

FOR LEASE

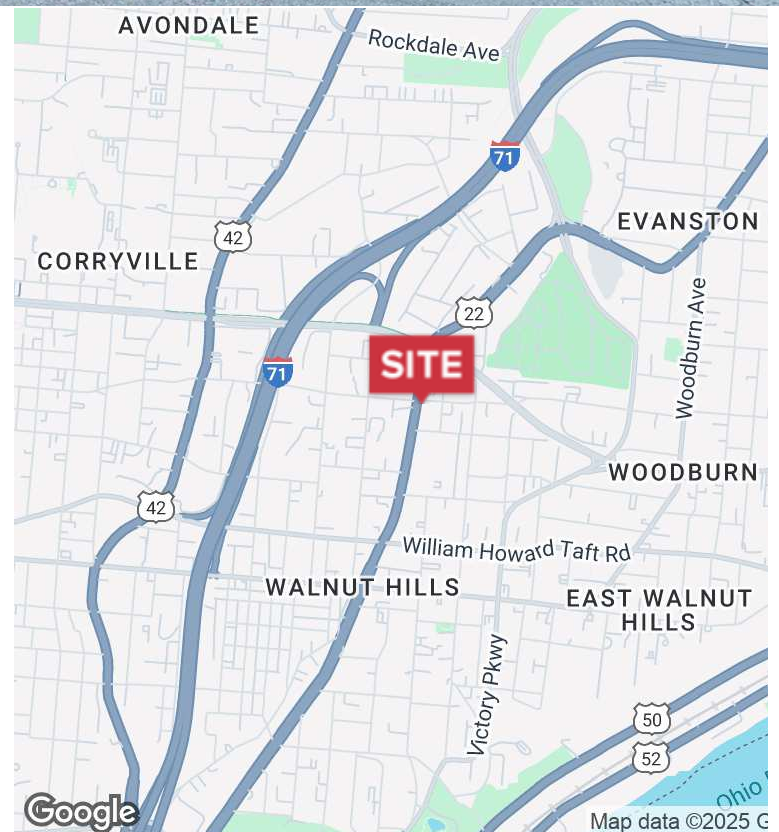
2900 Gilbert Cincinnati, OH 45206

NAIBergman



Industrial | 30,000 SF +/-

- 1st floor with approximately 14000 SF.
- Commercial kitchen equipped with a hood.
- Convenient loading dock for easy access.
- Lower level with approximately 14000 SF with drive in access
- Freight elevator services first floor and lower level.
- Mezzanine approximately 2500 SF
- Parking lot and street parking
- Available utilities: three phase electric, single phase electric, gas, water, sprinkler lower level
- Asking \$12 SF NNN



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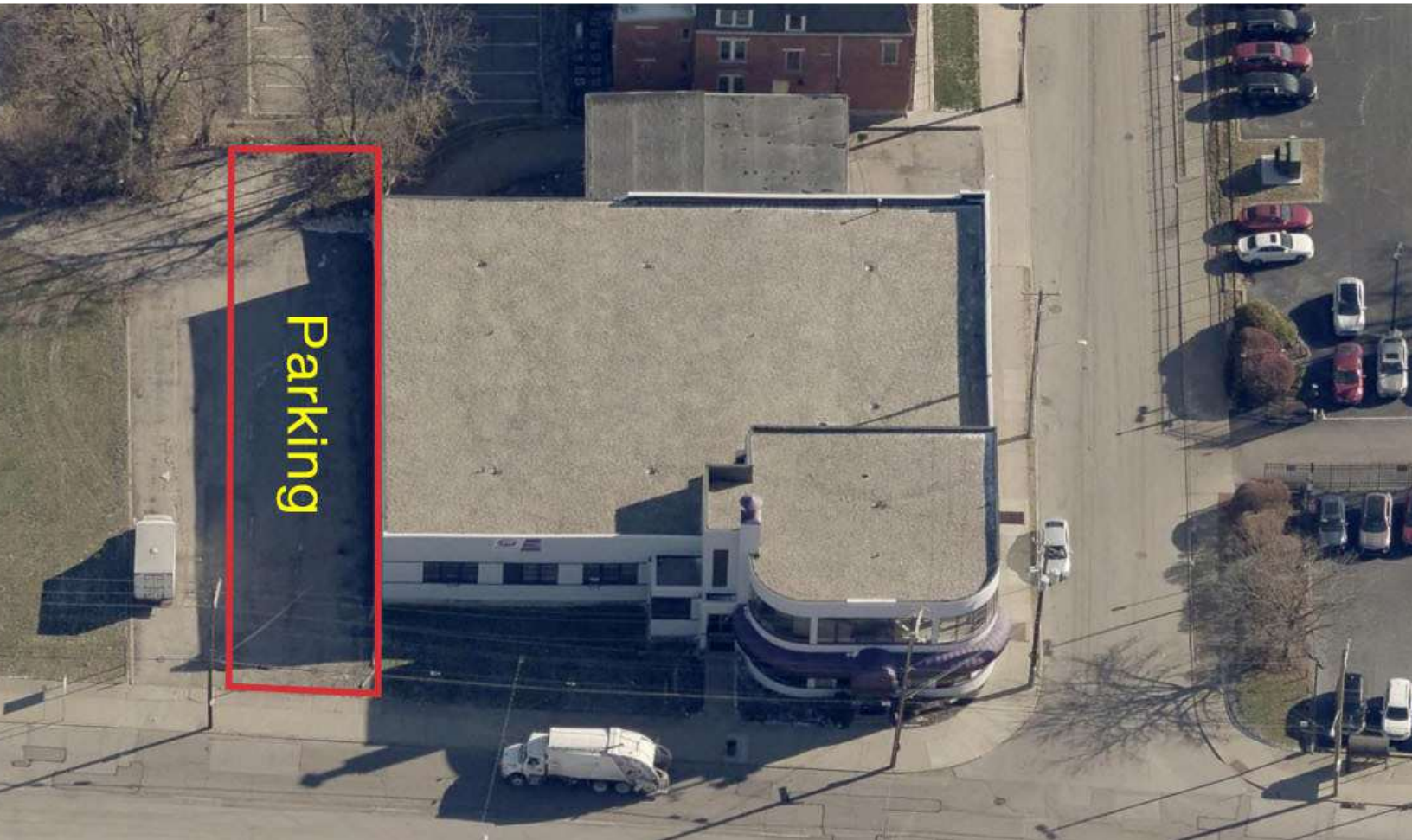
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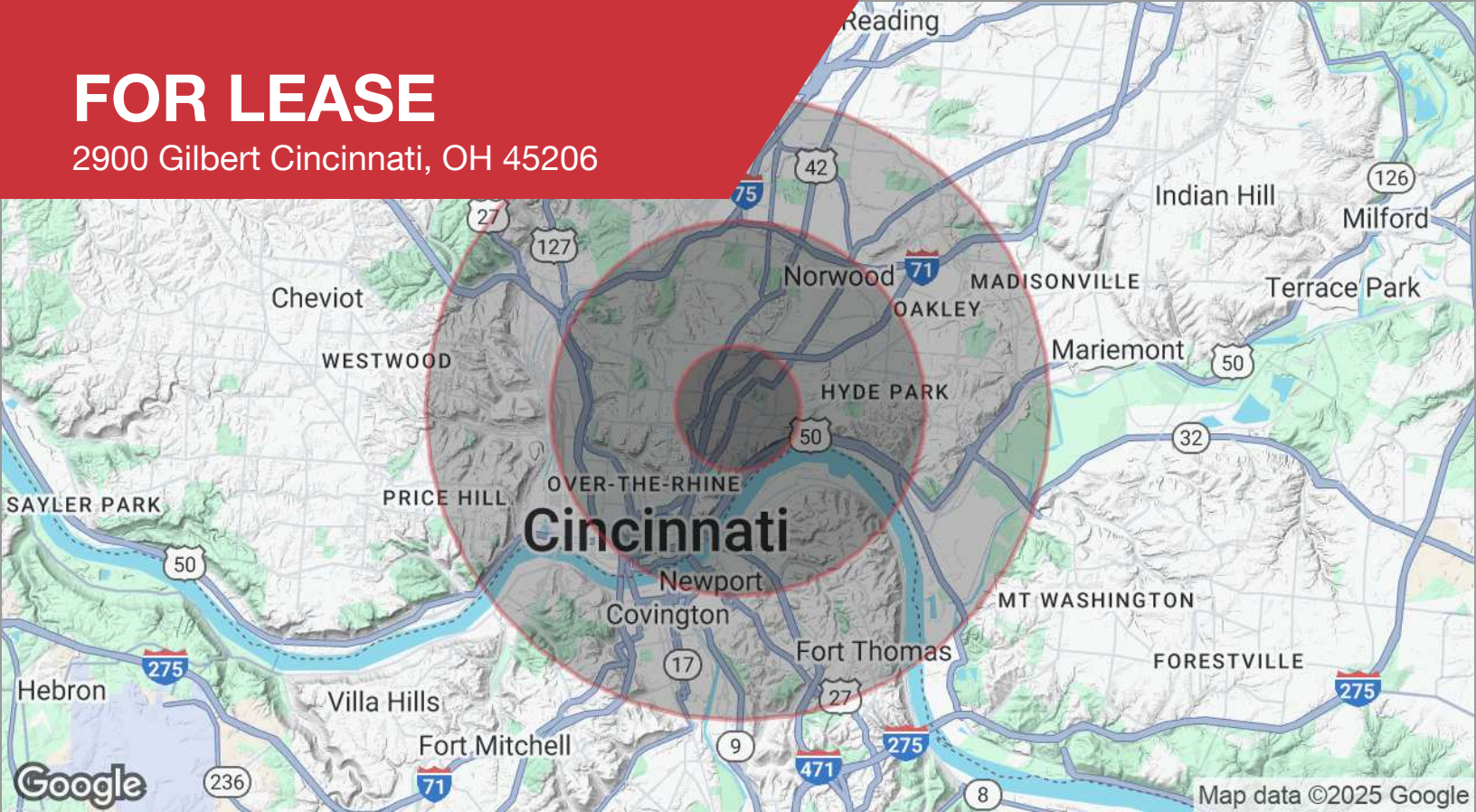
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POPULATION	1 MILE	3 MILES	5 MILES
Total population	17,306	143,002	301,718
Median age	38	36	37
Median age (male)	37	36	37
Median age (Female)	39	37	38
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	8,879	64,477	136,237
# of persons per HH	1.9	2.2	2.2
Average HH income	\$70,426	\$90,537	\$85,298
Average house value	\$350,254	\$381,236	\$324,048

* Demographic data derived from 2020 ACS - US Census