

»» FOR LEASE

RETAIL SPACE - WALNUT HILLS BUSINESS DISTRICT

925 E MCMILLAN STREET, CINCINNATI, OH 45206

SINA DANESH
SENIOR ADVISOR
(513) 824-5406
SINA@3CRE.COM

AVAILABLE
FOR LEASE

925 E MCMILLAN STREET (NORTHWEST) IN WALNUT
HILLS BUSINESS DISTRICT

2,700 SF SPACE AVAILABLE

SINA DANESH

(513) 824-5406

SINA@3CRE.COM



COMMERCIAL REAL ESTATE
RESIDENTIAL - COMMERCIAL
LEASING - INVESTMENT MANAGEMENT

3CRE

➤ THE OFFERING

3CRE is pleased to present the outstanding retail space available at 925 E McMillan St, ideally located in the heart of Walnut Hills. This 2,700 SqFt open floor plan offers maximum flexibility for a variety of commercial uses. With high visibility and street-level access, the space is perfect for retail, showroom, or service-oriented businesses. The property provides a versatile layout that can be easily customized to fit your operational needs, along with nearby parking options to support staff and customers alike. This location represents a prime opportunity to establish your business in a thriving Walnut Hills corridor.

Located in the heart of Walnut Hills, 925 E McMillan St. sits along a bustling corridor known for its eclectic mix of retail, dining, and cultural destinations. The area is highly walkable and well-connected, just minutes from downtown Cincinnati, with easy access to major transit routes. Surrounded by a dynamic neighborhood community, the property benefits from strong visibility and foot traffic, making it an ideal location for retail, service, or creative commercial ventures.

➤ PROPERTY HIGHLIGHTS

Lease Rate: \$20.00 Sq. Ft./Year (Modified Gross)

Total SqFt: 2,700 Sq. Ft.

- Situated in the Walnut Hills Business District
- Open Concept Floor Plan
- Potential for Tenant Improvement Allowance package
- Nearby businesses including Gomez Salsa, ETC Produce, Halal Food Inc, First Financial Bank, and Le Soup.
- Newly Renovated Facade





DOWNTOWN
CINCINNATI

GILBERT
AVENUE

MCMILLAN
STREET



GOMEZ
MEXICAN RESTAURANT



FIRESIDE PIZZA
PIZZA RESTAURANT



BRIDGES
RESTAURANT



KING PIGEON
CAFE/BAR



SPRUCE NAIL SHOP
NAIL STUDIO



PUBLIC PARKING
Paid Lot



THE APERTURE
UPSCALE RESTAURANT



ESOTERIC BREWING
BREWERY

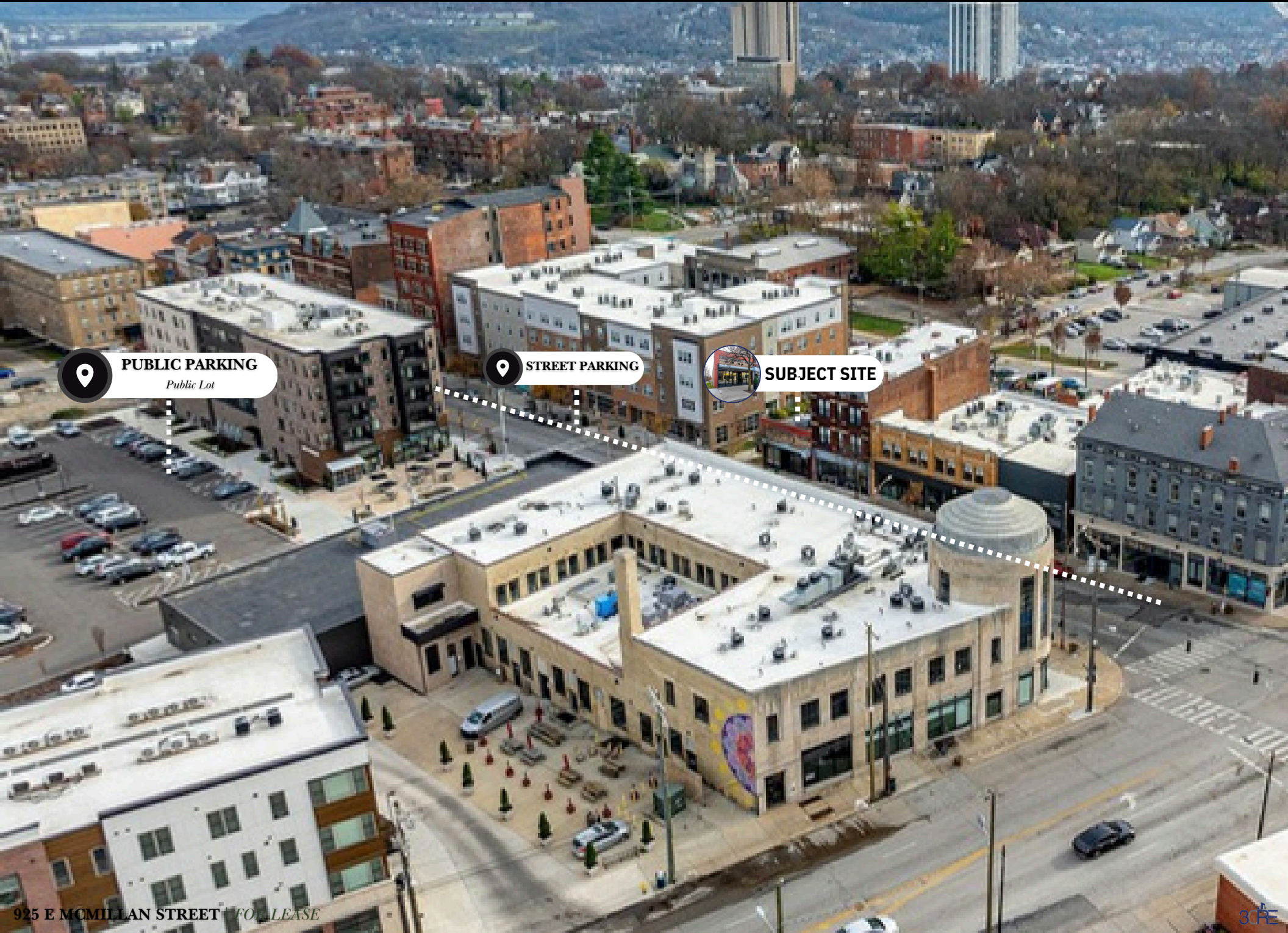


SUBJECT SITE

MCMILLAN STREET



ETC PRODUCE
MARKET



 **PUBLIC PARKING**
Public Lot

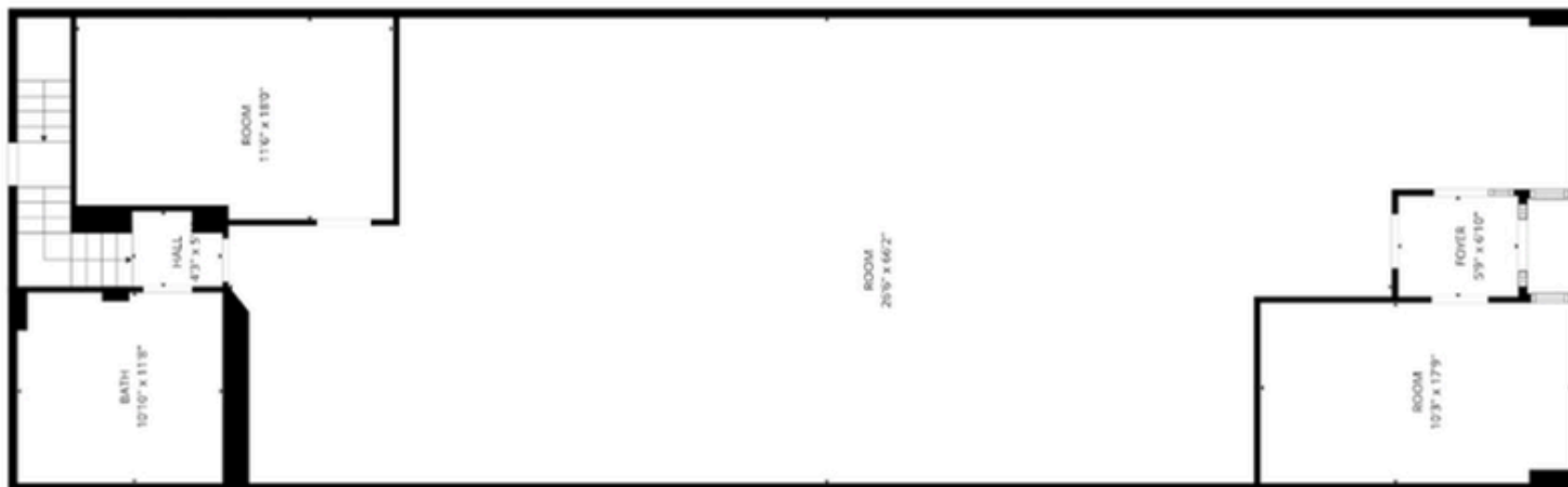
 **STREET PARKING**

 **SUBJECT SITE**

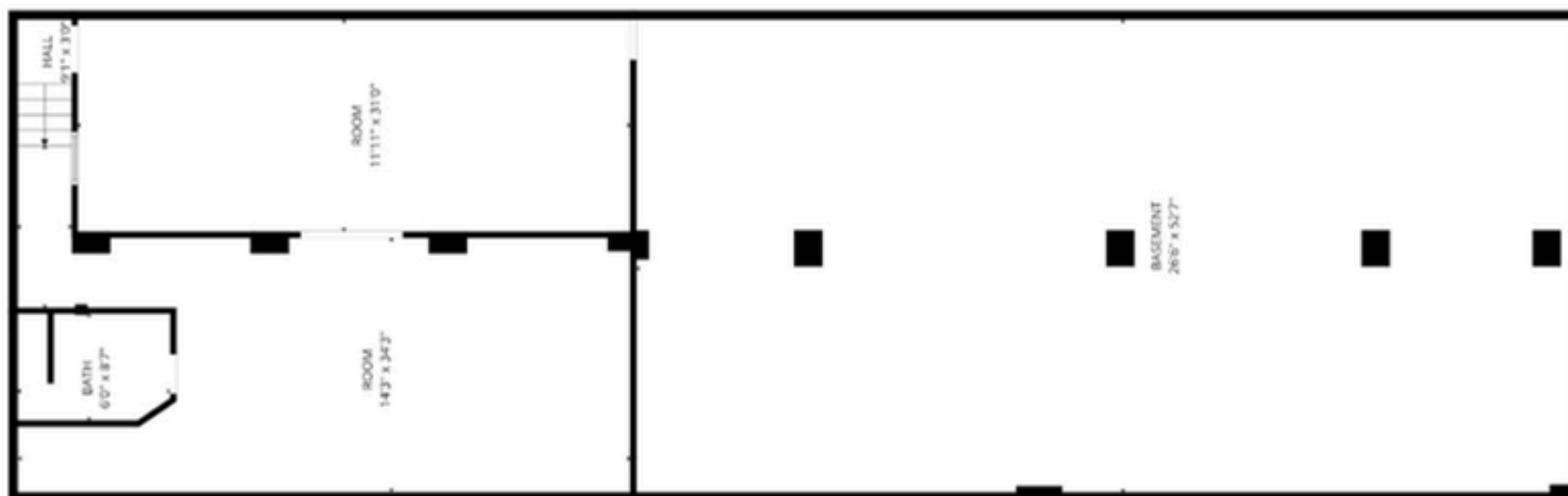
925 E MCMILLAN STREET

2,700 Square Feet

First Floor

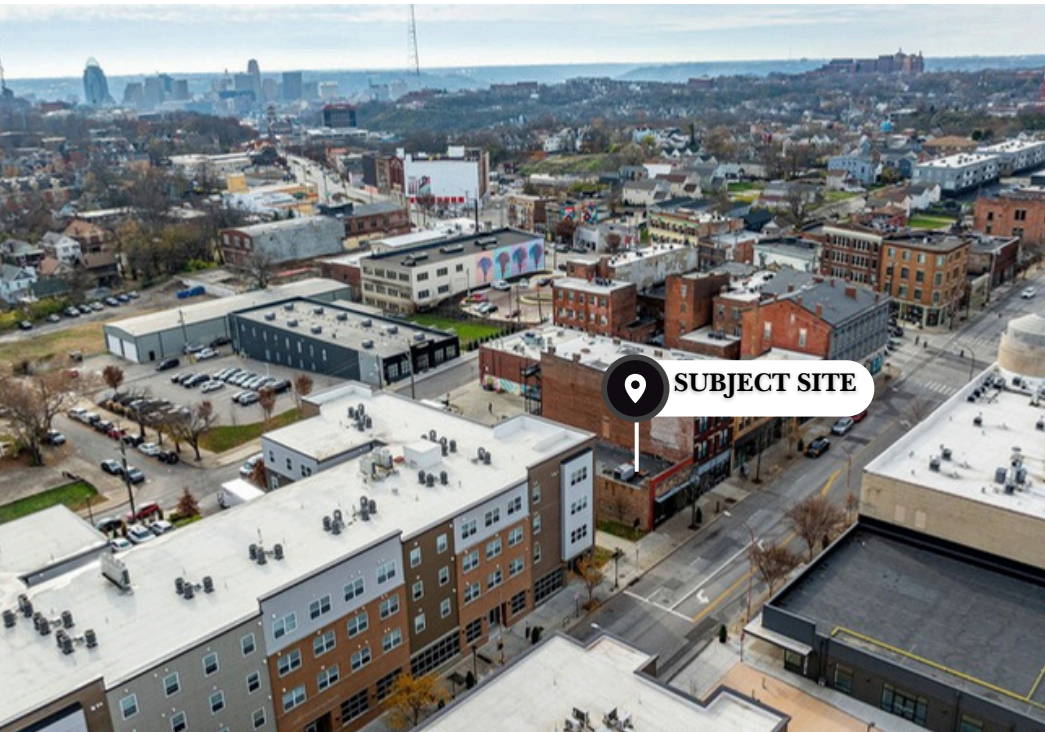


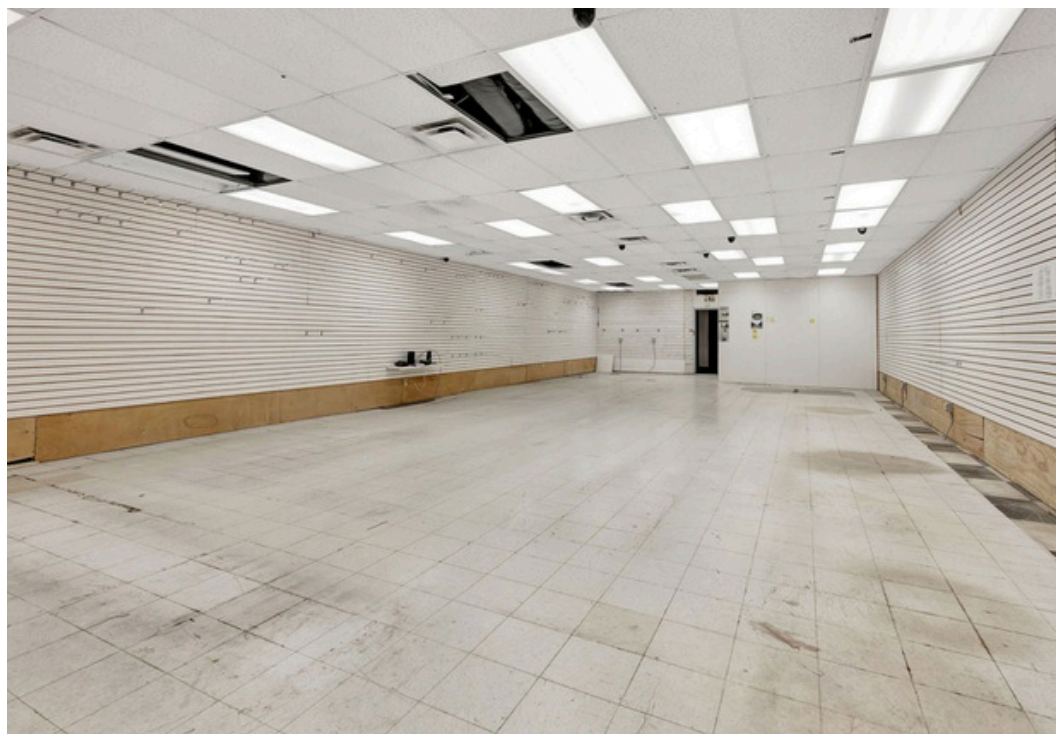
Basement Floor

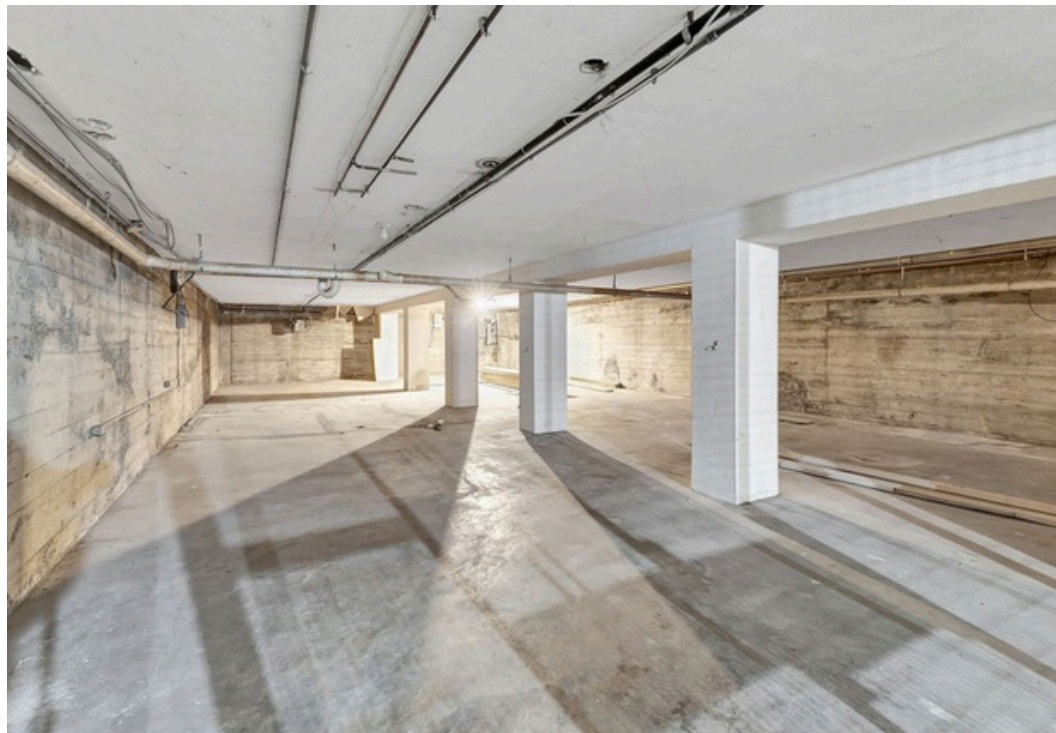












	1 MILE	3 MILE	5 MILE
POPULATION	17,932	161,098	324,674
AVERAGE HOUSEHOLD INCOME	\$66,475	\$85,481	\$80,603
NUMBER OF HOUSEHOLDS	9,249	72,981	145,805
MEDIAN AGE	34.3	32.9	34.3
TOTAL BUSINESSES	2,242	18,260	25,477
TOTAL EMPLOYEES	27,619	248,548	325,644

WALNUT HILLS

SUBMARKET OF CINCINNATI

LOCATION OVERVIEW

- Location: Just east of downtown Cincinnati; bordered by East Walnut Hills, Evanston, and O'Bryonville
- Character: Historic, diverse, and walkable neighborhood
- Known for Victorian-era architecture and tree-lined streets

COMMERCIAL DEVELOPMENTS

- Woodburn Studios & Residences – Mixed-use redevelopment with residential and retail spaces
- The Kennedy Heights Arts Center Renovation – Cultural and community hub expansion
- Walnut Hills Housing Initiative – Affordable and mixed-income residential project
- Parkside Lofts – Adaptive reuse project providing residential and office space
- East Walnut Hills Village Redevelopment – Commercial and mixed-use improvement project

LOCAL ECONOMY & BUSINESS ENVIRONMENT

- Vibrant mix of independent businesses: Cafés, restaurants, craft breweries, boutique shops, specialty retail, wellness studios, and professional services
- Frequent community-driven events and markets that draw residents and visitors
- Strong focus on local culture, arts, and historic preservation



Cincinnati

OHIO



METRO AREA STATISTICS

2.3 MM
POPULATION

75K
HOUSEHOLD
INCOME

3.1 %
UNEMPLOYMENT

FORTUNE
500

NO. 24 - *KROGER*

NO. 51 - *PROCTER & GAMBLE*

NO. 56 - *GENERAL ELECTRIC*

NO. 314 - *WESTERN & SOUTHERN*

NO. 411 - *FIFTH THIRD*

NO. 473 - *CINTAS*

CINCINNATI ACCOLADES

Best City for Young Professionals

Ranked #8 - Forbes (2023)

Top 20 Best Places to Live in the U.S.

Ranked #18 – U.S. News & World Report (2023)

Best Mid-Size City for Job Growth

Ranked #3 - National League of Cities (2023)

Rated (A-) Overall Grade | Niche

- Niche (2024)

Cincinnati Children's ranked #1

Children's Hospital

- US News & World Report



SINA DANESH
SENIOR ADVISOR
(513) 824-5406
SINA@3CRE.COM



3CRE Advisors is a multi-state firm specializing in Commercial Real Estate Brokerage, Leasing, Property Management, Capital Markets, and Business Brokering. Our Retail Services Group is ready to assist with all your retail real estate needs. Connect with us at any of our office locations or visit us online at www.3CRE.com.



DISCLAIMER



This Offering Memorandum has been prepared by 3CRE Advisors LLC (“Broker”) for informational purposes only and is intended to assist prospective purchasers in evaluating the Property. While the information has been obtained from sources believed to be reliable, 3CRE and the Owner make no representations or warranties, express or implied, regarding the accuracy or completeness of the information provided.

All information is subject to change, correction, prior sale, or withdrawal without notice. Financial information, property measurements, operating data, rent rolls, expenses, projections, market information, zoning, and other information may have been provided by the Owner or third parties and should be independently verified.

Prospective purchasers/tenants are encouraged to conduct their own due diligence and rely on their own inspections, investigations, and professional advisors regarding the Property, including its physical condition, zoning, taxes, leases, income, expenses, environmental matters, and other applicable conditions.

3CRE Advisors LLC does not guarantee the future performance, income, expenses, occupancy, value, or profitability of the Property. Any projections or estimates are for illustrative purposes only and are not guarantees of future results.

This Offering Memorandum is not an offer to sell or a solicitation of an offer to purchase the Property. Any transaction is subject to a mutually acceptable, fully executed purchase and/or lease agreement.

3CRE Advisors LLC reserves the right to modify the information contained herein, reject any offer, negotiate with any party, or withdraw the Property from the market at any time.