



Nat Comisar Group
Nat Comisar
Executive Sales Vice President

FOR LEASE

1420 SYCAMORE STREET - E
CINCINNATI, OH 45202



NAT COMISAR

513-378-5801

ncomisar@sibcycline.com

**THE NAT COMISAR GROUP OF SIBCY CLINE REALTORS ARE PROUD TO PRESENT
1420 SYCAMORE STREET - E • FOR LEASE**


Great presence on Sycamore right next to Nicola, 1,700 sf. Formerly a bank.

Would make a great creative office, law firm, art studio, etc.

Open and bright. 2 levels.



Scan &
View
This Property

All information is believed to be accurate but not guaranteed. 



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CINCINNATI

As Cincinnati adds new vitality to an already vibrant downtown, many traditional neighborhoods are attracting the attention of people with restoration fever.

The rich, scenic qualities of downtown Cincinnati have turned this community into an ideal location for people of all ages and lifestyles. There's an abundance of homes to choose from: Liberty Hill offers well-preserved one and two-family brick units with stately windows offering dramatic views of the cityscapes. Over-the-Rhine features restored turn-of-the-century Italianate buildings as well as new structures with condominiums and homes in all price ranges. The central business district has many urban condos in all price ranges and styles.

Located in the northern portion of downtown is Over-the-Rhine with 362 acres of Italianate and German Revival buildings. These turn-of-the-century buildings and wonderful period architecture make this neighborhood a great place to live. Much restoration has been done in the area, with opportunities still available. Homes are available in all price ranges.

Innovative touches along the city's riverfront give drama and importance to the downtown atmosphere. With residential development including luxurious condominiums and apartments, the exciting rebirth of this area makes it a good choice for anyone interested in urban living. Smale Riverfront Park, Yeatman's Cove and Sawyer's Point host many festivals and concerts throughout the year along the Ohio River. The nearby Banks area features many restaurants and pubs to frequent.

From East to West and North to South in Downtown Cincinnati, one can see the signs of the resurging downtown housing market. On the eastern side of downtown you

will find wonderfully restored homes as well as the new construction of the Pendleton Mews, a redevelopment effort to infill with new homes where time has taken others away. Located along Pendleton St. and Spring Street, these homes are within walking distance to work, the Main Street Entertainment District and the Pendleton Arts Center.

On the northern hillside overlooking historic Over-the-Rhine are Liberty Hill and Prospect Hill. With its incredible views and old world charm, the area is perfectly suited for professionals as well as empty nesters.

In the western end of downtown you will find the Betts-Longworth District, an area restored with new homes integrated with the existing historic architecture. Another area to the west is St. Ann's Commons, an area of new homes and townhomes that replaces unused surface parking.

With all of the new developments downtown, urban living has never been more exciting.

Transportation

Downtown Cincinnati is served by I-71, I-74, I-75 and I-471. Cincinnati Metro buses serve the area. A streetcar system runs from the Ohio River to Over-the-Rhine. One may also use the Red Bike share program in the area. Cincinnati/Northern Kentucky International Airport services the city.

Hospitals

Several hospitals are located in the Clifton/Corryville area, which forms the northern border of the downtown area including Good Samaritan Hospital, The Christ Hospital, Cincinnati Children's Hospital Medical Center and the University of Cincinnati Medical Center.

Shopping

Over-the-Rhine is home to historic Findlay Market, a marketplace where vendors have sold fruits, vegetables, meats, cheese and breads for close to a century. Many downtown residents as well as people from all over Cincinnati enjoy the atmosphere of a true marketplace. Over-the-Rhine features many local shops from clothing to art to furniture to antiques or gifts shops. This retail district has been named as a "Cool Street". For those seeking a traditional mall, it is a short 20-minute drive north along I-71 to the Kenwood Towne Center which offers hundreds of stores on two levels with Nordstrom and Macy's serving as anchors.

Recreation

The Cincinnati Reds and the Cincinnati Bengals call downtown Cincinnati home. The city is also home to the FC Cincinnati United Soccer League club (which plays at their Westend TQL stadium) as well as the Cincinnati Cyclones ice hockey team. The Banks along the Ohio River is a popular area for young and old. Enjoy a meal, a drink at a pub or take a stroll along the Smale Riverfront Park all while enjoying the river views. There are many activities happening at the Fountain Square near the Central Business District. Concerts and other fun events are on the books throughout the year. In addition, many of Cincinnati's yearly festivals are hosted downtown. Enjoy Oktoberfest Zinzinnati, the Taste of Cincinnati, Riverfest and the Bunbury Music Festival, to name a few. Annual events in Mt. Healthy include a fireworks display to celebrate Independence Day. During December, the community has several holiday activities to enjoy.

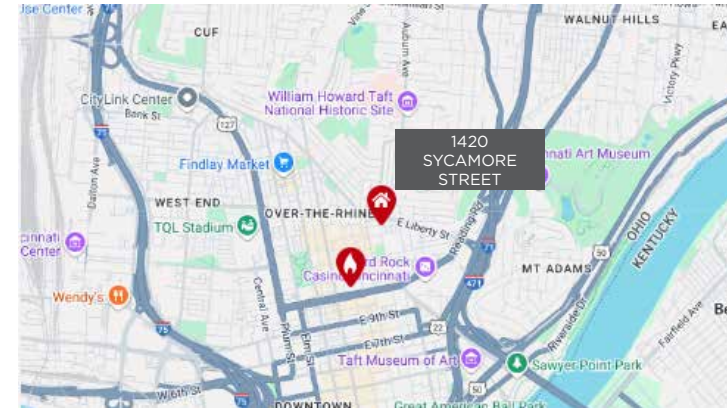


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DEMOGRAPHICS



Map courtesy of Google

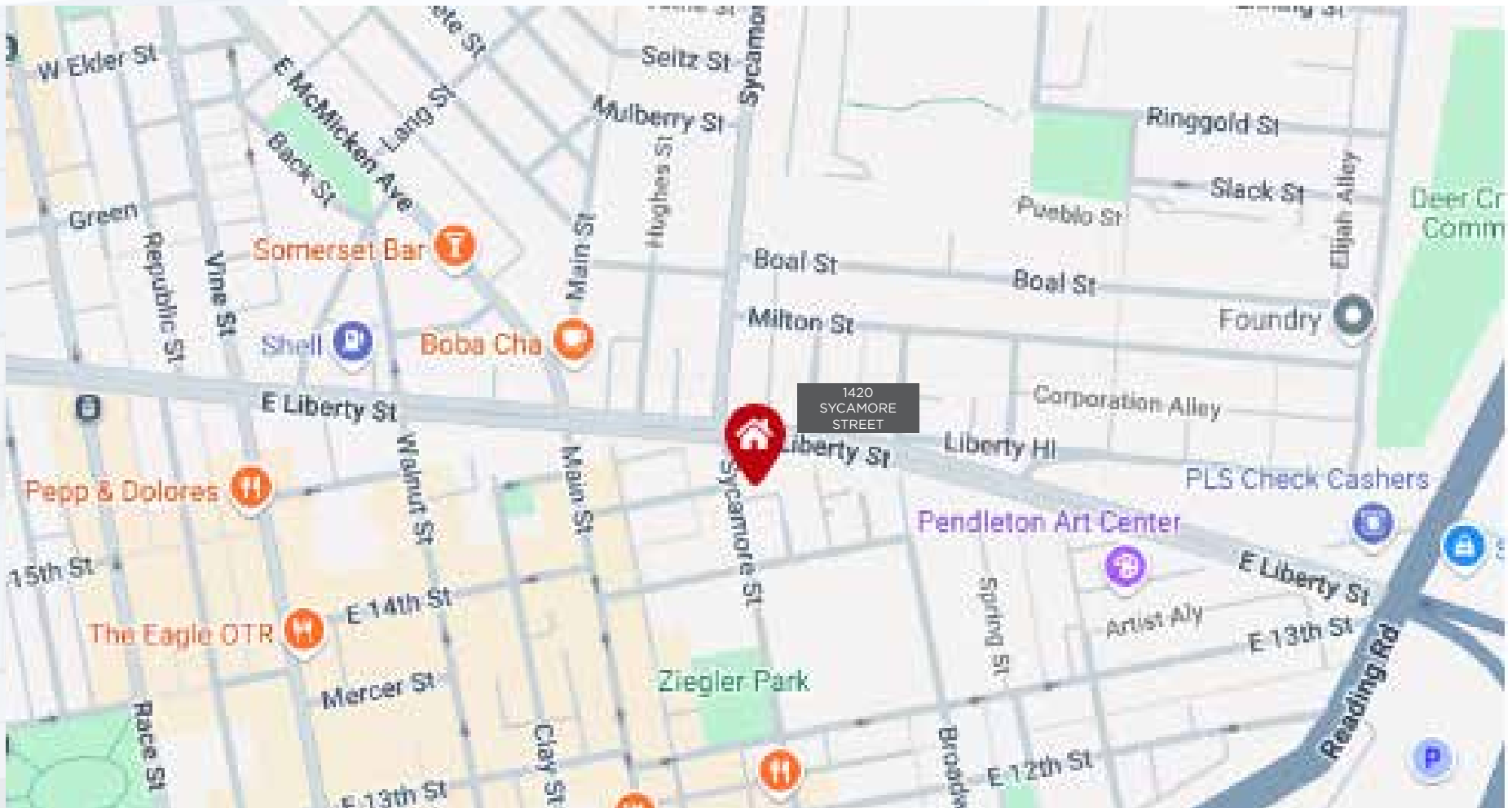
Radius	1 Mile	3 Mile	5 Mile
Population			
2029 Projection	31,208	163,287	339,603
2024 Estimate	30,433	159,731	335,830
2020 Census	25,317	140,887	15,418
Growth 2024 - 2029	2.55%	2.23%	1.12%
Growth 2020 - 2024	20.21%	13.38%	6.47%
Households			
2029 Projection	16,372	74,635	150,250
2024 Estimate	15,940	72,937	148,566
2020 Census	13,128	64,190	139,779
Growth 2024 - 2029	2.71%	2.33%	1.13%
Growth 2020 - 2024	21.42%	13.63%	6.29%
Owner Occupied	3,199-20.07%	21,906-30.03%	56,608-38.10%
Renter Occupied	12,742-79.94%	51,032-69.97%	91,958-61.90%
2024 Households by HH Income			
Income: <\$25,000	4,285-26.88%	23,684-32.47%	43,722-29.43%
Income: \$25,000 - \$50,000	2,560-16.06%	14,311-19.62%	31,285-21.06%
Income: \$50,000 - \$75,000	1,941-12.18%	9,656-13.24%	20,712-13.94%
Income: \$75,000 - \$100,000	1,955-12.26%	7,305-10.02%	14,789-9.95%
Income: \$100,000 - \$125,000	1,375-8.63%	4,975-6.82%	10,730-7.22%
Income: \$125,000 - \$150,000	852-5.35%	3,552-4.87%	7,609-5.12%
Income: \$150,000 - \$200,000	942-5.91%	3,473-4.76%	7,682-5.17%
Income: \$200,000+	2,030-12.74%	5,979-8.20%	12,037-8.10%
2024 Avg Household Income	\$94,478	\$76,212	\$78,038
2024 Med Household Income	\$63,719	\$46,260	\$49,197



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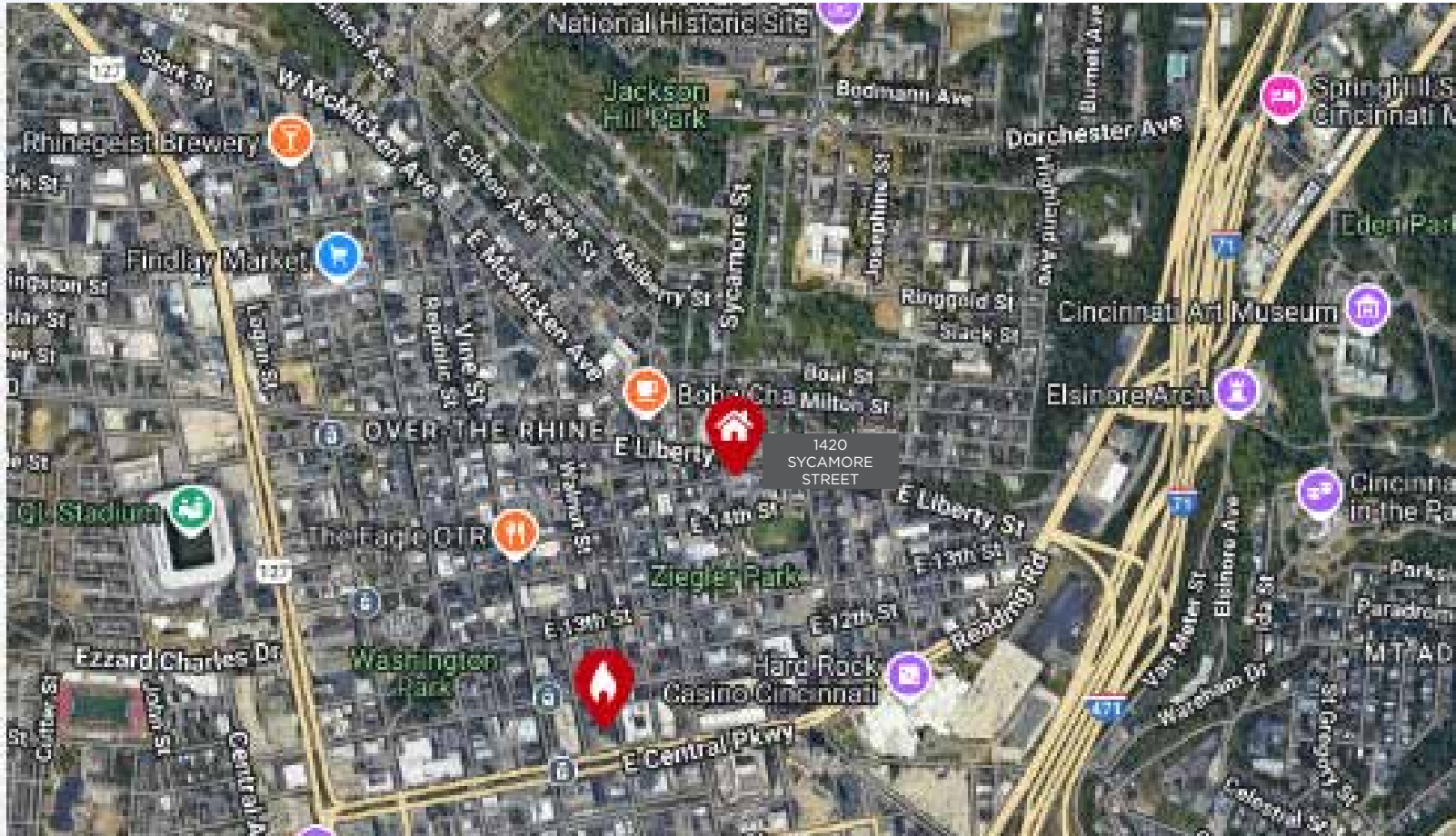
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