

RATH EQUITY, LTD.

**OFFICE SPACE
FOR LEASE**

7320 YANKEE ROAD
LIBERTY TOWNSHIP, OH 45044



**OFFERED AT
12.95 NNN**

PROPERTY OVERVIEW

Rath Equity is proud to announce For Lease 7320 Yankee Road, Liberty Township, OH 45044. This 14,523 SF Office Space offers a tenant with high-end executive finishes. This property is located in close proximity to I-75, walking distance to numerous restaurants and retail businesses. The space is complete with private offices along the exterior, and open floor plans in the middle, kitchenette, conference rooms, reception and meetings areas.

LEASE RATE
12.95 NNN

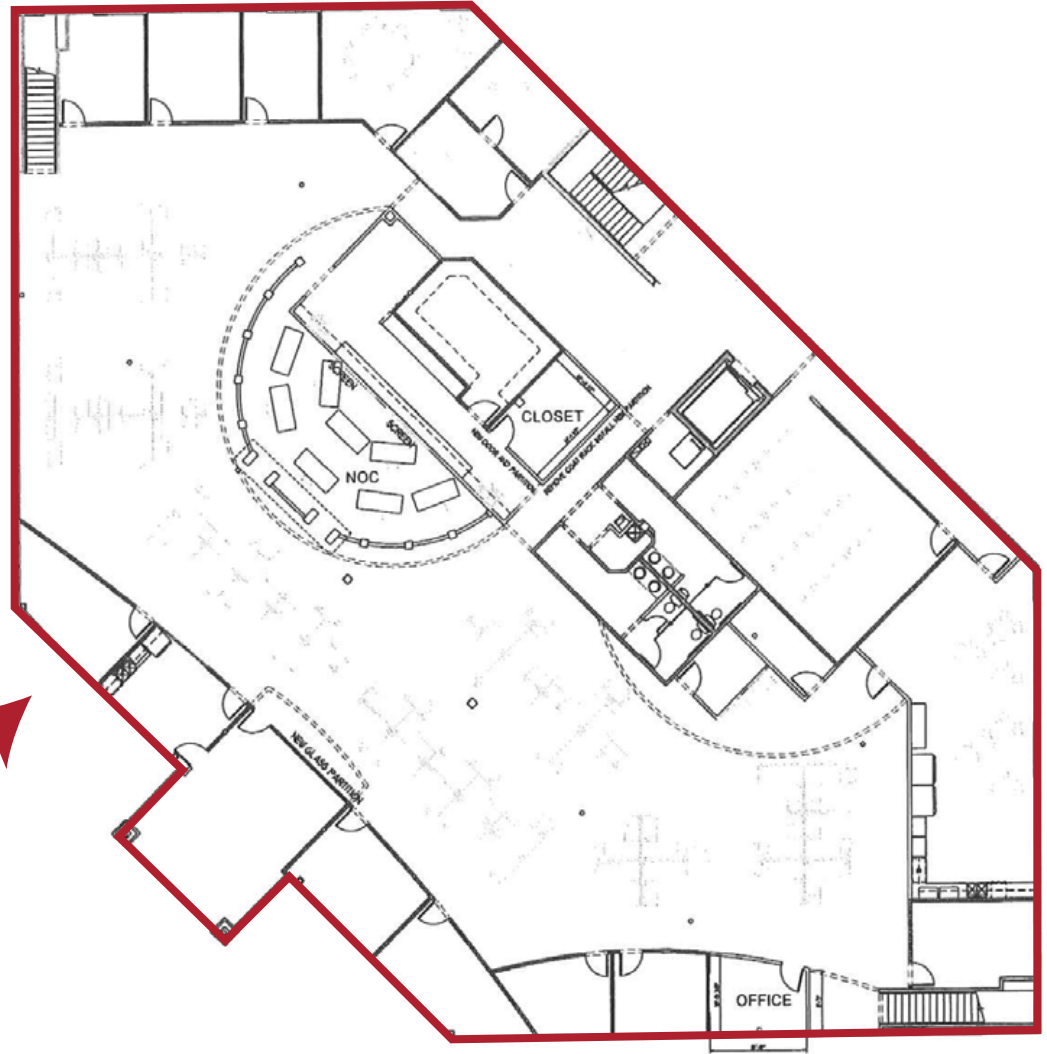
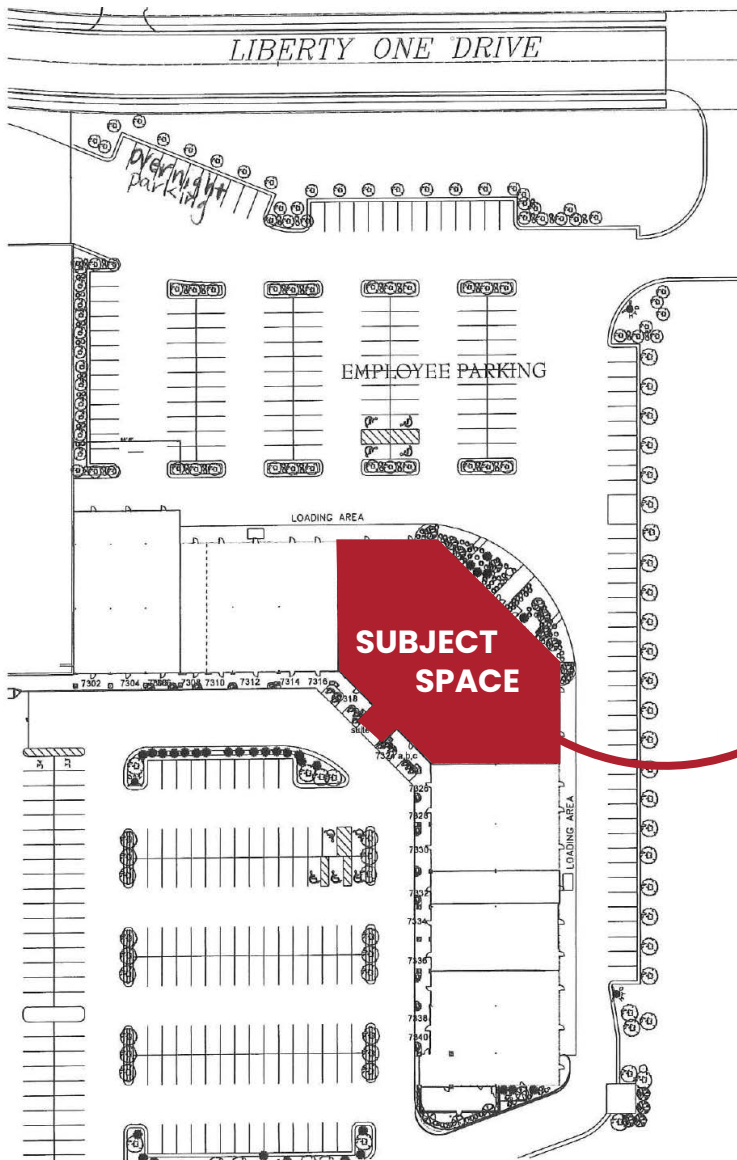
SQ FT
14,523

PROPERTY HIGHLIGHTS

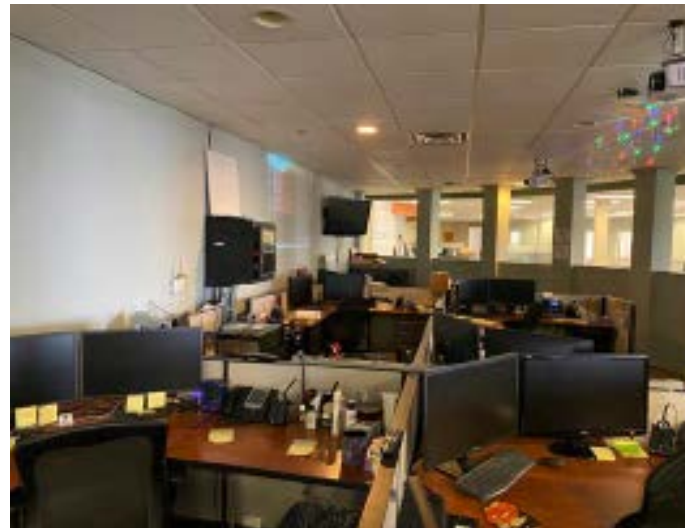
- > 14,523 s.f. available immediately
 - Space can be subdivided
- > Move-in ready
- > Walk to an abundance of nearby amenities
- > Exterior office and interior open floor plan
- > Close Proximity to I-75
- > Kitchenette, conference rooms and meeting areas



FLOOR PLANS



PROPERTY PHOTOS



PROPERTY AERIAL

CINCINNATI DAYTON RD



129

LIBERTY WAY



PUTTERS

DQ SMOOTHIE KING

HOT HEAD BURRITOS
STARBUCKS COFFEE

Kroger Jersey Mike's SUBS Gold Star BURGER KING

INTERSTATE 75

CINCINNATI DAYTON RD

PNC EUROPEAN WAX CENTER TAKE 5 SUBMARINE Raymond's PIZZA

JET'S PIZZA GREEK ISLANDS

FIRST WATCH THE DAYTIME CAFE FIRST FINANCIAL BANK The Christ Hospital Outpatient Center

129

CVS pharmacy GET AIR TRANSFORM YOUR PHARMACY

LIBERTY WAY

Talbots chico's Dillard's

DICK'S SPORTING GOODS H&M The Cheesecake Factory TACO BELL

COOPER'S HAWK WINERY & RESTAURANTS Eddie Bauer

BUFFALO WILD WINGS KONA GRILL kitchen • sushi • cocktails BIBIBOP

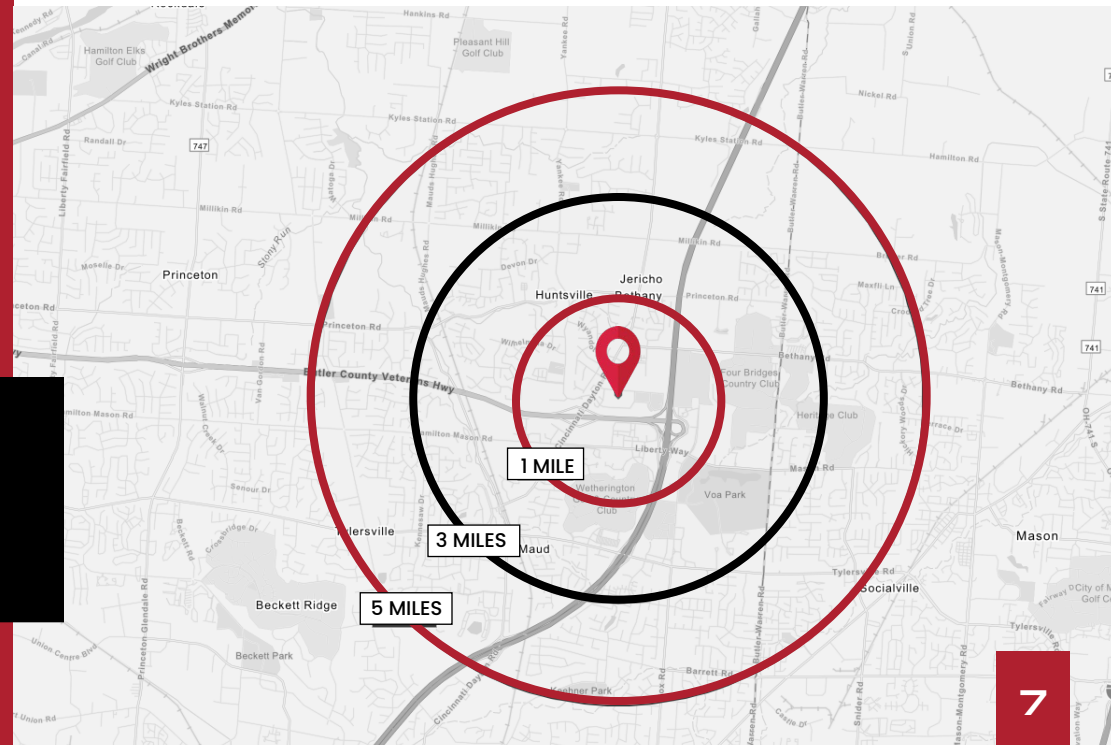
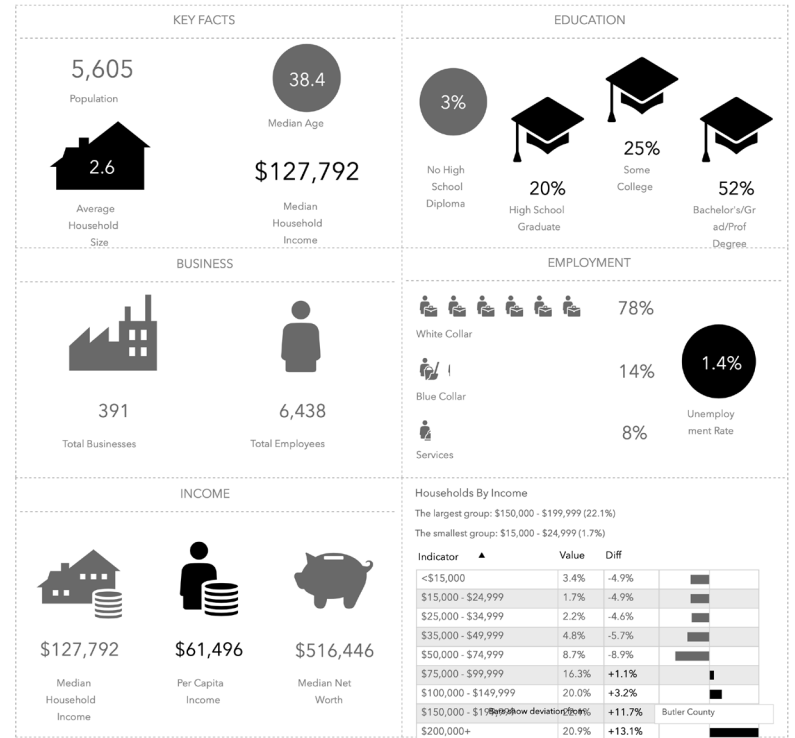
APPLE TREE DENTAL Access • Compassion • Excellence RUSTY DRUMMER francesca's COLLECTIONS

1 MILE KEY FACTS

DEMOGRAPHICS

2022 SUMMARY	1 MILE	2 MILE	3 MILE
Population	5,605	20,525	56,950
Households	2,109	7,546	19,728
Families	1,724	6,026	15,893
Average Household Size	2.64	2.71	2.87
Owner Occupied Housing Units	1,839	6,468	16,510
Renter Occupied Housing Units	270	1,078	3,218
Median Age	38.4	38.5	37.2
Median Household Income	\$127,792	\$118,178	\$120,199
Average Household Income	\$161,248	\$156,730	\$156,509

2027 SUMMARY	1 MILE	2 MILE	3 MILE
Population	6,033	21,166	58,437
Households	2,280	7,808	20,296
Families	1,867	6,231	16,329
Average Household Size	2.63	2.70	2.87
Owner Occupied Housing Units	1,841	6,576	16,909
Renter Occupied Housing Units	439	1,232	3,386
Median Age	38.8	39.0	37.7
Median Household Income	\$151,602	\$135,421	\$136,781
Average Household Income	\$181,387	\$176,443	\$175,617



137,699
5-Mile
Population



\$118,716
5-Mile Median
Household Income



48,739
5-Mile
Households