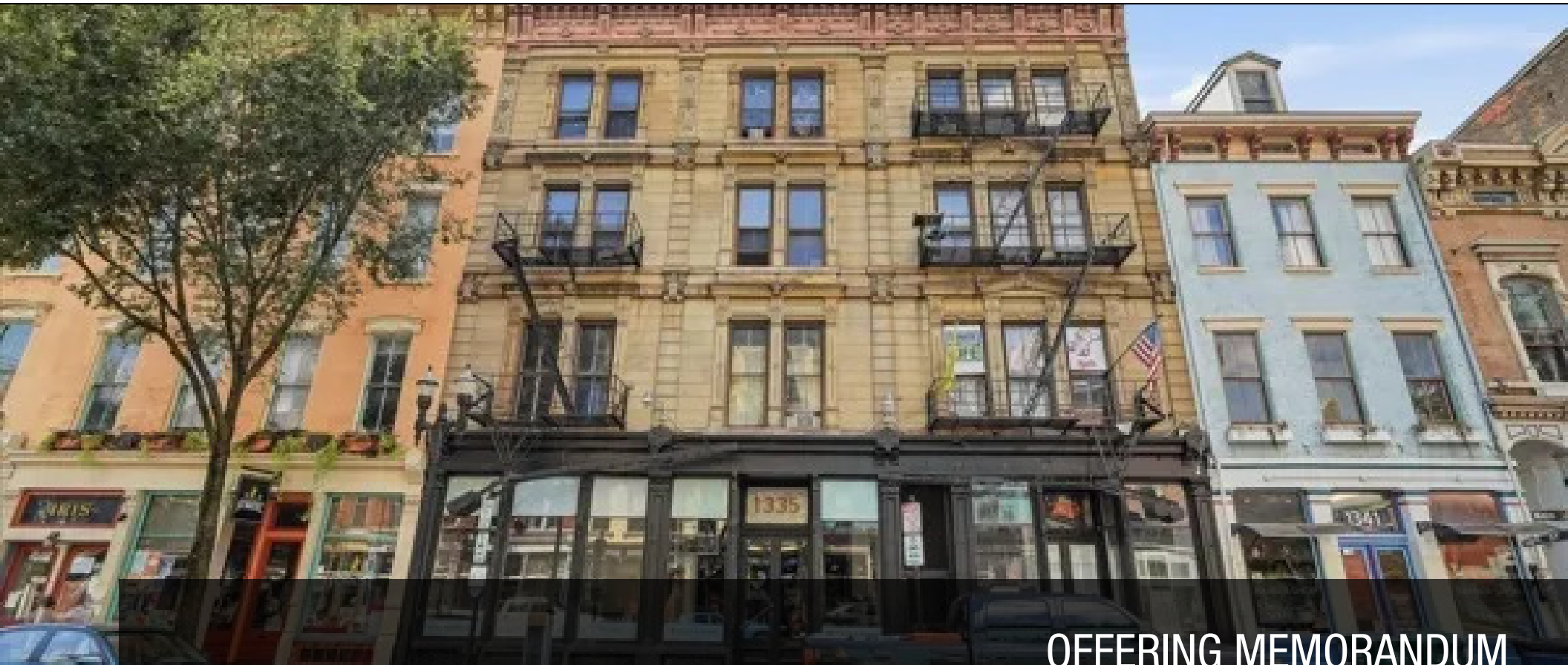


1335-1339 Main St

CINCINNATI, OH



OFFERING MEMORANDUM

KW COMMERCIAL
7800 Cooper Road
Cincinnati, OH 45242

PRESENTED BY:

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1335-1339 MAIN ST

PROPERTY INFORMATION

1

PROPERTY SUMMARY
PROPERTY DESCRIPTION
PROPERTY DETAILS
ADDITIONAL PHOTOS

Property Summary



VIDEO

PROPERTY DESCRIPTION

Located in the heart of Cincinnati's historic Over-the-Rhine neighborhood, 1335–1339 Main Street presents a compelling mixed-use investment and redevelopment opportunity. The approximately 17,628-square-foot property includes 14 residential units and one street-level commercial spaces across two contiguous parcels totaling approximately 0.124 acres.

The residential component features a variety of one- and two-bedroom configurations, including several distinctive two-level layouts. Multiple vacant units provide an opportunity for immediate renovations, lease-up, and rental growth. The commercial spaces offer prominent Main Street exposure within one of Cincinnati's most active dining, entertainment, and residential districts.

OFFERING SUMMARY

Sale Price:	\$1,400,000
Number of Units:	15
Lot Size:	0.12 Acres
Building Size:	17,628 SF

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	1,722	4,729	13,805
Total Population	3,306	9,270	26,792
Average HH Income	\$114,755	\$114,058	\$97,868



Property Description



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Located in the heart of Cincinnati's historic Over-the-Rhine neighborhood, 1335–1339 Main Street presents a compelling mixed-use investment and redevelopment opportunity. The approximately 17,628-square-foot property includes 14 residential units and one street-level commercial spaces across two contiguous parcels totaling approximately 0.124 acres.

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The property is positioned for a comprehensive value-add strategy. Interior finishes and common areas vary in condition, while aging mechanical systems, reported roof leaks, and other deferred-maintenance items create an opportunity for an investor to modernize the building and improve its long-term performance. Additional upside may include introducing on-site laundry facilities and evaluating a potential conversion into residential and commercial condominiums.

The property is zoned CC-P, Commercial Community–Pedestrian, supporting its existing pedestrian-oriented mixed-use character. Any proposed renovations, laundry installation, condominium conversion, change of use, or redevelopment plan remains subject to governmental approvals and independent buyer due diligence.

LOCATION DESCRIPTION

Located in the heart of Cincinnati's historic Over-the-Rhine neighborhood, along the active Main Street commercial and entertainment corridor. Positioned between 13th and 14th Streets, the property is surrounded by a growing mix of restaurants, bars, boutiques, professional offices, creative businesses, residential developments, and established neighborhood destinations.



Property Details

Sale Price **\$1,400,000**

LOCATION INFORMATION

Building Name	1335-1339 Main St
Street Address	1335 - 1339 Main Street
City, State, Zip	Cincinnati, OH 45202
County	Hamilton
Market	Cincinnati
Sub-market	Over-the-Rhine / Downtown Cincinnati
Cross-Streets	Main
Road Type	Paved
Market Type	Large
Nearest Highway	71 & 75
Nearest Airport	CVG

BUILDING INFORMATION

Building Size	17,628 SF
Tenancy	Multiple
Ceiling Height	10 ft
Number of Floors	4
Average Floor Size	4,407 SF
Year Built	1885
Year Last Renovated	1980
Construction Status	Existing

PROPERTY INFORMATION

Property Type	Multifamily
Property Subtype	Low-Rise/Garden
Zoning	CC-P
Lot Size	0.12 Acres
APN #	080-0002-0306 & 080-0002-0285-00
Lot Frontage	52 ft
Lot Depth	102 ft

PARKING & TRANSPORTATION

UTILITIES & AMENITIES

Security Guard	No
Freight Elevator	No
Number of Elevators	0
Number of Escalators	0
Central HVAC	Yes
HVAC	Forced air, No A/C



Additional Photos



1335-1339 MAIN ST

LOCATION INFORMATION

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REGIONAL MAP

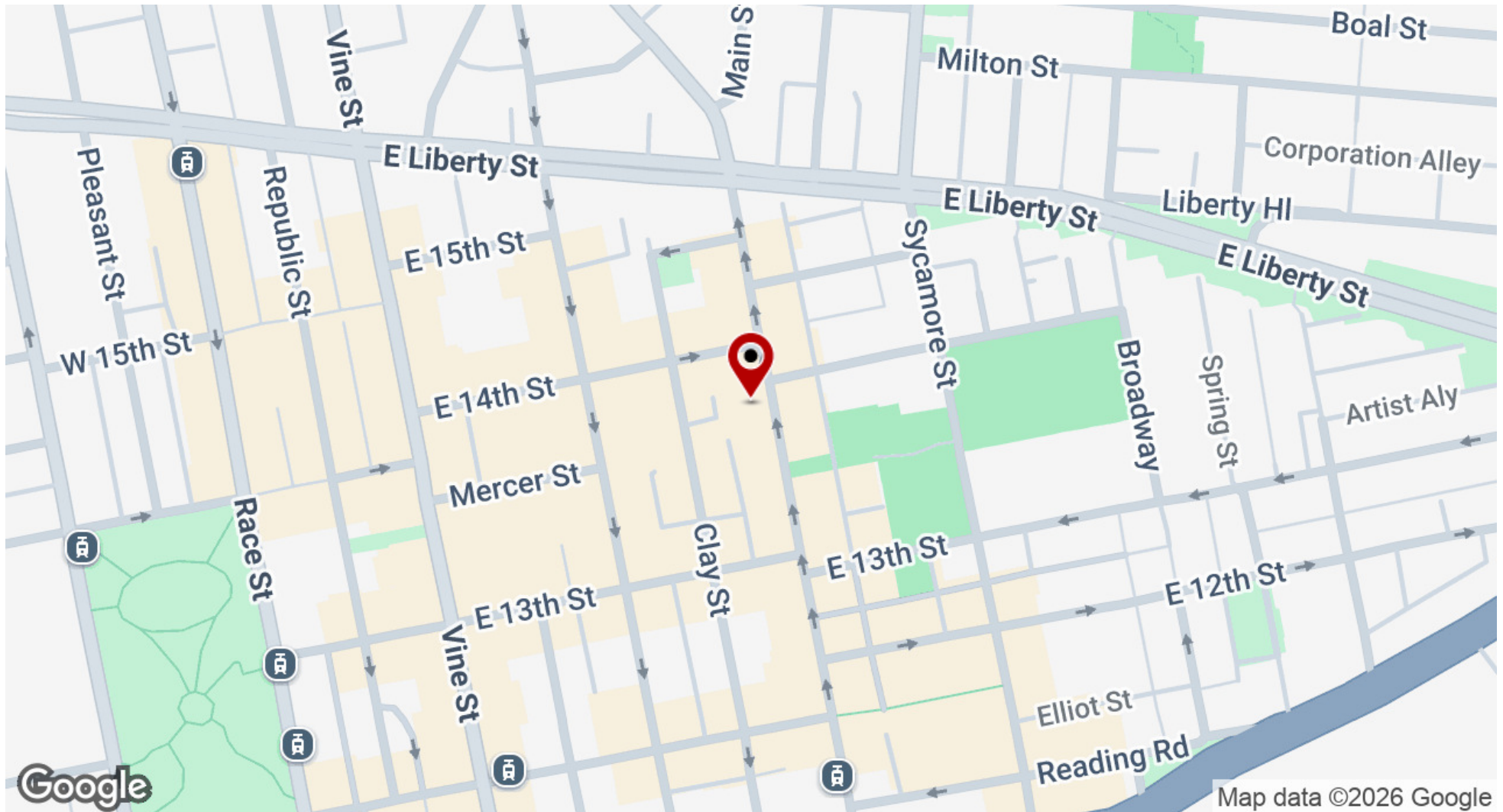
LOCATION MAP

AERIAL MAP

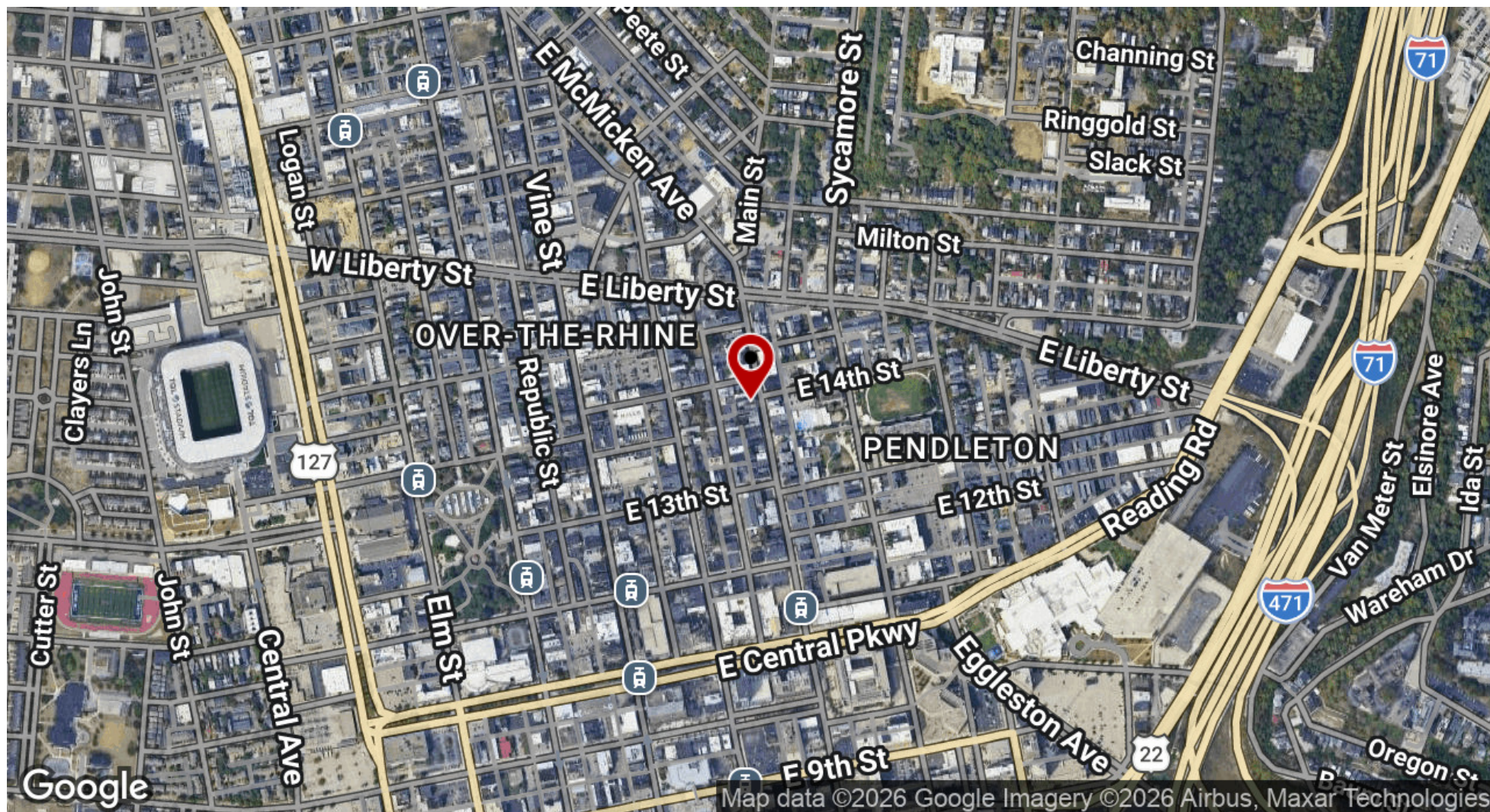
Regional Map



Location Map



Aerial Map



1335-1339 MAIN ST

FINANCIAL ANALYSIS

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FINANCIAL SUMMARY

UNIT MIX SUMMARY

Financial Summary

INVESTMENT OVERVIEW

Price	\$1,400,000
Price per SF	\$79
Price per Unit	\$93,333

OPERATING DATA

FINANCING DATA



Unit Mix Summary

UNIT TYPE	BEDS	BATHS	COUNT	RENT
1335- Retail Fl.1	1	1	-	-
1335-3 Fl.1	2	1.5	-	\$800
1335-5 Fl..2	3	1.5	-	\$700
1335-7 Fl.2	3	1.5	-	\$800
1335-9 Fl.3 2/story - vacant	2	1	-	\$800
1335-10 Fl.3 2/story	2	1	-	\$900
1335-14 Fl.3 2/story	2	1	-	\$900
1335-15 Fl.3 2/story - vacant	2	1.5	-	\$800
1339-1 Fl.1	1	1	-	-
1339-2 Fl.1	1	1	-	-
1339-3 Fl.2 - Vacant	1	1	-	-
1339-4 Fl.2	1	1	-	-
1339-5 Fl.3 2/Story - Vacant	2	1	-	-
1339-6 Fl.3 2/Story	2	1	-	-
1339-7 Fl.3 2/Story (No Kitchen) - Vacant	2	1	-	-
TOTALS/AVERAGES				\$NAN



1335-1339 MAIN ST

DEMOGRAPHICS

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DEMOGRAPHICS MAP & REPORT

Demographics Map & Report

POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	3,306	9,270	26,792
Average Age	33.0	34.8	32.6
Average Age (Male)	31.7	35.1	31.8
Average Age (Female)	32.8	32.7	32.3

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	1,722	4,729	13,805
# of Persons per HH	1.9	2.0	1.9
Average HH Income	\$114,755	\$114,058	\$97,868
Average House Value	\$306,949	\$362,420	\$371,596

2023 American Community Survey (ACS)

