

FOR LEASE OR SALE • CINCINNATI, OHIO

Freestanding Medical Building

5757 Glenway Avenue • Cincinnati, Ohio 45238

4,250 SF
TOTAL BUILDING

\$15.00/SF
NNN ASKING LEASE

\$565,000
ASKING SALE PRICE

BOTH FLOORS
NOW AVAILABLE



REPUBLIC
COMMERCIAL REAL ESTATE

Property Overview



4,250 SF

TOTAL BUILDING SF

\$15.00/SF

NNN ASKING LEASE
RATE

\$565,000

ASKING SALE PRICE

0.36 Acres

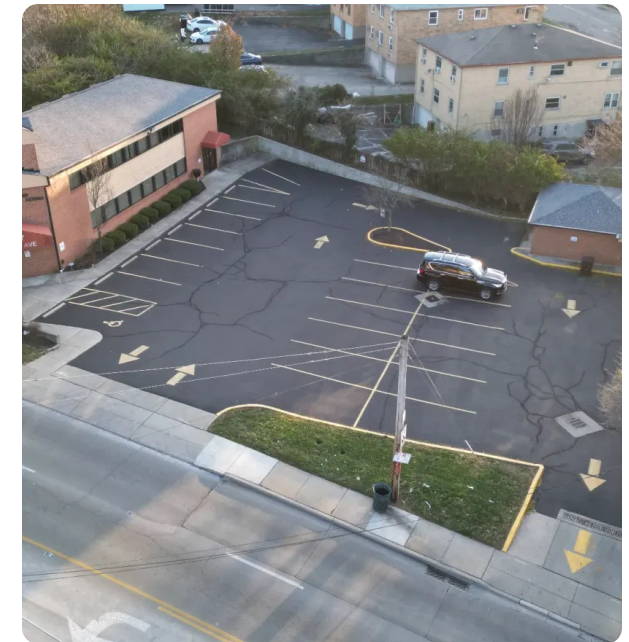
LOT SIZE WITH GARAGE

2 Floors

AVAILABLE SUITES

Ample

SURFACE + GARAGE
PARKING



Opportunity Highlights

1ST FLOOR · NOW AVAILABLE

[View 3D Tour ↗](#)

1st Floor Suite

- Private exam rooms
- Direct parking access
- Two restrooms

2,050 SF

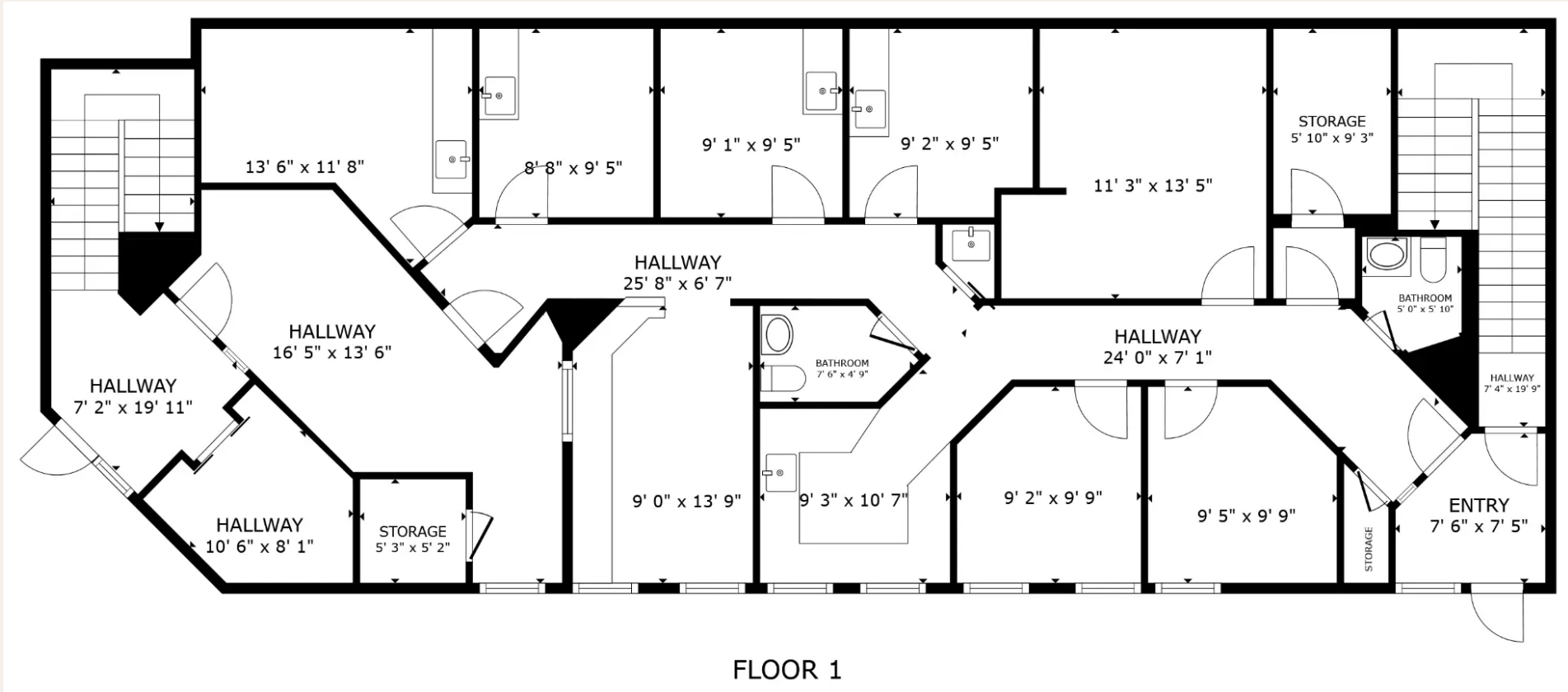
AVAILABLE SPACE

\$15.00/SF

NNN ASKING RATE

Immediate

OCCUPANCY



2ND FLOOR • AVAILABLE

[View 3D Tour ↗](#)

2nd Floor Suite

- Private offices
- Kitchen/dining room
- Elevator access

2,200 SF

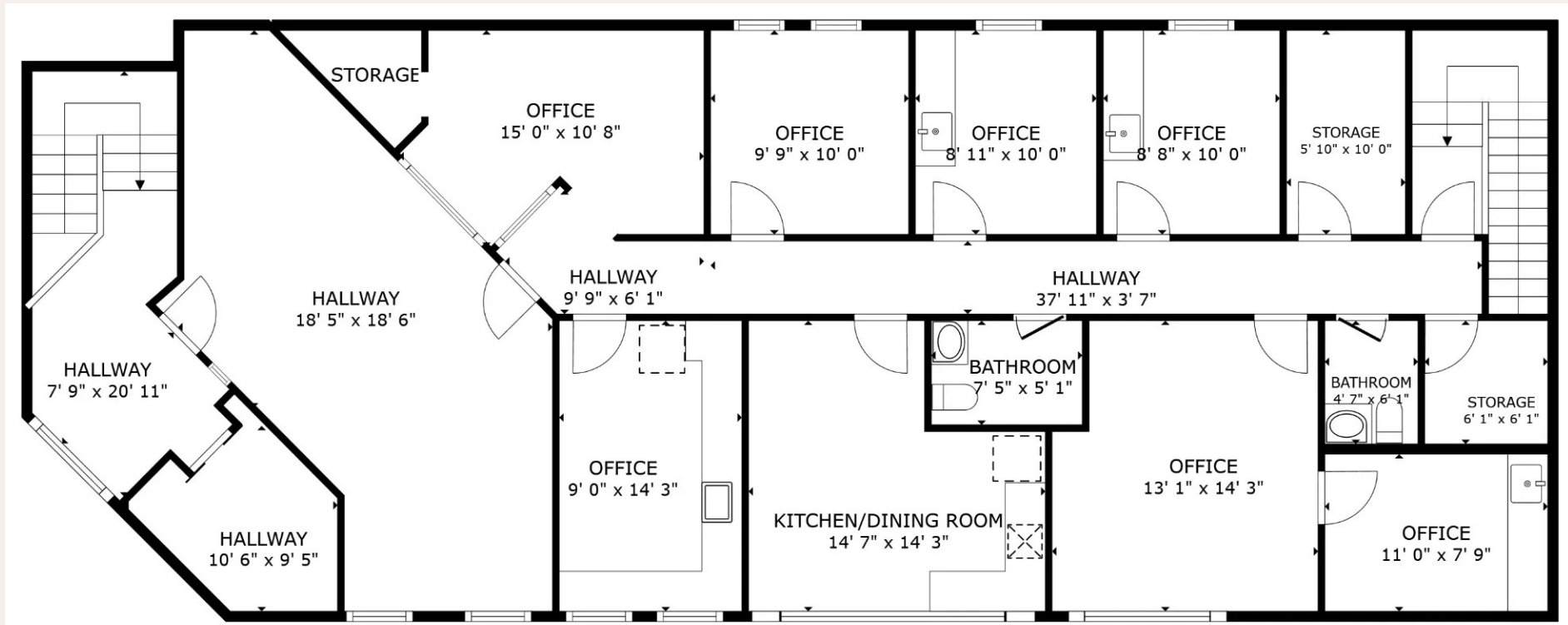
AVAILABLE SPACE

\$15.00/SF

NNN ASKING RATE

Immediate

OCCUPANCY



FLOOR 2

5757 GLENWAY AVENUE

Exterior Gallery



5757 GLENWAY AVENUE

Interior Gallery

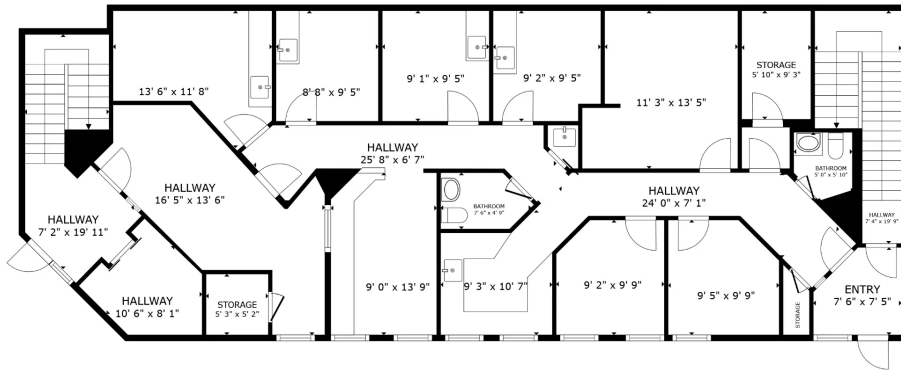


4,250 SF TOTAL AVAILABLE

Floor Plans

1st Floor

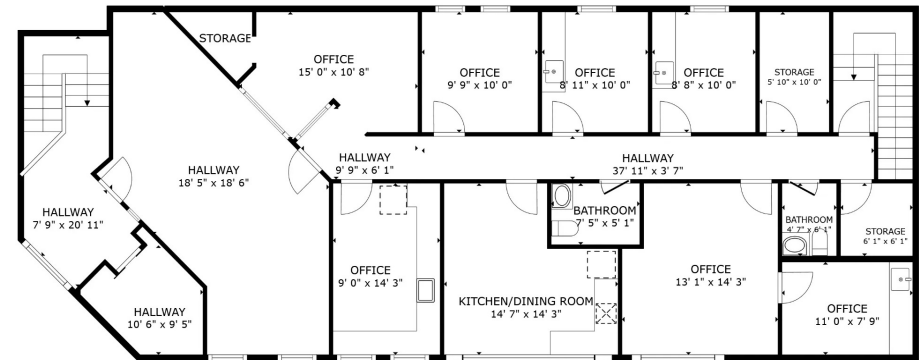
2,050 SF



FLOOR 1

2nd Floor

2,200 SF



FLOOR 2

PRIME WESTERN HILLS LOCATION

Location & Amenities

Located in the heart of the Western Hills retail corridor, 5757 Glenway Avenue offers exceptional visibility and accessibility. The property benefits from high traffic counts and proximity to major retail centers, dining options, and residential neighborhoods, making it an ideal location for medical or professional office users seeking convenience for their clients and staff.

Area Highlights

- High-traffic Glenway Avenue frontage
- Close to Western Hills Plaza
- Easy access to major thoroughfares
- Prominent monument signage
- Dense residential population nearby
- Numerous dining and retail options
- Strong local demographic profile
- Ample on-site parking for visitors



10-MINUTE DRIVE TRADE AREA

Market Demographics

| Metric | Value |
|--------------------------|----------|
| Population | 120,364 |
| Avg. Household Size | 2.50 |
| Median HH Income | \$50,202 |
| Employment Rate | 47.55% |
| Home Ownership (Owners) | 29,688 |
| Home Ownership (Renters) | 19,327 |

Employment Breakdown





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