - \$200,000	1,002 (7.68%)	4,052 (5.54%)	9,158 (6.31%)
Income: \$200,000+	2,124 (16.28%)	6,058 (8.29%)	13,557 (9.34%)
2025 Avg Household Income	\$111,212	\$82,739	\$87,195
2025 Med Household Income	\$80,538	\$56,906	\$59,477



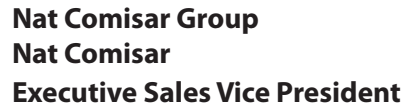
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