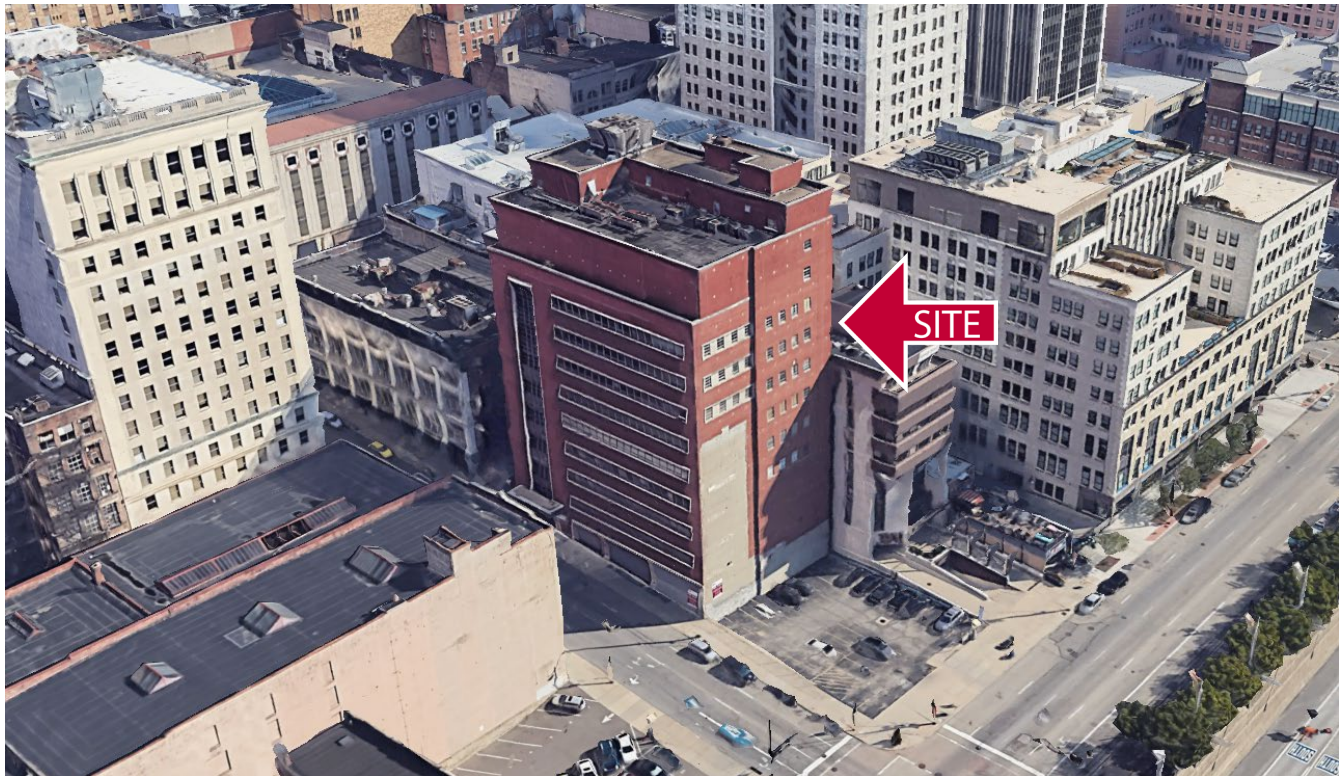


# FORMER OFFICE BUILDING FOR SALE

## 310 RACE STREET

Cincinnati, OH 45202



### OFFERING SUMMARY

SALE PRICE:	\$4,200,000
BUILDING SIZE:	Approx. 110,000 SF
LOT SIZE:	0.389 Acres
YEAR BUILT:	1948
YEAR RENOVATED:	1980
PARCEL NUMBERS:	0083-0001-0048-00, 50, 52, 53, 54, 55

### PROPERTY HIGHLIGHTS

- 12-FLOOR former office building for sale
- Approx. 9,800 SF per floor
- Adjacent 30-car surface parking lot included
- 2 freight elevators
- 2 passenger elevators
- Redevelopment opportunity
- Eligible for historic tax credits
- Conversion opportunities for residential, hotel, or office
- The building was originally constructed for H.S. Pogue Department Store Warehouse. In 1980 the building was renovated and converted into office space for Central Trust Bank. The interior has been fully cleared and ready for retrofit.

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Adjacent 30 car parking lot.



Typical vacant floor condition.

Outstanding views of riverfront area.

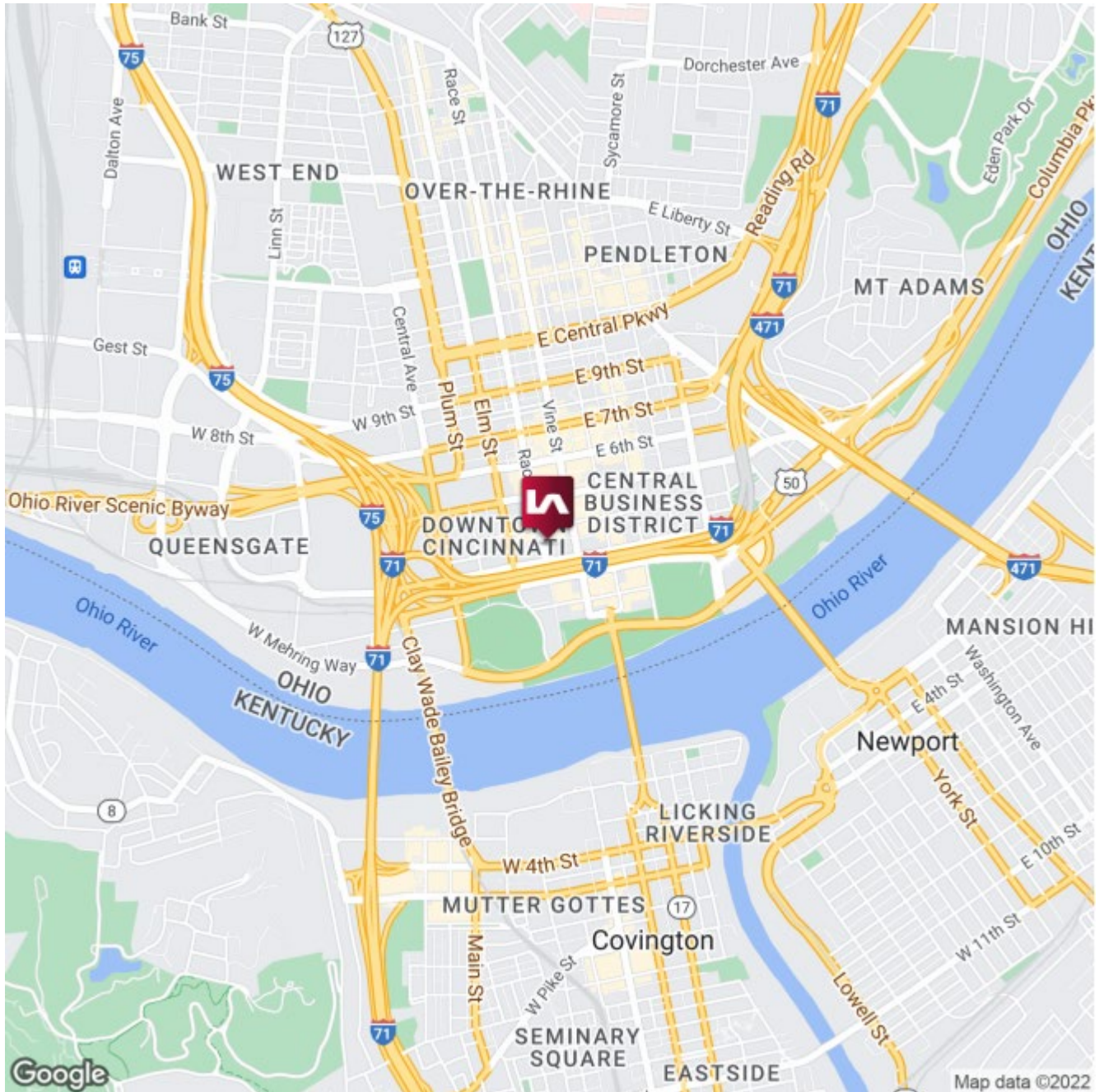


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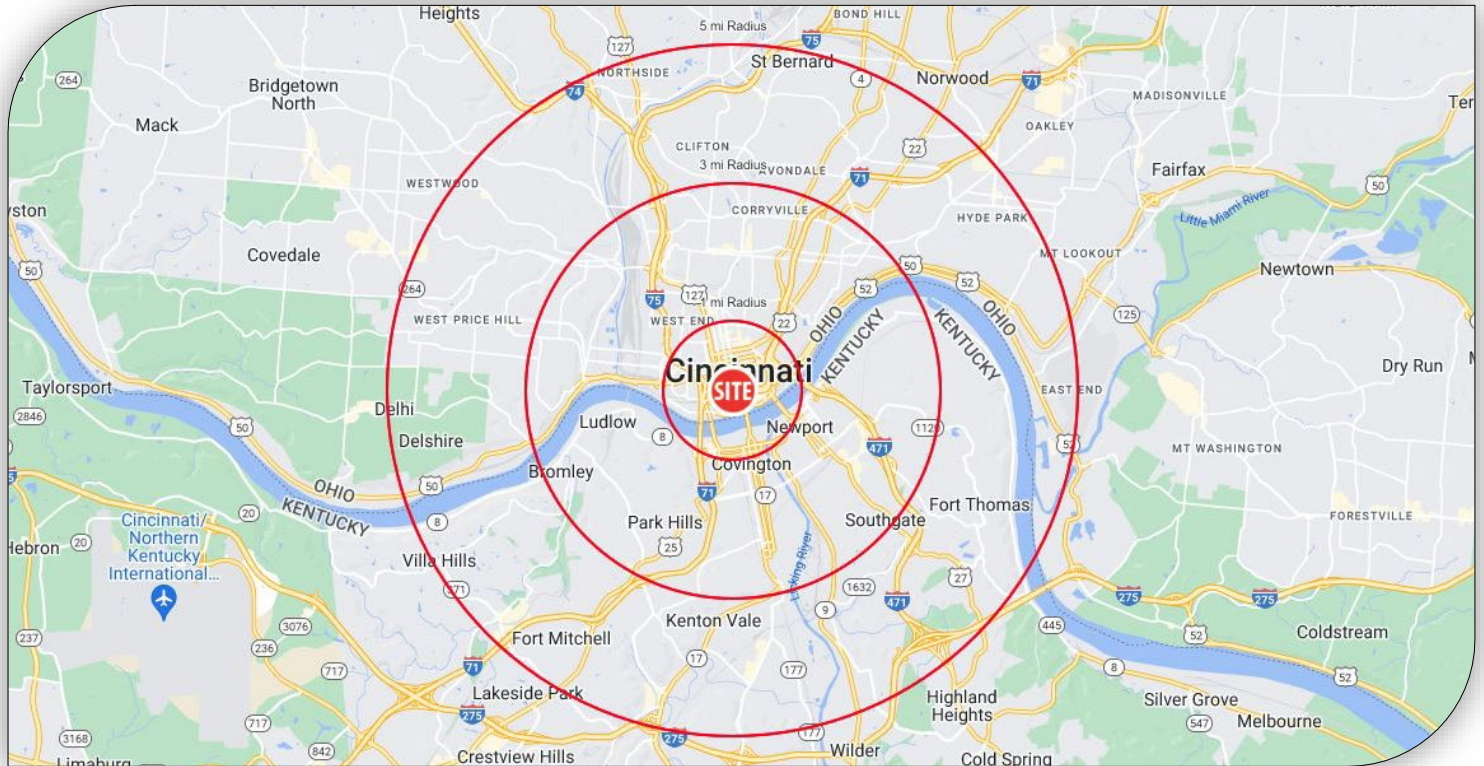


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**310 RACE STREET**

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	1 mi radius	3 mi radius	5 mi radius
<b>Population</b>			
2022 Estimated Population	14,424	135,480	293,189
2027 Projected Population	14,680	137,087	294,956
2020 Census Population	14,692	136,174	294,629
2010 Census Population	14,432	133,746	291,221
<b>Households</b>			
2022 Estimated Households	8,487	61,317	128,264
2027 Projected Households	8,634	62,017	129,121
2020 Census Households	8,634	61,590	128,842
2010 Census Households	7,131	58,058	124,349
<b>Income</b>			
2021 Est. Average Household Income	\$104,256	\$71,953	\$79,967
2021 Est. Median Household Income	\$74,840	\$51,593	\$56,467
2021 Est. Per Capita Income	\$62,857	\$33,211	\$35,389
<b>Daytime Demographics</b>			
2021 Est. Total Businesses	3,539	8,512	13,504
2021 Est. Total Employees	68,807	151,974	208,843

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