

# 635 Main Street

635 Main Street | 8,808 SF Total  
Cincinnati, Ohio 45202 | Available for Lease



## Building Highlights

- Tremendous visibility on Main Street
- Convenient access to I-75, I-71, & I-471
- Built-in 1875 & extensively renovated in '02
- Up to 8,808 SF contiguous available (1-4)
- Storefront windows facing Main Street

- 2,400 SF on the 1<sup>st</sup> floor
- Building signage opportunity
- Floors 1 & 2 are move-in ready
- Floors 2, 3, & 4 are 2,136 SF each

**Asking \$12.00-\$15.50/MG + Utilities**



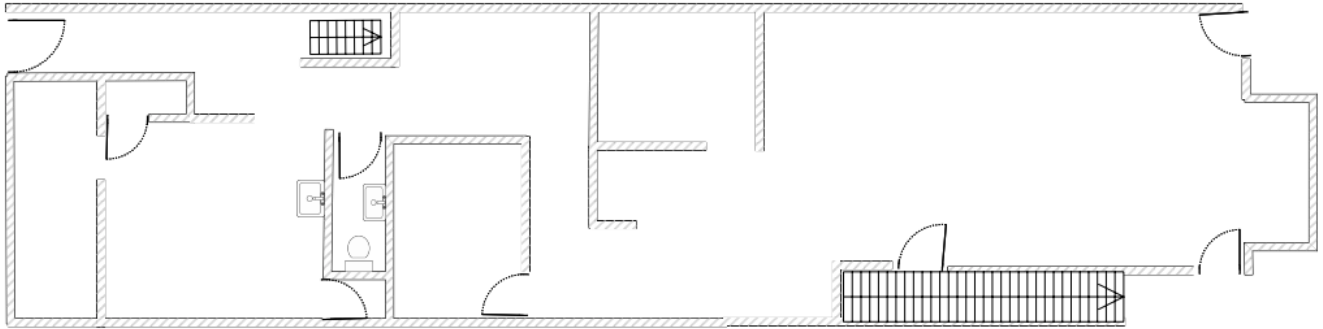
**Nick Barela**  
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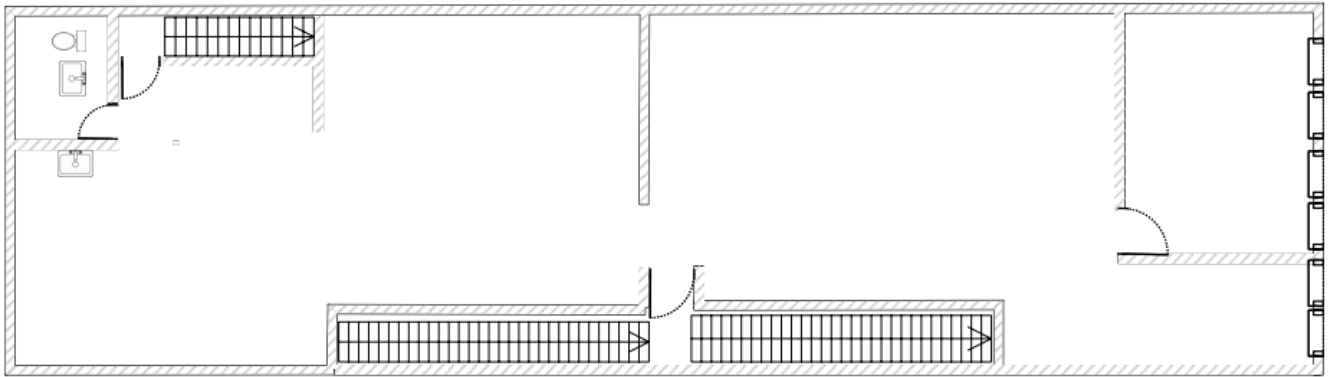
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**Main: (513) 549-0090**  
**Fax: (513) 549-0070**  
7209 Dixie Highway  
Fairfield, Ohio 45014

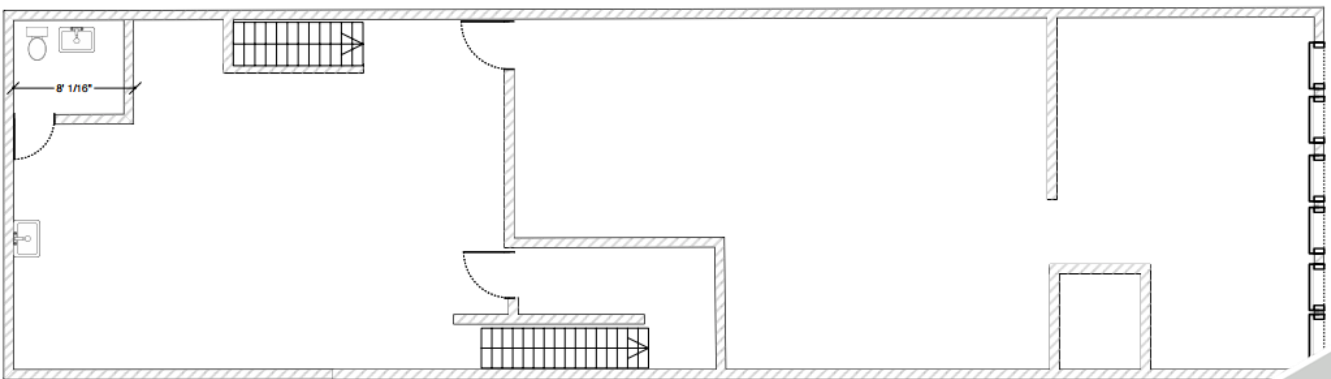
# Floor Plans



1<sup>st</sup> Floor – 2,400 SF



2<sup>nd</sup> Floor – 2,136 SF



3<sup>rd</sup> Floor – 2,136 SF



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# Location Facts & Demographics



Demographics are determined by a 10 minute drive from 635 Main St, Cincinnati, OH 45202

## CITY, STATE

**Cincinnati, OH**

## POPULATION

**108,236**

## AVG. HHSIZE

**2.13**

## MEDIAN HH INCOME

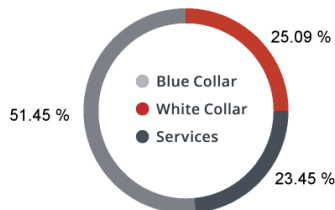
**\$35,126**

## HOME OWNERSHIP

Renters: **33,585**

Owners: **15,148**

## EMPLOYMENT



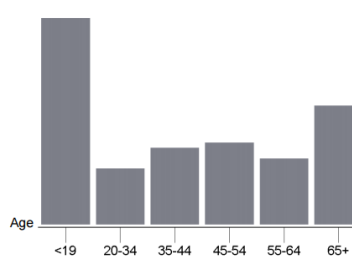
**46.07 %** Employed  
**3.12 %** Unemployed

## EDUCATION

High School Grad: **25.26 %**  
Some College: **18.10 %**  
Associates: **4.40 %**  
Bachelors: **28.51 %**

## GENDER & AGE

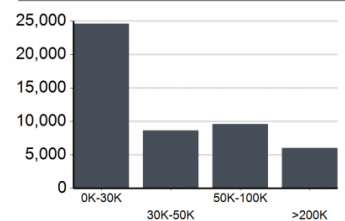
**49.76 %** Male **50.24 %** Female



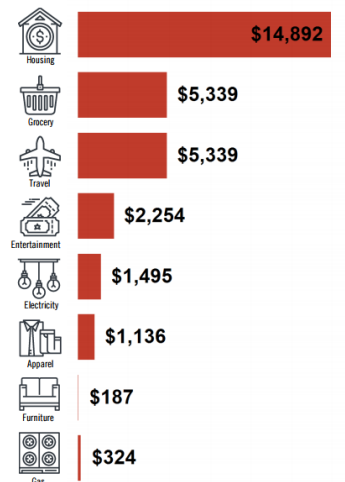
## RACE & ETHNICITY

White: **39.65 %**  
Asian: **0.81 %**  
Native American: **0.07 %**  
Pacific Islanders: **0.00 %**  
African-American: **55.80 %**  
Hispanic: **2.18 %**  
Two or More Races: **1.49 %**

## INCOME BY HOUSEHOLD



## HH SPENDING



This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor.

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