



Nat Comisar Group
Nat Comisar
Executive Sales Vice President

OFFICE/WAREHOUSE

4950 PARA DRIVE
BOND HILL (CINCINNATI), OH 45237



NAT COMISAR
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ncomisar@sibcycline.com

THE NAT COMISAR GROUP AND SIBCY CLINE REALTORS IS PROUD TO PRESENT
4950 PARA DRIVE • BOND HILL (CINCINNATI, OH) 45237

Flexible office/warehouse space.
4,000 sf Warehouse with 13 docks and
2 separate office spaces of approximately 1,700sf each.
Separate entrances. Fresh paint and carpet in the offices.
Easy access to highways.



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Founded as a railroad suburb and temperance community in 1871 next to the Mill Creek, Bond Hill is primarily a residential neighborhood that offers a variety of homes from classic Tudors set on majestically in wooded landscapes to newly built houses.

The majority of homes are free-standing single-family houses, while there are also a good number of two-family homes. Many striking homes are located in Old Bond Hill which includes one-of-a-kind Queen Anne and Victorian-style homes. There are also newly built homes in the community.

Transportation

Queen City Metro buses serve Bond Hill at about 25 minute intervals and more often during the rush hours. Two main roads through Bond Hill, Paddock Road and Reading Road, have direct access roads to I-75 and I-71. Driving time to Downtown Cincinnati is about 10 minutes.

Hospitals

Bethesda North Hospital – a Level III Trauma Center – is a 20-minute drive away, with well-used emergency room facilities. Jewish Hospital Kenwood is also located within 20 minutes drive time and is located in Sycamore Township. This hospital features a state-of-the-art patient tower as well as a 24-hour emergency department. It also offers the region's only adult Blood & Marrow Transplant Center.

Other Cincinnati area hospitals, such as The Christ Hospital, Good Samaritan Hospital, University Hospital and the Children's Hospital Medical Center are located within a 25-minute drive.

BOND HILL COMMUNITY INFORMATION

Shopping

Neighborhood shopping is available at Hillcrest Square. Kenwood Towne Centre is only 15 minutes away offering hundreds of nationally branded stores.

Recreation

A 12,000-volume public library is available in the neighborhood. The Cincinnati Zoo, Norwood YMCA and Jewish Community Center are minutes away. The Bond Hill Recreation Center offers a full-sized gym, weight room, art room, teen lounge and a large multi-purpose room. It is 15 minutes to Playhouse in the Park, Cincinnati Art Museum, Natural History Museum and Convention Center. A private golf course is located in Bond Hill and a public course is a short 5-minute drive away.

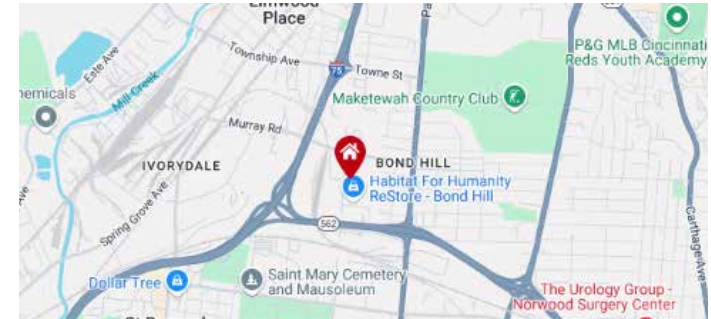


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DEMOGRAPHICS



Map courtesy of Google

Radius	1 Mile	3 Mile	5 Mile
Population			
2029 Projection	8,930	41,225	98,326
2024 Estimate	8,618	39,965	95,924
2020 Census	7,978	37,998	93,204
Growth 2024 - 2029	3.62%	3.15%	2.50%
Growth 2020 - 2024	8.02%	5.18%	2.92%
Households			
2029 Projection	3,950	17,042	39,860
2024 Estimate	3,801	16,501	38,823
2020 Census	3,478	15,638	37,570
Growth 2024 - 2029	3.92%	3.28%	2.67%
Growth 2020 - 2024	9.29%	5.52%	3.34%
Owner Occupied	1,659-43.65%	10,052-60.92%	26,049-67.10%
Renter Occupied	2,142-56.35%	6,449-39.08%	12,774-32.90%
2024 Households by HH Income	10,393	63,389	143,329
Income: <\$25,000	635-16.70%	2,529-15.33%	5,476-14.10%
Income: \$25,000 - \$50,000	919-24.17%	3,109-18.84%	7,622-19.63%
Income: \$50,000 - \$75,000	937-24.64%	3,775-22.88%	8,385-21.60%
Income: \$75,000 - \$100,000	336-8.84%	2,091-12.67%	5,108-13.16%
Income: \$100,000 - \$125,000	424-11.15%	1,447-8.77%	3,180-1.19%
Income: \$125,000 - \$150,000	203-5.34%	1,130-6.85%	2,722-7.01%
Income: \$150,000 - \$200,000	239-6.29%	1,468-8.90%	3,367-8.67%
Income: \$200,000+	109-2.87%	951-5.76%	2,964-7.63%
Avg Household Income	\$74,687	\$87,353	\$92,026
Med Household Income	\$60,126	\$67,191	\$68,873



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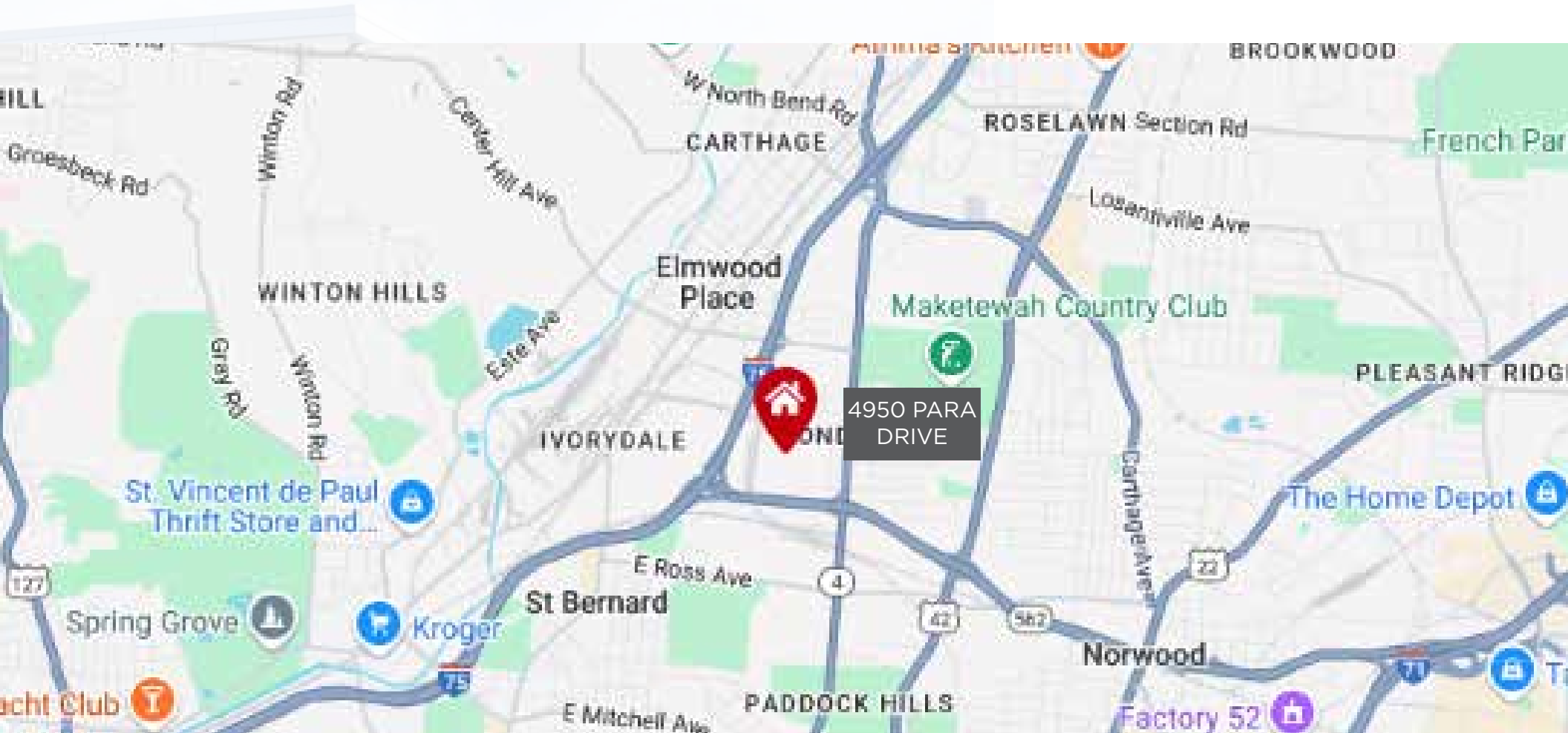


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