

# OFFICE SPACE FOR LEASE **EVENDALE HEALTH & OFFICE CENTER**

10800 McSwain Drive, Cincinnati, OH 45241



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# OFFICE SPACE FOR LEASE

## EVENDALE HEALTH & OFFICE CENTER

**FOR LEASE:** 1,400 SF

**RENT:** \$10.75 NET + \$4.00 OPEX

(Tenant Pays Duke Energy & Suite Janitorial Directly)

### PROPERTY INFORMATION:

- **Building Size:** 9,800 square feet.
- **Year Built:** 1985.
- **Zoning:** Business (B).
- **Parking:** Ample parking available on-site.
- **Accessibility:** Easy access to Reading Road via a traffic light.
- **Proximity:** Conveniently located near I-75 for regional connectivity.
- **Suitability:** Ideal for office and healthcare tenants.

### LOCATION INFORMATION:

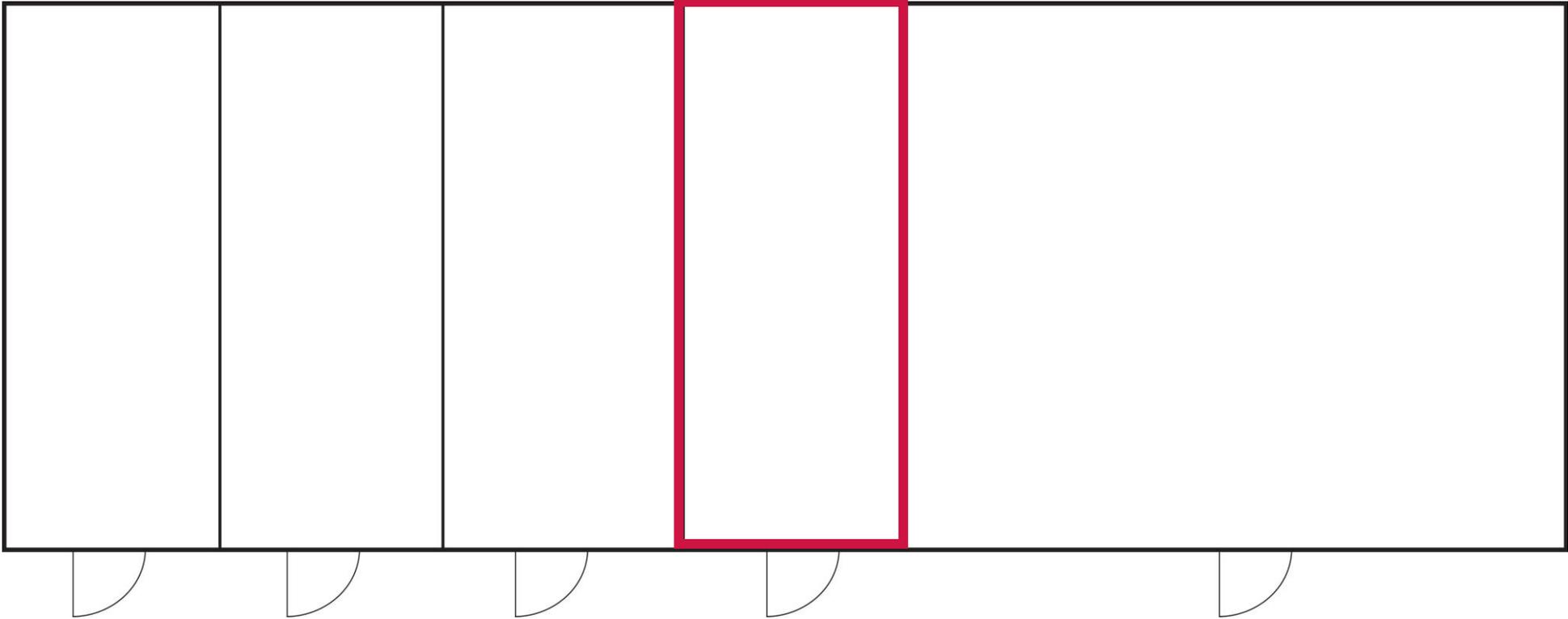
- **Prime Location:** Evendale submarket, Northern Cincinnati.
- **Major Road Access:** Direct access to Reading Road via a traffic light.
- **Regional Connectivity:** Close proximity to Interstate 75 for seamless travel across Cincinnati and surrounding areas.
- **Convenient Amenities:** Nearby commercial and residential developments enhance the appeal of the location.
- **Visibility and Traffic:** High-visibility area with easy ingress and egress for tenants and visitors.
- **Business-Friendly Area:** Zoned for business, catering to office and healthcare tenants.



OFFICE SPACE FOR LEASE

# 10800 MCSWAIN DRIVE

**1,400 SF Available**



  
Queen City Sportsplex is the official practice facility of the ECHL Cincinnati Cyclones. A multi-sport facility with two full sheets of ice, six hard wood courts, and a workout facility, QCS sees thousands of athletes seven days a week.

  
spas | outdoor living | grills





15,065 (24) VPD



papa



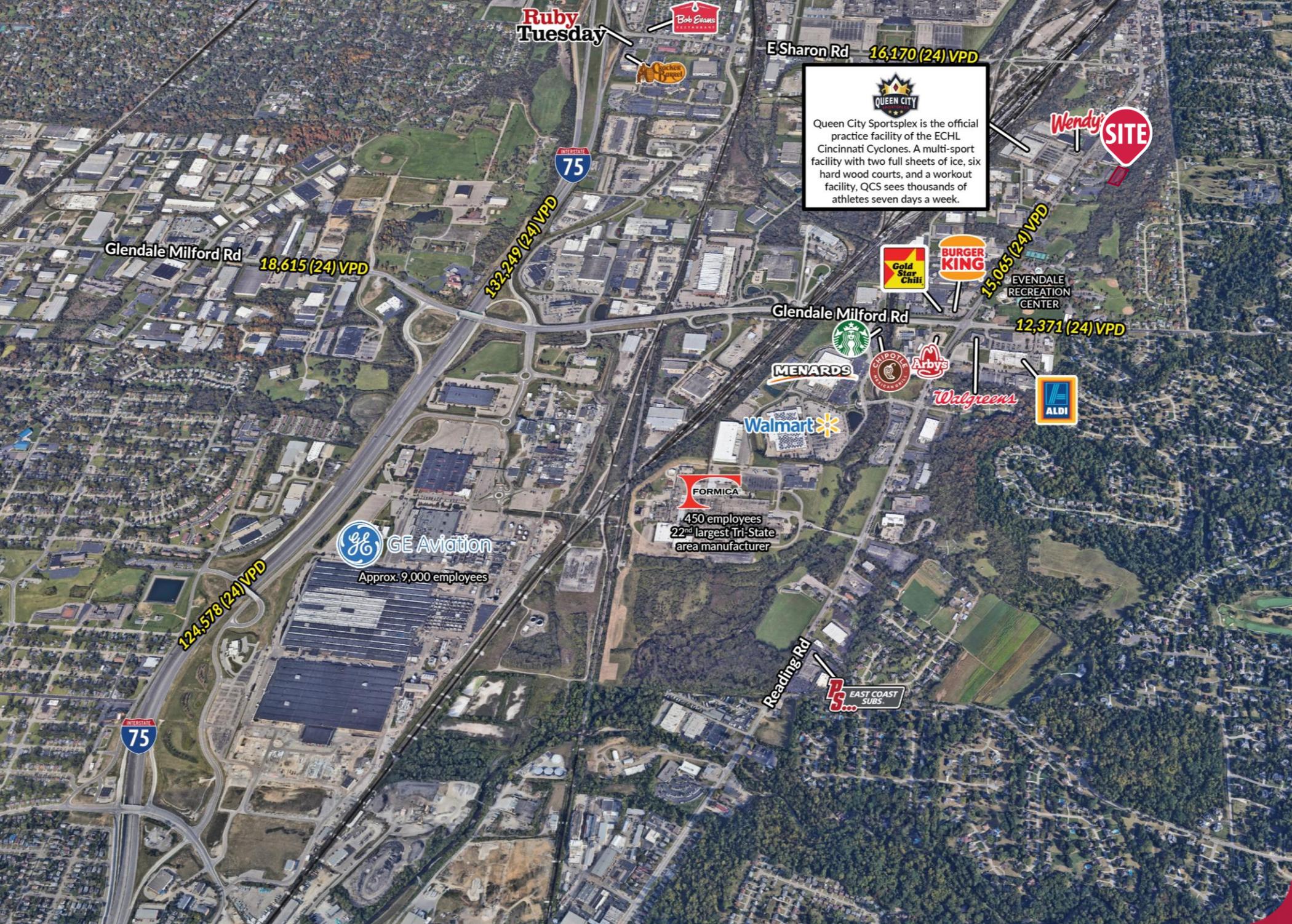




Reading Rd







**Ruby Tuesday**



**E Sharon Rd 16,170 (24) VPD**

**QUEEN CITY**  
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**15,065 (24) VPD**

EVENDALE RECREATION CENTER

**12,371 (24) VPD**

**Glendale Milford Rd 18,615 (24) VPD**

**132,249 (24) VPD**



Glendale Milford Rd



Walgreens



450 employees  
22<sup>nd</sup> largest Tri-State area manufacturer

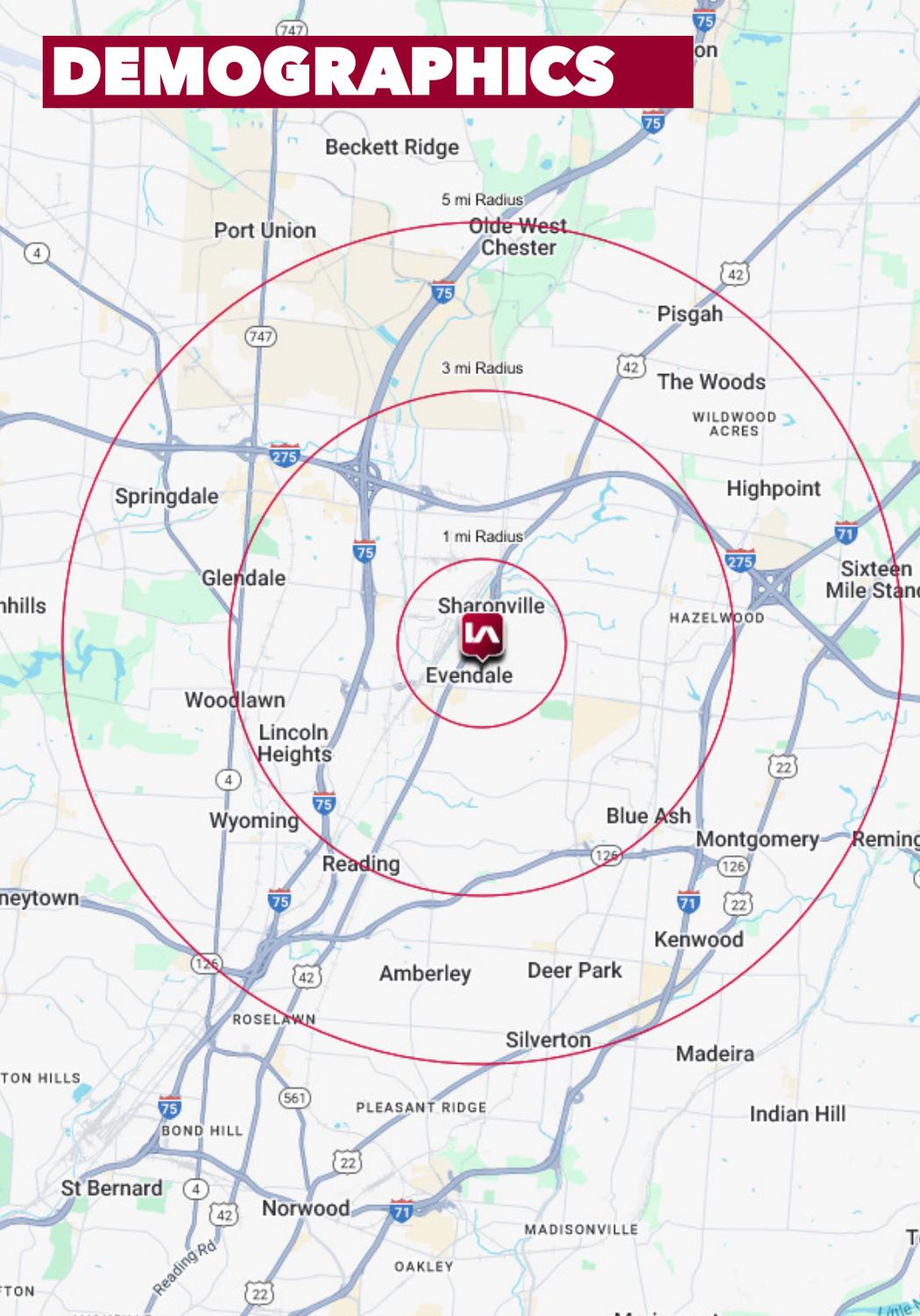
**GE Aviation**  
Approx. 9,000 employees

**124,578 (24) VPD**

Reading Rd



# DEMOGRAPHICS



	1 MI RADIUS	3 MI RADIUS	5 MI RADIUS
<b>POPULATION</b>			
2024 Estimated Population	4,093	40,950	152,067
2029 Projected Population	4,038	40,478	151,526
2020 Census Population	4,378	41,801	154,029
2010 Census Population	4,273	40,291	147,956
Projected Annual Growth 2024 to 2029	-0.3%	-0.2%	-
Historical Annual Growth 2010 to 2024	-0.3%	0.1%	0.2%
<b>HOUSEHOLDS</b>			
2024 Estimated Households	1,782	17,421	63,823
2029 Projected Households	1,742	17,094	63,356
2020 Census Households	1,815	17,568	63,632
2010 Census Households	1,792	17,035	61,855
Projected Annual Growth 2024 to 2029	-0.4%	-0.4%	-0.1%
Historical Annual Growth 2010 to 2024	-	0.2%	0.2%
<b>AGE</b>			
2024 Est. Population Under 10 Years	11.1%	12.2%	12.5%
2024 Est. Population 10 to 19 Years	11.3%	12.1%	12.4%
2024 Est. Population 20 to 29 Years	10.9%	10.8%	10.8%
2024 Est. Population 30 to 44 Years	18.7%	20.1%	20.2%
2024 Est. Population 45 to 59 Years	17.7%	17.1%	17.4%
2024 Est. Population 60 to 74 Years	20.2%	19.0%	18.2%
2024 Est. Population 75 Years or Over	10.0%	8.7%	8.6%
2024 Est. Median Age	42.3	40.5	40.1
<b>MARITAL STATUS &amp; GENDER</b>			
2024 Est. Male Population	49.3%	49.3%	49.2%
2024 Est. Female Population	50.7%	50.7%	50.8%
2024 Est. Never Married	27.1%	29.8%	31.4%
2024 Est. Now Married	51.7%	49.0%	47.4%
2024 Est. Separated or Divorced	13.8%	14.6%	14.2%
2024 Est. Widowed	7.4%	6.5%	7.0%
<b>INCOME</b>			
2024 Est. HH Income \$200,000 or More	17.7%	12.1%	12.4%
2024 Est. HH Income \$150,000 to \$199,999	9.8%	9.0%	9.8%
2024 Est. HH Income \$100,000 to \$149,999	18.2%	19.4%	17.8%
2024 Est. HH Income \$75,000 to \$99,999	11.5%	13.6%	13.7%
2024 Est. HH Income \$50,000 to \$74,999	12.2%	14.9%	15.5%
2024 Est. HH Income \$35,000 to \$49,999	8.9%	8.2%	9.4%
2024 Est. HH Income \$25,000 to \$34,999	6.9%	8.0%	8.0%
2024 Est. HH Income \$15,000 to \$24,999	5.5%	5.7%	5.1%
2024 Est. HH Income Under \$15,000	9.1%	9.0%	8.5%
2024 Est. Average Household Income	\$157,509	\$121,785	\$120,208
2024 Est. Median Household Income	\$93,982	\$87,197	\$88,301
2024 Est. Per Capita Income	\$68,748	\$51,944	\$50,604
2024 Est. Total Businesses	330	4,168	10,826
2024 Est. Total Employees	5,233	75,415	170,279