

FOR SALE



WPA

WRIGHT PROPERTY ADVISORS

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1600 SYCAMORE STREET
CINCINNATI, OH 45202

BRAD WRIGHT

VICE PRESIDENT

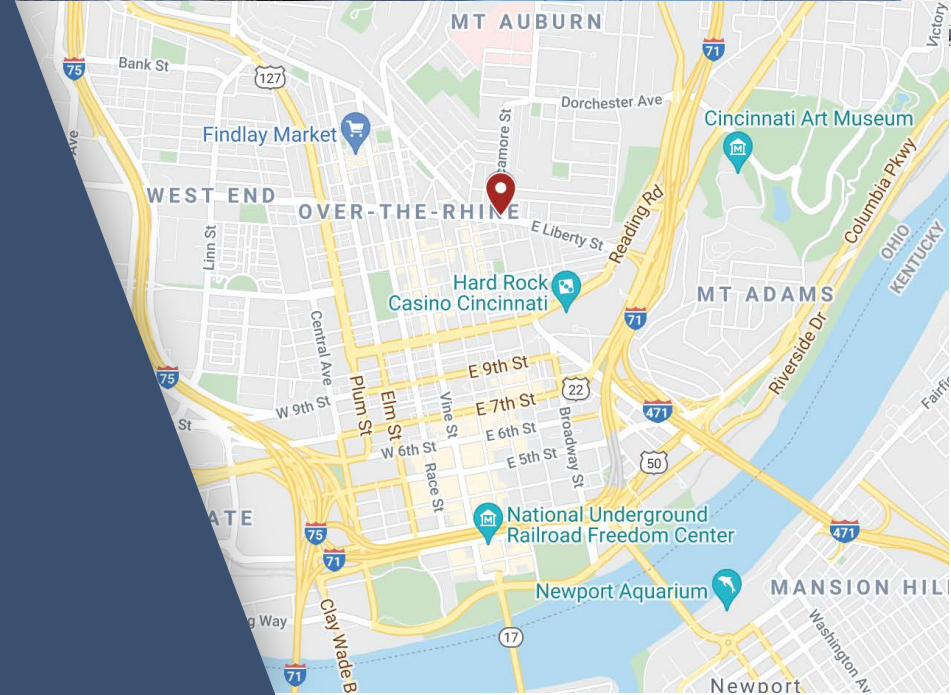
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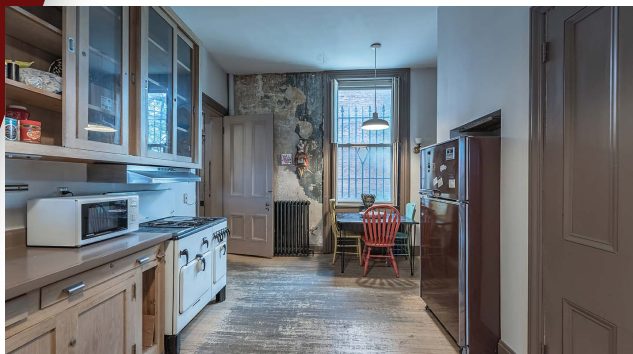
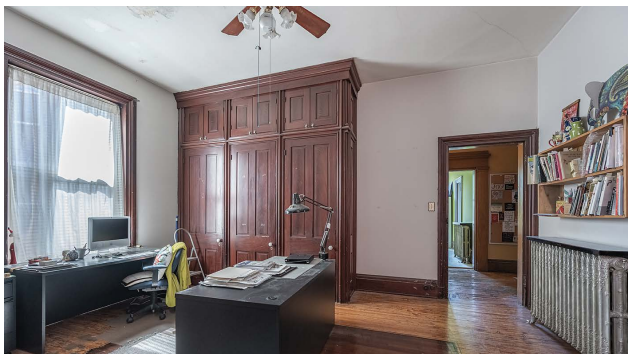
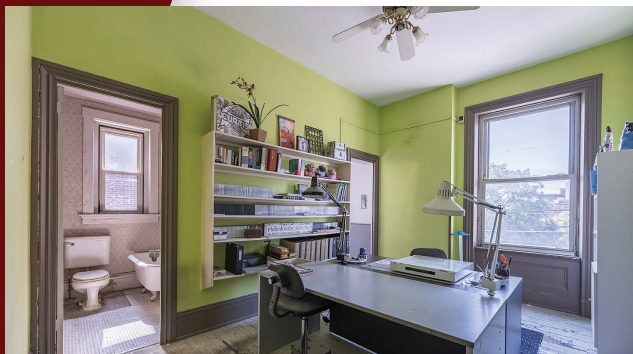
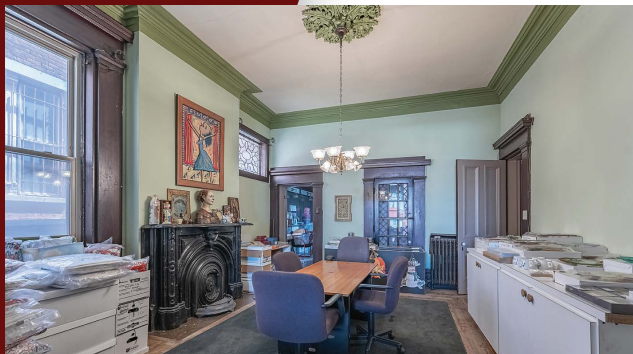
FEATURES

- Versatile property with historic appeal
- Potential for commercial and residential uses
- 5,317 SF +/- across three levels
- Located at the junction of Mt. Auburn, Over-the-Rhine, and Pendleton
- Walk to restaurants, breweries, coffee shops, and parks
- Tremendous exposure at the corner of Sycamore and East Liberty Streets
- Convenient interstate access



TRADE AREA

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IMAGES

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DEMOGRAPHICS

POPULATION 1 MILE 3 MILE 5 MILE

2010 Population	24,259	136,704	308,156
2020 Population	28,133	144,694	317,930
2026 Population Projection	28,857	146,658	320,832
Median Age	34.7	34	34.5

HOUSING 1 MILE 3 MILE 5 MILE

Median Home Value	\$261,140	\$168,215	\$167,290
Median Year Built	1947	1947	1948

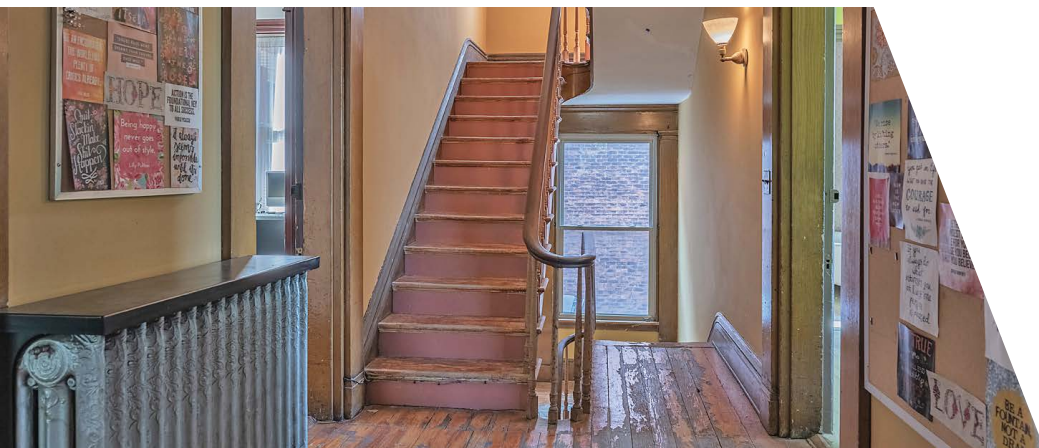
HOUSEHOLDS

2021 Total Households	12,963	63,549	137,031
Annual Growth 2021-2026	0.50%	0.30%	0.20%
Median Household Income	\$45,364	\$40,789	\$45,458
Average Household Size	1.8	2.1	2.2
Household Vehicles	2	2	2

TRAFFIC

CROSS STREETS	2020 AVG DAILY VOLUME	DISTANCE FROM PROPERTY
Sycamore St / E Liberty St S	6,915	0.01 mi
E Liberty St / Sycamore St W	15,856	0.02 mi

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DETAILS

COUNTY	Hamilton
PARCEL ID	086-0002-0227-00
YEAR BUILT	Circa 1847
LAND	0.079 Acres
ZONING	RM-0.7 Multi Family (Cincinnati Zoning: 513-352-2430)
HISTORIC DISTRICT	Prospect Hill (Urban Conservator: 513-352-4848)
CONSTRUCTION	Masonry
ROOF	Metal (approximate age: 10 years)
PARKING	On Street
HEATING	Radiant Heat
AIR CONDITIONING	Forced Air (first floor only)
GAS & ELECTRIC	Duke Energy
WATER & SEWER	Greater Cincinnati Water Works
TAXES (2019)	\$5,982.89
SALE PRICE	\$399,000

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