



RATH EQUITY, LTD.

**8,546 SF
MEDICAL BUILDING
FOR SALE**

6620 CLOUGH PIKE
CINCINNATI, OH 45244

SALE PRICE:
\$1,026,000

CAP RATE:
9%

PROPERTY OVERVIEW

This exceptional property boasts 16 meticulously designed exam room suites, complemented by a state-of-the-art X-Ray imaging room. With recent renovations, including a new HVAC system installed in 2021, this facility offers modern comfort and efficiency. Situated strategically along the area's thriving retail and office corridor, it enjoys high daily traffic counts exceeding 14,000 vehicles, ensuring excellent visibility and accessibility. Just minutes away from I-275, with over 62,000 vehicles passing daily, and in close proximity to the recently expanded Mercy Health Anderson Hospital, this location offers unparalleled convenience for both medical professionals and patients. Nestled in a densely populated and affluent area, with an impressive average household income of \$163,000 within a 1-mile radius and more than 136,000 residents within a 5-mile radius, this property represents a prime lease opportunity.



SALE PRICE

\$1,026,000

CAP RATE

9%

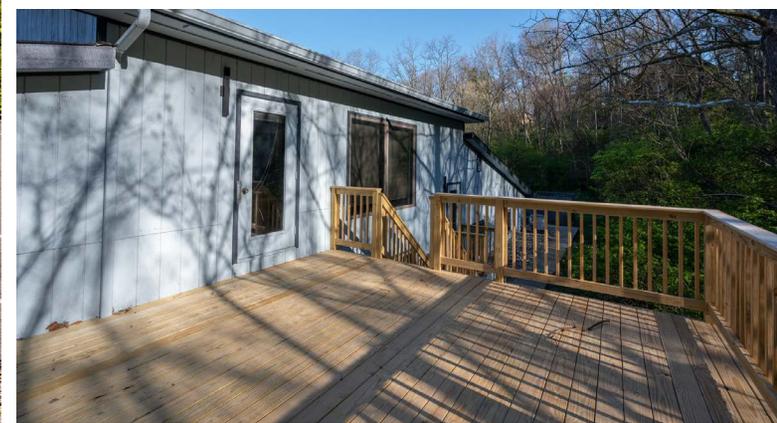
AVAILABLE SF

8,546 SF +/-

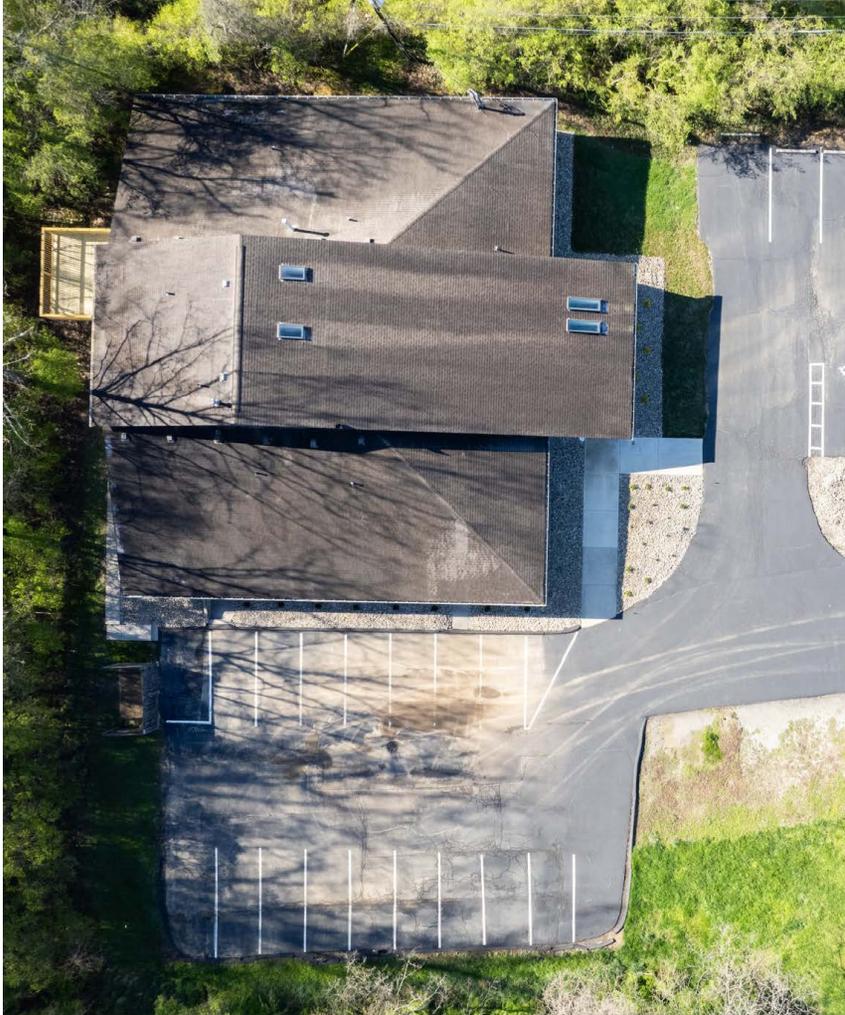
PROPERTY HIGHLIGHTS

- > 16 Exam Room Suites and Newly Built Out X-Ray Imaging Room
- > Misc. renovations over the years including HVAC being replaced in 2021
- > Positioned Along Area's Retail & Office Corridor.
- > Features Easy Access and Excellent Visibility with Daily Traffic Counts Exceeding 14k Vehicles.
- > Minutes from Interstate-275 (62k+ VPD).
- > In Close Proximity to Mercy Health Anderson Hospital - One of the Largest Hospitals in Greater Cincinnati. It has a Staff of about 1,250 including 640 Medical Personnel. Recently Completed a \$74M Hospital Expansion.
- > Densely Populated and Affluent Area: Features an Average Household Income of \$163+ within a 1-Mile Radius and more than 136k People Residing within a 5-Mile Radius.
- > Recent Property Upgrades:
 - Seal Coat and Stripping of the Parking Lot
 - Building Painting
 - Exterior Lighting
 - Deck Replacement
 - New Landscaping

PROPERTY PHOTOS



PROPERTY PHOTOS



PROPERTY AERIAL



CLOUGH PIKE (16,964 VPD)

ROYALGREEN DR

INTERSTATE 275

INTERSTATE 275

125

ANDERSON HIGH SCHOOL

TARGET
 HARBOR FREIGHT
 THE HOME DEPOT
 ALDI
 FRESH FOR EVERYONE... KROGER
 WENDY'S
 STAPLES The Office Superstore
 CHICK-FIL-E
 BIG LOTS!
 CHASE
 SHOE CARNIVAL
 TJ-maxx
 DOLLAR TREE

OLLIE'S GOOD STUFF CHEAP
 CHICKEN SALAD CHICK
 Cane's CHICKEN FINGERES
 DUNKIN'

Cincinnati Children's

The Christ Hospital[™] Health Network
 Panera BREAD
 crumbl cookies
 BUFFALO WILD WINGS
 MCDONALD'S

MERCYHEALTH ANDERSON HOSPITAL

FRESH FOR EVERYONE... KROGER
 ANDERSON TOWNE CENTER
 CARRABBA'S ITALIAN GRILL
 Moe's southwest grill[™]
 AMC THEATRES
 CRUNCH FITNESS
 macy's
 IHOP
 CVS pharmacy
 STARBUCKS COFFEE
 PNC
 OUTBACK STEAKHOUSE
 petco

FIVE MILE RD

WILSON ELEMENTARY SCHOOL



TURPIN HIGH SCHOOL

DEMOGRAPHICS

2025 SUMMARY

	1 MILE	3 MILES	5 MILES
Population	8,224	51,825	141,411
Households	3,262	20,524	60,767
Families	2,142	13,503	35,101
Average Household Size	2.52	2.51	2.30
Owner Occupied Housing Units	2,529	15,559	40,280
Renter Occupied Housing Units	733	4,965	20,487
Median Age	41.0	40.8	39.4
Median Household Income	\$115,514	\$105,925	\$96,403
Average Household Income	\$178,654	\$157,912	\$148,491

2030 SUMMARY

	1 MILE	3 MILES	5 MILES
Population	8,238	51,954	141,488
Households	3,256	20,526	60,912
Families	2,117	13,391	34,787
Average Household Size	2.53	2.51	2.30
Owner Occupied Housing Units	2,523	15,574	40,762
Renter Occupied Housing Units	732	4,952	20,150
Median Age	41.8	41.8	40.4
Median Household Income	\$139,583	\$126,681	\$112,405
Average Household Income	\$206,980	\$184,065	\$168,456



141,411

5-Mile Population



\$96,403

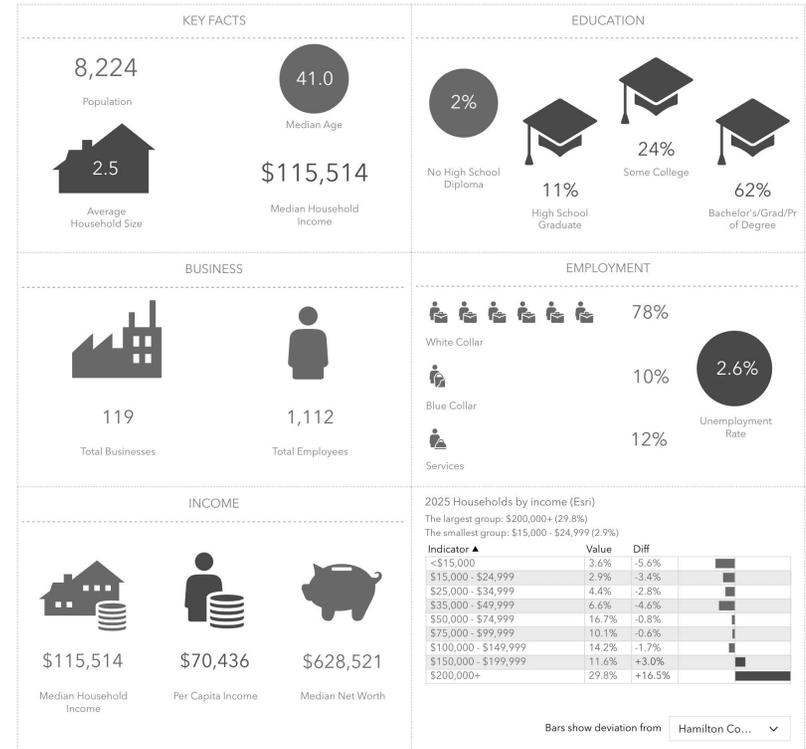
5-Mile Median Household Income



60,767

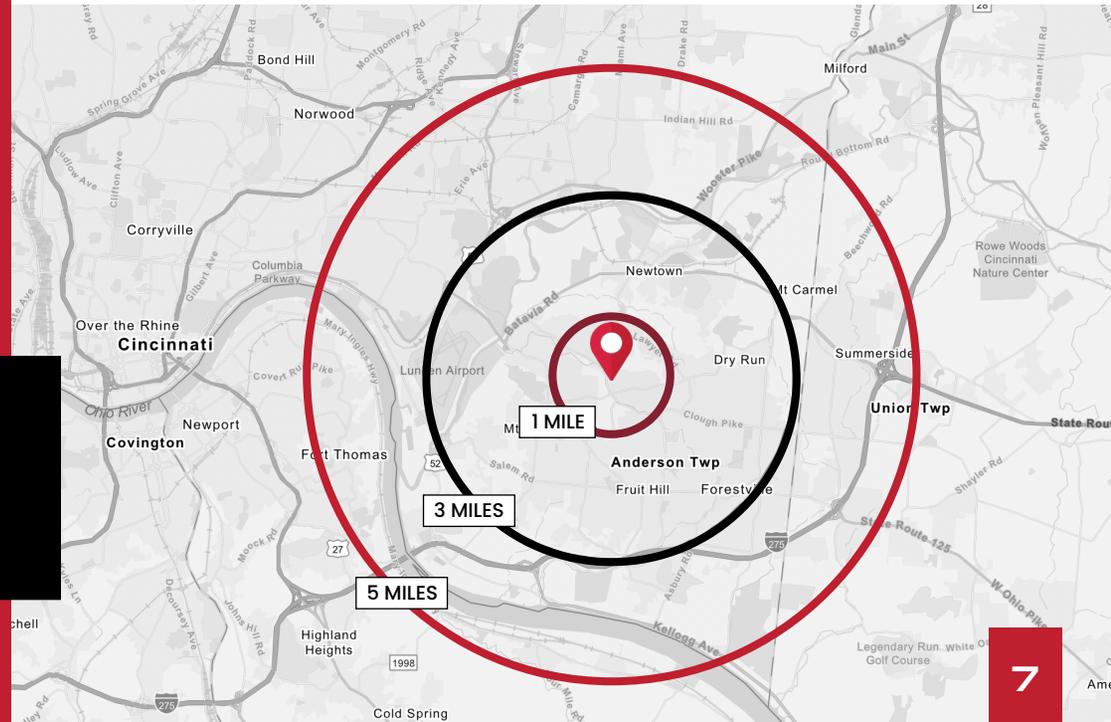
5-Mile Households

1 MILE KEY FACTS



This infographic contains data provided by Esri, Esri and Data.Axle. The vintage of the data is 2021, 2026.

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