

FOR SALE

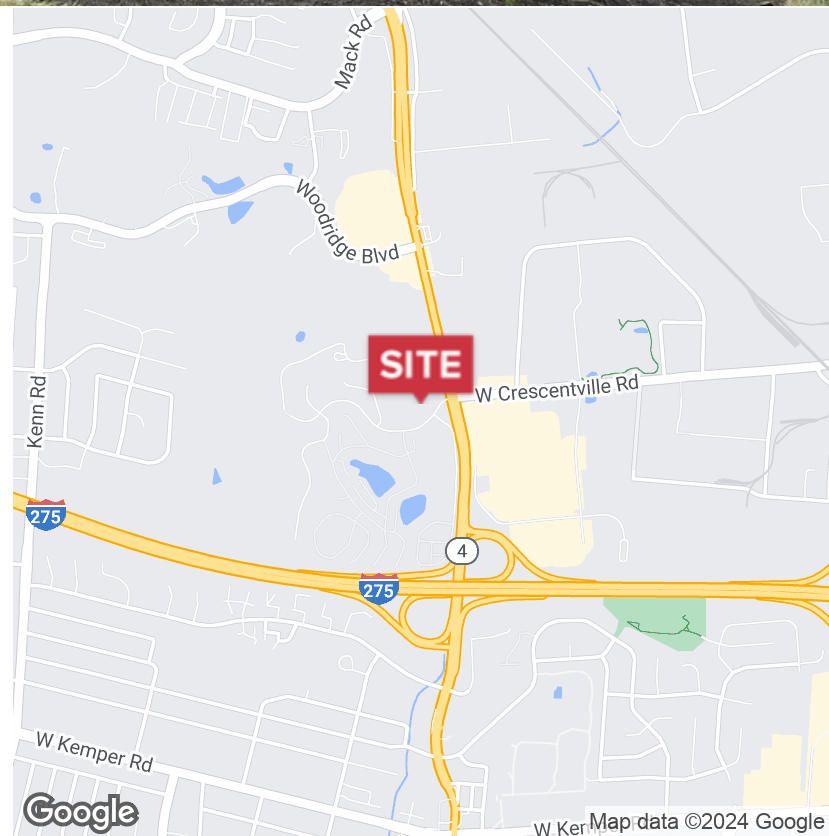
440 Ray Norrish Dr. Cincinnati, OH 45246

NAI Bergman



Office | 5,580 SF

- Medical Office Consisting of 5,580 +/- on Two Floors Available
- Easy Access to I-275 and I-75
- New Paint and Flooring Making the Space Turn-Key
- Abundance of Parking Available
- Surrounded by Retail, Restaurants, Banks and Hotels
- Sale Price: \$365,000



✉ **Georgui Chikov**
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✉ **Michael Bergman**
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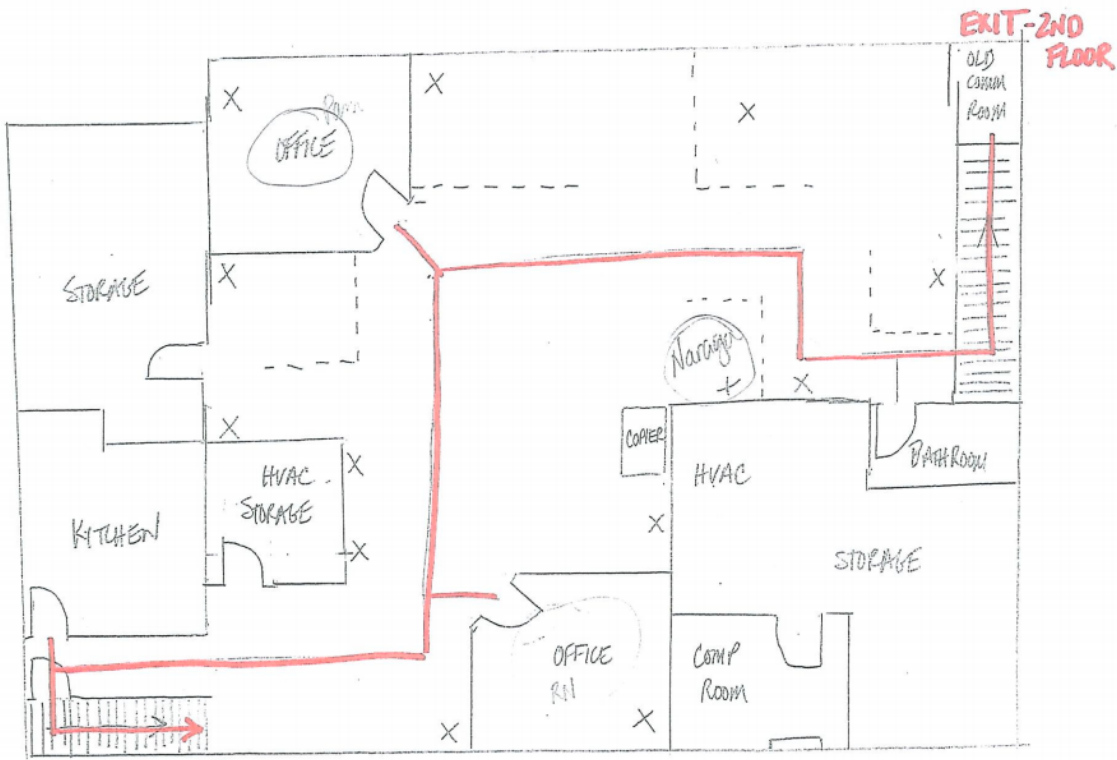
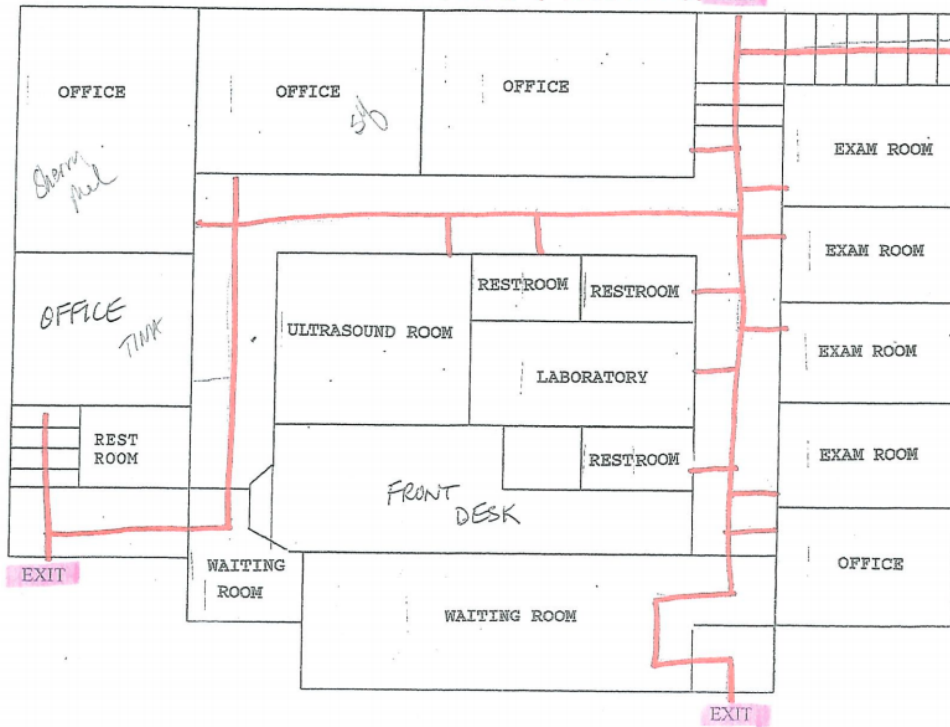
📍 **4695 Lake Forest Drive**
Cincinnati, OH 45242
bergmancommercial.com

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1st Floor Plan

440 RAY NORRISH EXIT



EXIT AT LANDING SPRINGDALE BASEMENT
440 RAY NORRISH

5/2014

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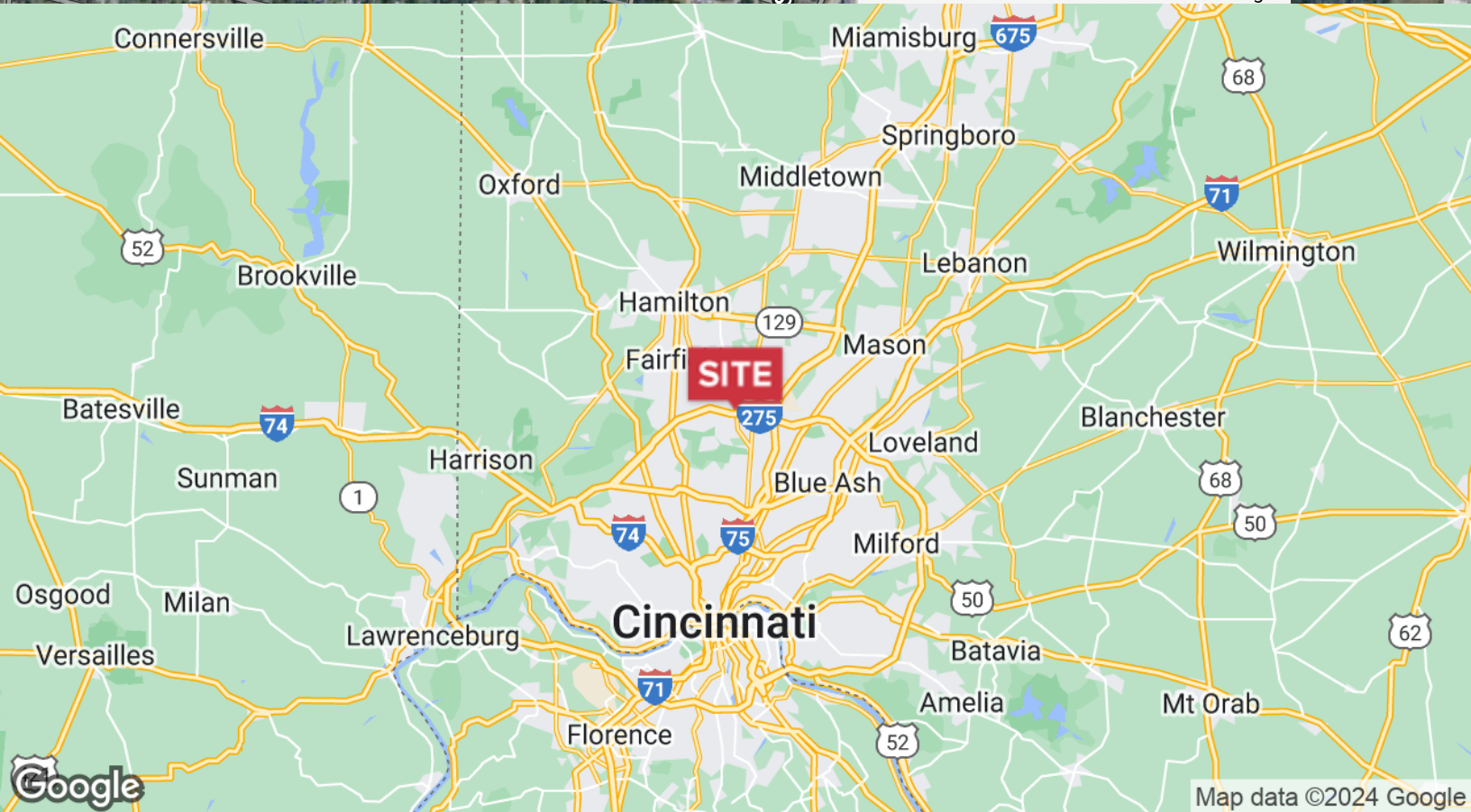
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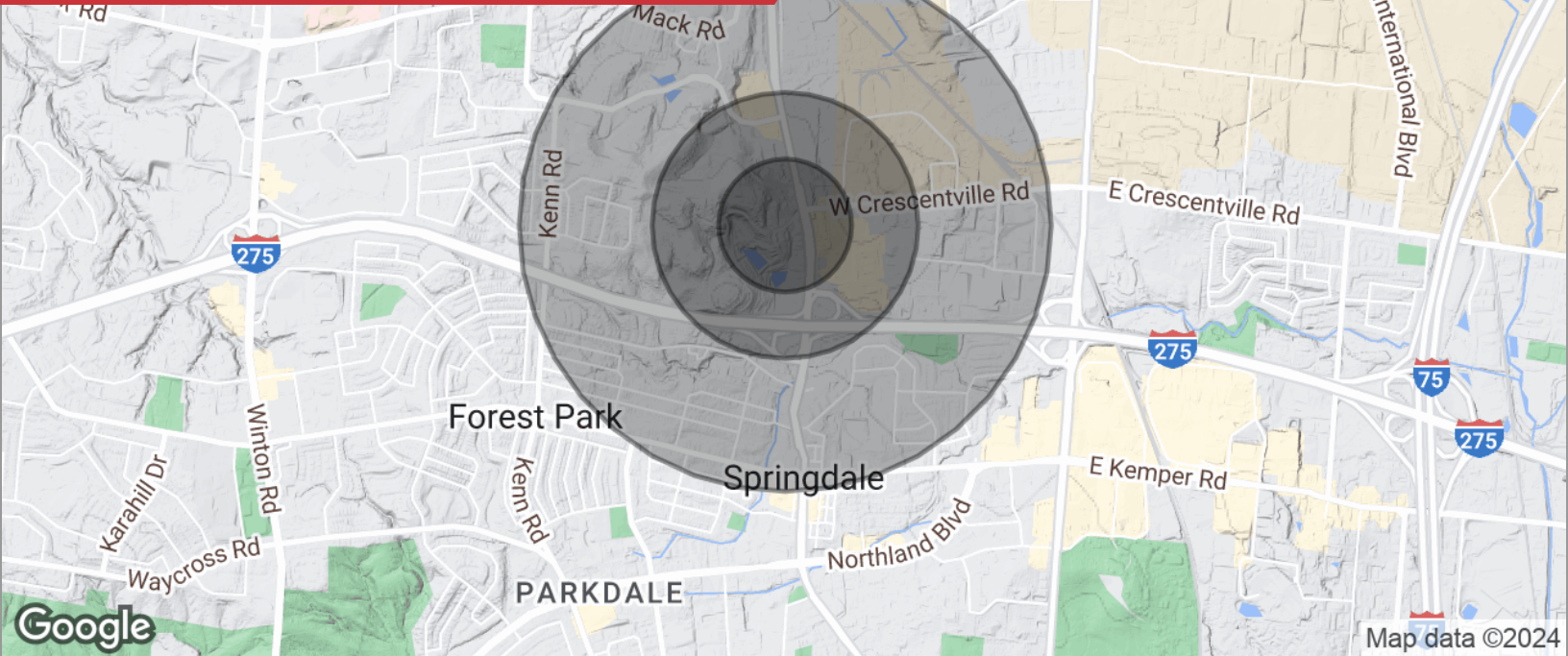
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POPULATION

	0.25 MILES	0.5 MILES	1 MILE
Total population	387	1,425	6,361
Median age	42.9	41.8	39.3
Median age (male)	41.1	41.0	39.7
Median age (Female)	39.7	40.1	39.9

HOUSEHOLDS & INCOME

	0.25 MILES	0.5 MILES	1 MILE
Total households	182	685	3,077
# of persons per HH	2.1	2.1	2.1
Average HH income	\$65,979	\$59,614	\$61,384
Average house value	\$132,489	\$123,205	\$115,973

* Demographic data derived from 2020 ACS - US Census