SUCCESSFUL REAL ESTATE SOLUTIONS

Office Space For Lease

3409 Michigan Avenue

Cincinnati (Hyde Park), OH

LOCATION OVERVIEW

Outstanding, highly visible, OFFICE SPACE FOR LEASE in the coveted I-71 Office Market Corridor, right in the heart of Hyde Park! Located within walking Distance of Hyde Park Square, Wasson Way Trail, Rookwood Commons & Pavilion, Mount Lookout, Oakley and O'Bryonville, Squares. Minutes to I-71, Downtown Cincinnati & Kenwood.

FEATURES

- 2,760 (+/-) SF plus Lower Level Available for Lease
- Former Comey and Shepherd Real Estate Office
- Abundant Windows & Natural Light
- Good Mix of Private Offices & Open Areas
- High Visibility Building w/ Prominent Signage
- Residential Charm
- On-Site & On-Street Parking
- Extra Storage Space
- Call Agent for Pricing

LOCATION

3409 Michigan Avenue
Hyde Park (Cincinnati), OH 45208

CONTACT

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EVEREST
COMMERCIAL REAL ESTATE SERVICES

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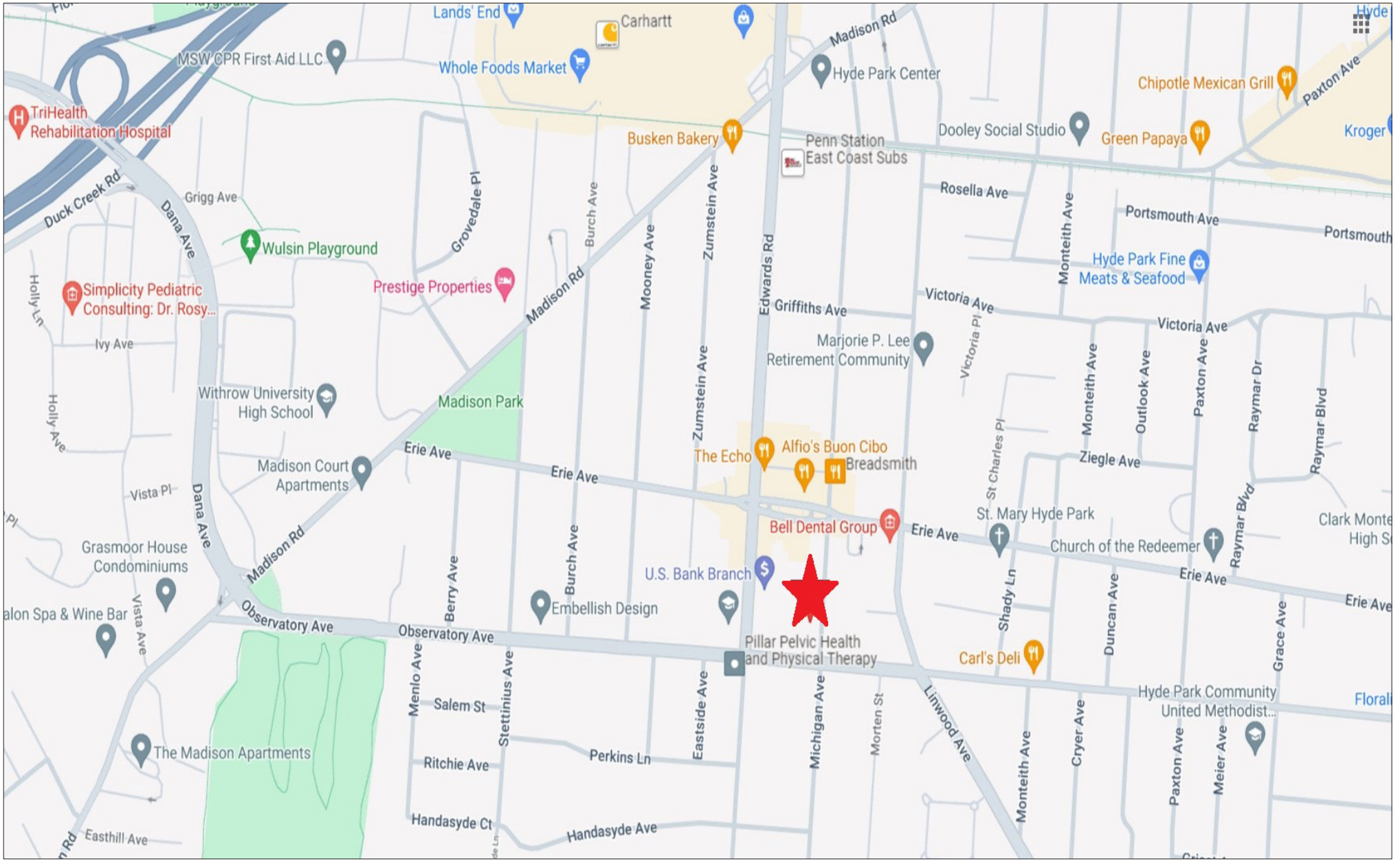
3409 Michigan Avenue



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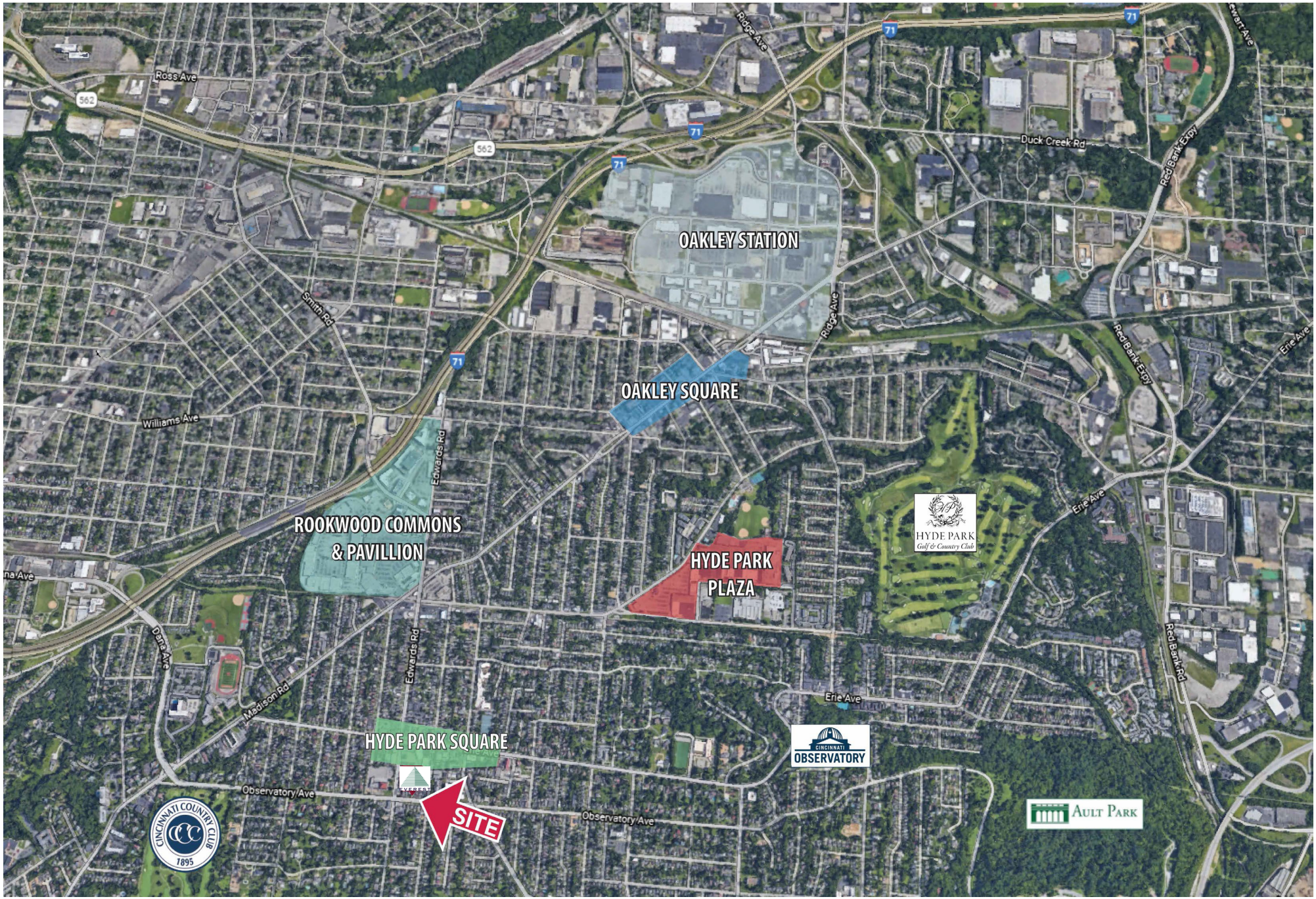

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Demographic Summary Report

3409 Michigan Ave, Cincinnati, OH 45208

Building Type: **Class C Office**
Class: **C**
RBA: **3,000 SF**
Typical Floor: **1,055 SF**
Total Available: **0 SF**
% Leased: **100%**
Rent/SF/Yr: **-**

Radius	1 Mile		3 Mile		5 Mile	
Population						
2028 Projection	14,286		105,874		286,641	
2023 Estimate	14,435		105,498		284,184	
2010 Census	15,590		105,102		274,143	
Growth 2023 - 2028	-1.03%		0.36%		0.86%	
Growth 2010 - 2023	-7.41%		0.38%		3.66%	
2023 Population by Hispanic Origin	546		4,204		10,688	
2023 Population	14,435		105,498		284,184	
White	12,513	86.69%	66,236	62.78%	172,710	60.77%
Black	931	6.45%	33,774	32.01%	94,129	33.12%
Am. Indian & Alaskan	28	0.19%	314	0.30%	768	0.27%
Asian	605	4.19%	2,249	2.13%	8,568	3.01%
Hawaiian & Pacific Island	4	0.03%	77	0.07%	270	0.10%
Other	355	2.46%	2,848	2.70%	7,739	2.72%
U.S. Armed Forces	15		37		114	
Households						
2028 Projection	7,273		48,811		128,462	
2023 Estimate	7,367		48,680		127,239	
2010 Census	8,081		49,162		123,222	
Growth 2023 - 2028	-1.28%		0.27%		0.96%	
Growth 2010 - 2023	-8.84%		-0.98%		3.26%	
Owner Occupied	3,801	51.59%	22,309	45.83%	55,782	43.84%
Renter Occupied	3,566	48.41%	26,371	54.17%	71,457	56.16%
2023 Households by HH Income	7,367		48,680		127,239	
Income: <$25,000	723	9.81%	10,898	22.39%	32,533	25.57%
Income: $25,000 - $50,000	857	11.63%	9,796	20.12%	24,564	19.31%
Income: $50,000 - $75,000	1,027	13.94%	7,375	15.15%	19,858	15.61%
Income: $75,000 - $100,000	668	9.07%	4,400	9.04%	11,909	9.36%
Income: $100,000 - $125,000	718	9.75%	4,293	8.82%	10,314	8.11%
Income: $125,000 - $150,000	845	11.47%	3,068	6.30%	6,933	5.45%
Income: $150,000 - $200,000	876	11.89%	3,620	7.44%	8,927	7.02%
Income: $200,000+	1,653	22.44%	5,230	10.74%	12,201	9.59%
2023 Avg Household Income	$139,308		$92,349		$86,691	
2023 Med Household Income	$114,223		$59,472		$56,215	

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