

FOR LEASE

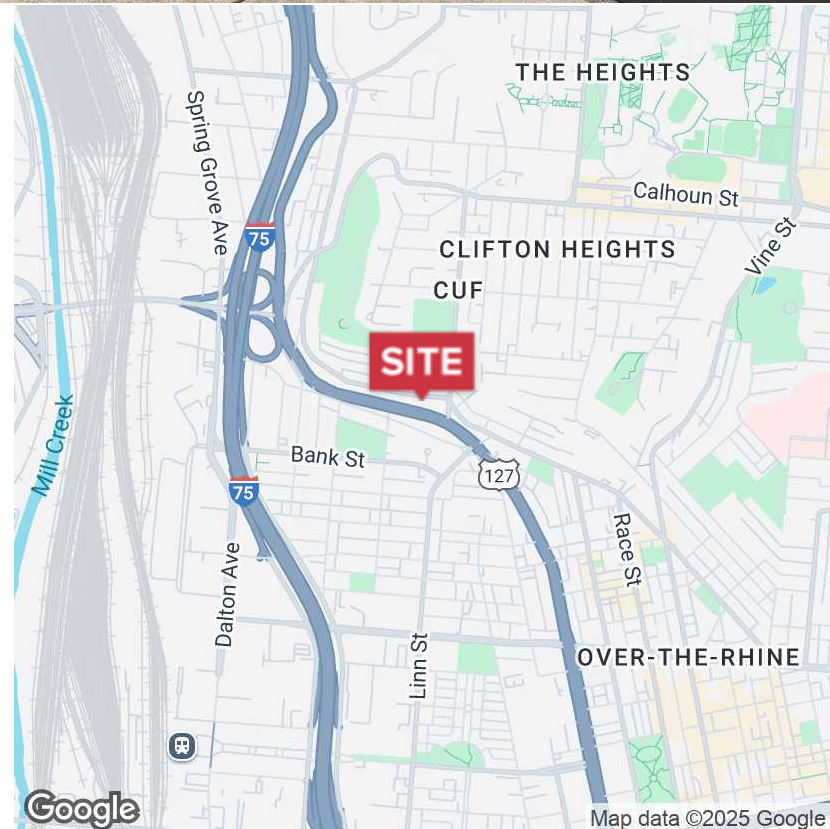
2145 Central Parkway Cincinnati, OH 45214

NAIBergman



Mixed Use | 4,500 SF

- Sublease Through December 2026
- 4,500 SF
- Asking - \$3,900/mo MG
- Modern, Versatile Space with Open Floor Plan
- Well-Maintained and Attractive Building
- Furniture and Decor Can Be Included
- Street Parking
- Close Proximity to OTR and Downtown
- Convenient Access to Major Roadways
- Suitable for a Variety of Businesses



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West End

Over-The-Rhine

Central Business District

Downtown Cincinnati



Google

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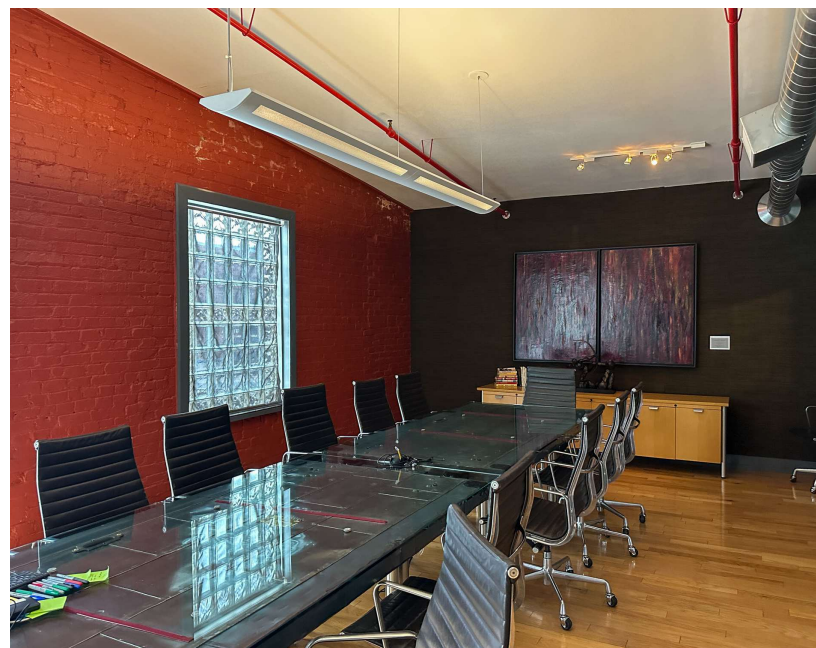
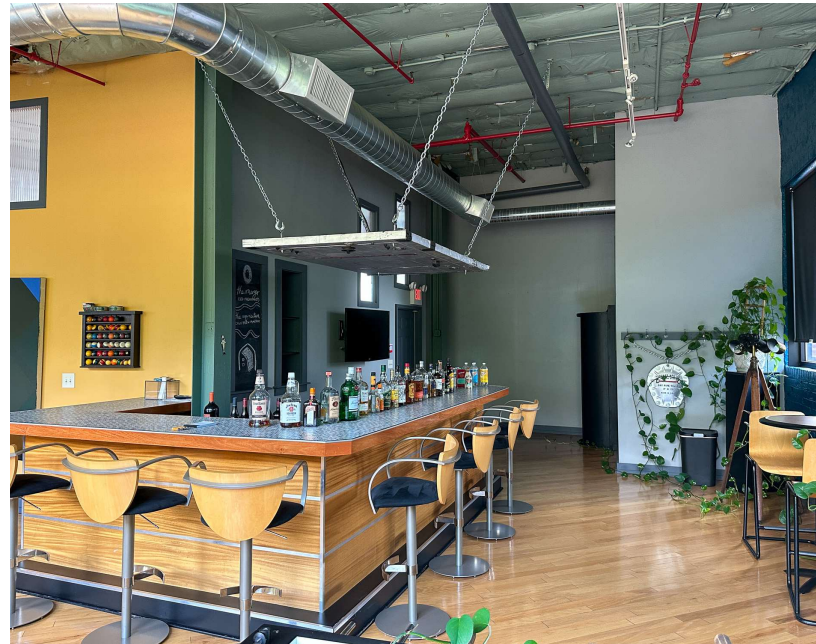
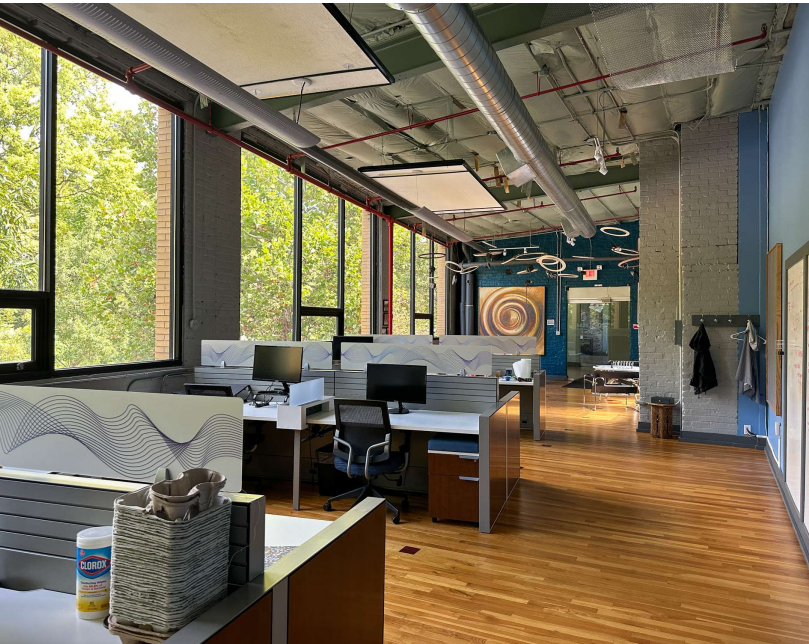
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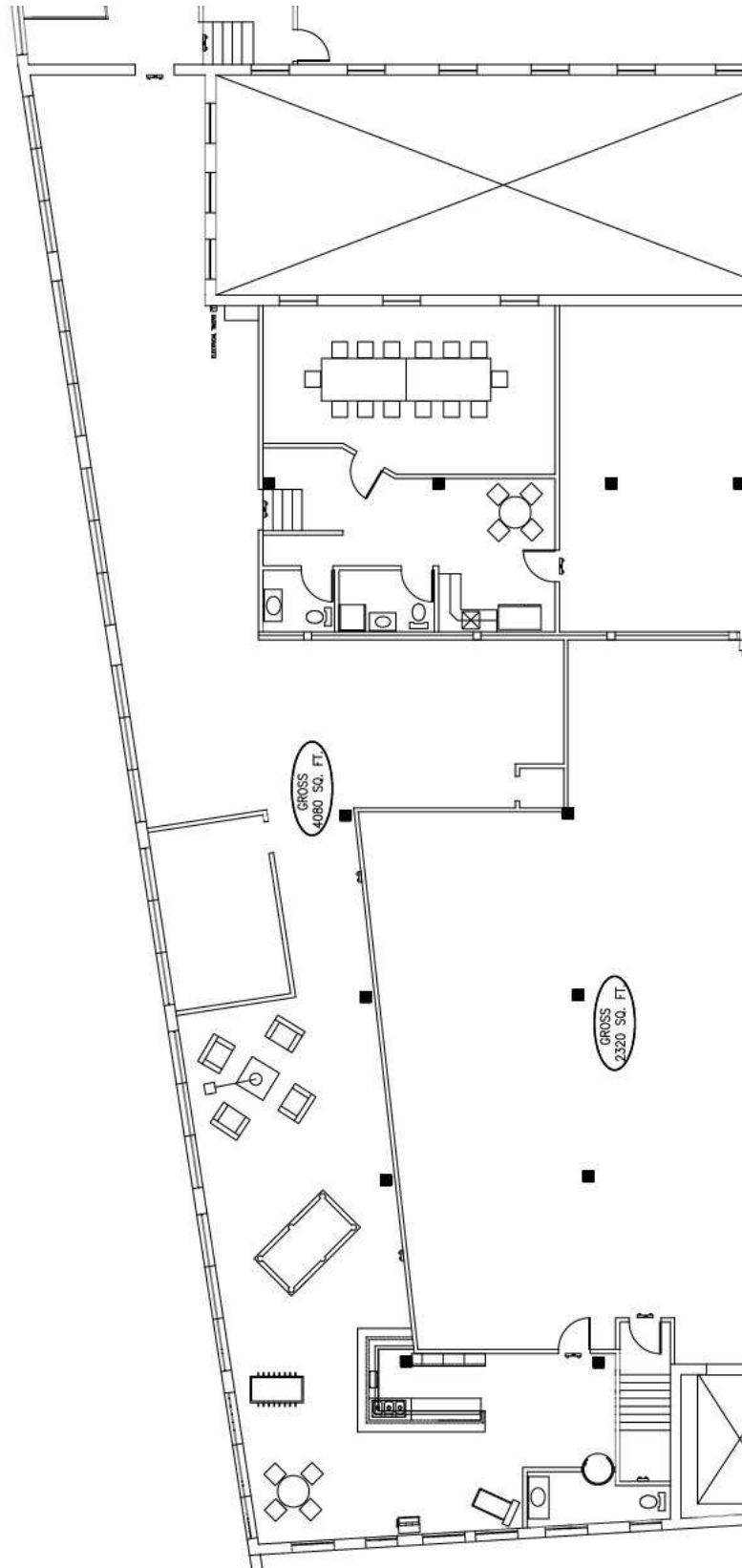
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POPULATION

	0.5 MILES	1 MILE	2 MILES
Total population	6,777	26,356	68,653
Median age	33	30	33
Median age (male)	33	30	33
Median age (Female)	33	30	33

HOUSEHOLDS & INCOME

	0.5 MILES	1 MILE	2 MILES
Total households	3,148	9,851	29,889
# of persons per HH	2.2	2.7	2.3
Average HH income	\$57,263	\$58,548	\$71,012
Average house value	\$379,018	\$310,767	\$328,663

* Demographic data derived from 2020 ACS - US Census