

FOR LEASE

3103 Colerain Cincinnati , OH 45225



NABergman

Office | 340 - 990 SF

- Retail Frontage on Colerain Ave.
- Newly Updated
- Turn Key for Office or Retail Use
- Open Floorplan with Tall Ceilings
- Aggressive Lease Rates
- Flexible Lease Terms
- Parking Included

Available Spaces

Spaces		Lease Rate	Size (SF)
Office or Retail Space	VIRTUAL TOUR	Negotiable	650
Office or Retail Space	VIRTUAL TOUR	Negotiable	340



Camp Washington Mixed Use - Office or Retail

✉ **Matt Hiudt**
+1 513 322 6310
mhiudt@bergman-group.com

✉ **Alex Boymel**
+1 513 322 8323
aboymel@bergman-group.com

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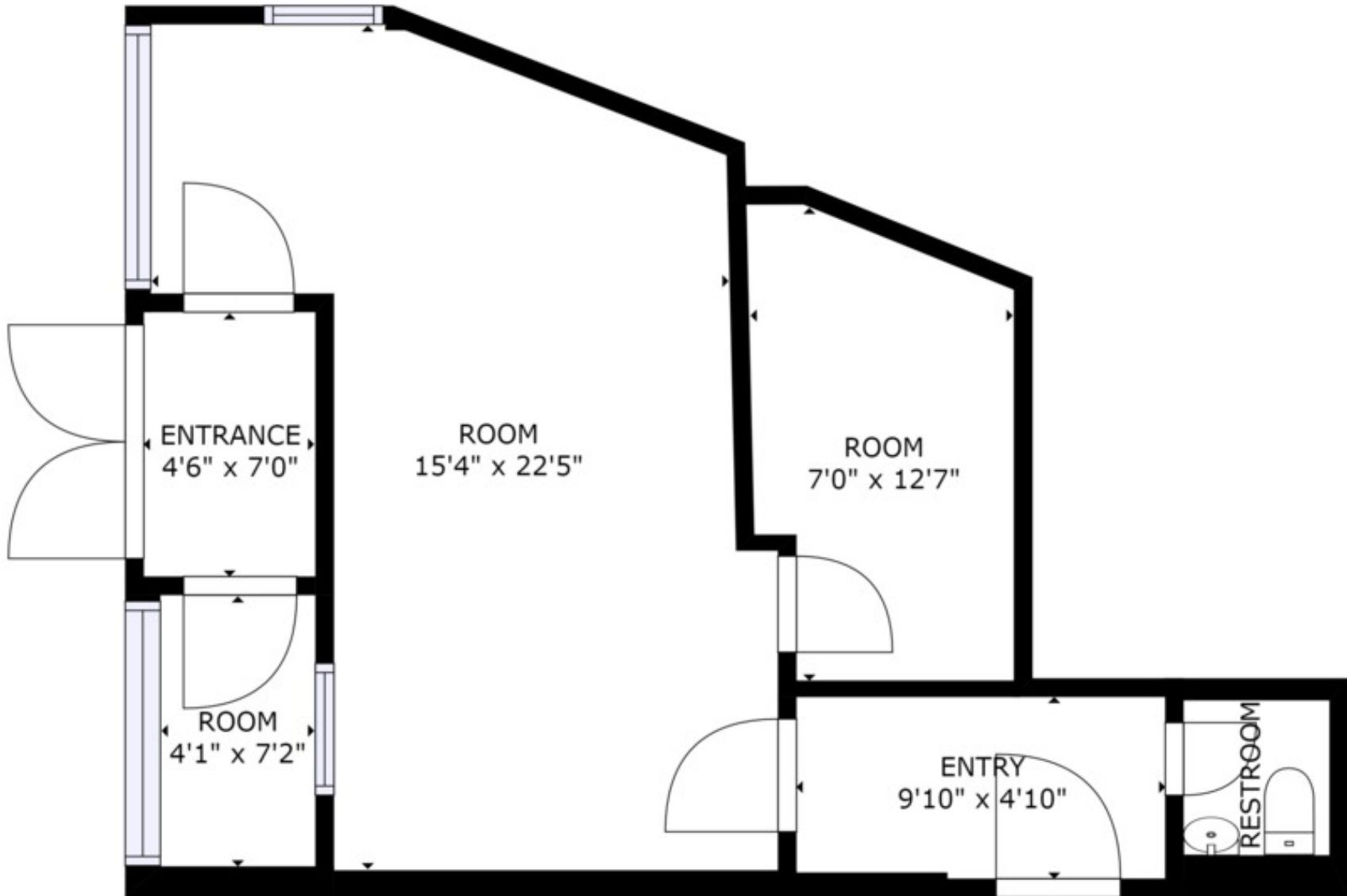
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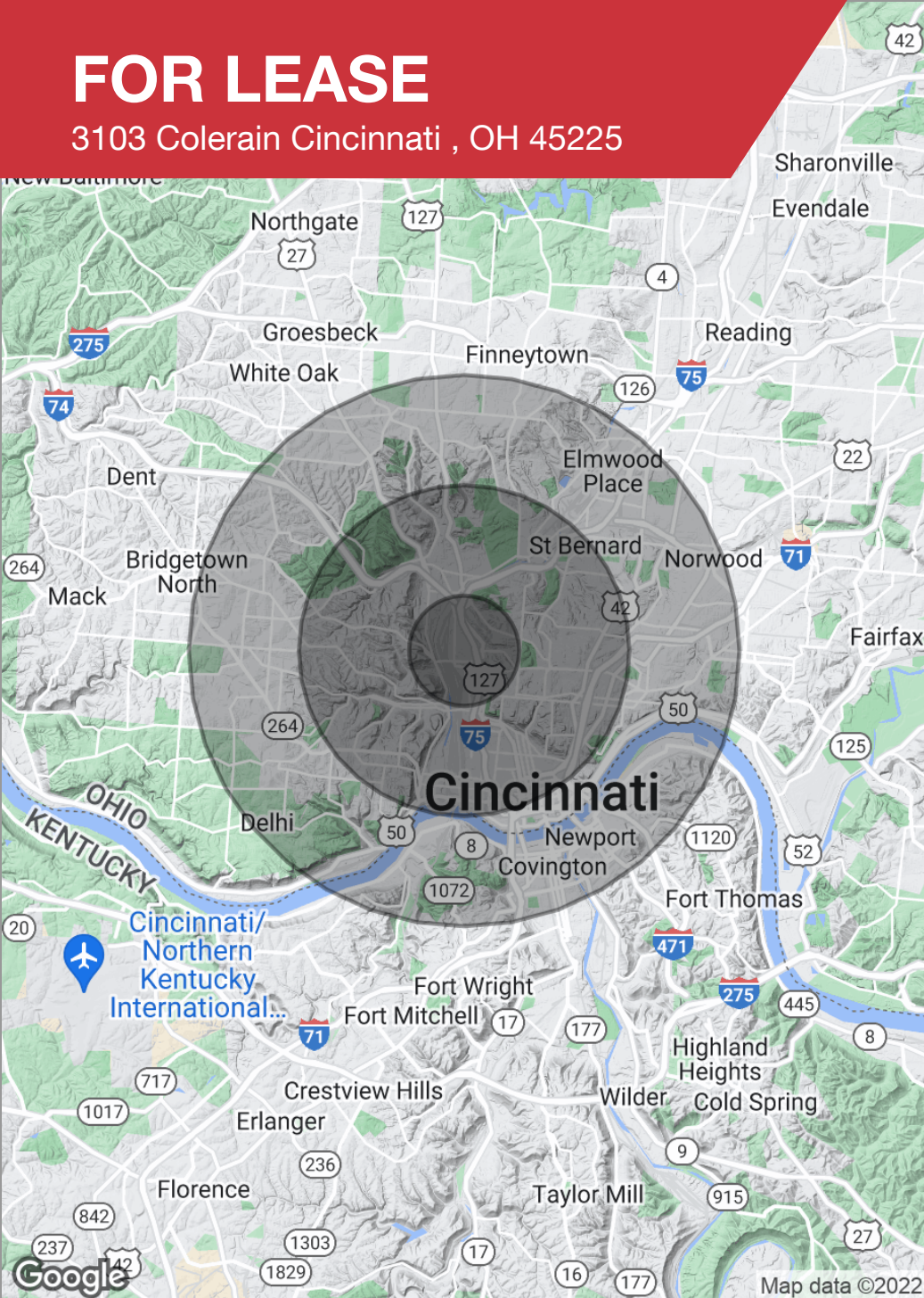
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POPULATION

	1 MILE	3 MILES	5 MILES
Total population	10,029	118,731	318,511
Median age	28.2	29.7	32.8
Median age (male)	26.4	28.6	31.1
Median age (Female)	29.4	30.3	34.2

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	4,590	50,191	136,789
# of persons per HH	2.2	2.4	2.3
Average HH income	\$38,924	\$38,235	\$45,157
Average house value	\$91,088	\$138,237	\$146,706

* Demographic data derived from 2020 ACS - US Census

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