

# 2701 OBSERVATORY AVENUE

Cincinnati (Hyde Park), OH 45208

Retail or Office Space / For Lease



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**WE ARE  
THE CENTER  
OF RETAIL**

**CUSHWAKERETAIL.COM**

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## RETAIL SPACE

1,600 - 3,000 SF

## RENT

\$23.00 - 26.00/psf

Mod. Gross

+ Utilities

## SALE

Would entertain offers

## NEIGHBORING TENANTS

Hyde Park Square - One of Cincinnati's oldest, and hippest shopping meccas. Over 175 one-of-a-kind shops, restaurants and events.

## COMMENTS

- Small retail strip center with large storefront windows
- Great for retail or office space
- Half of A/C is new. New water heater.
- Basement space available for additional storage
- 2 Reserved parking spaces plus additional parking during business hours
- Incredible visibility at the intersection of Observatory and Edwards, one block south of Hyde Park Square

## NEIGHBORHOOD DEMOGRAPHICS



POPULATION

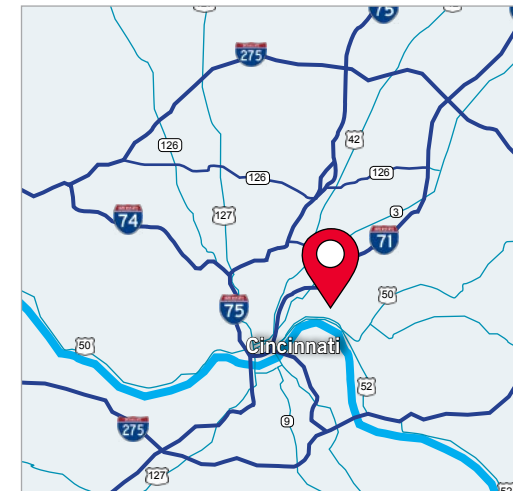


AVERAGE  
HOUSEHOLD INCOME



DAYTIME  
POPULATION

1 Mile	14,618	\$130,960	12,101
3 Miles	106,771	\$88,277	105,010
5 Miles	1281,457	\$80,039	391,376



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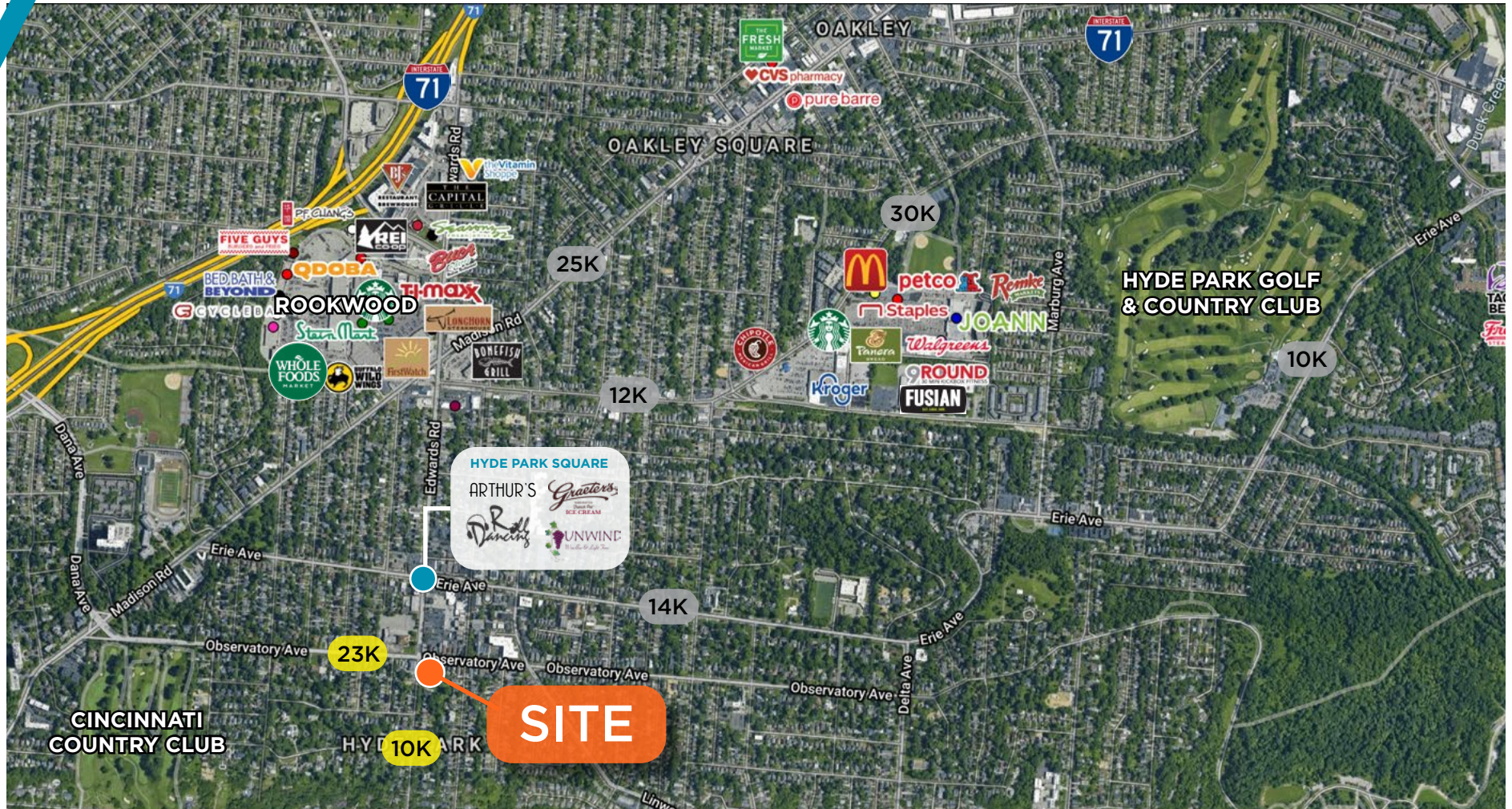
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