

119 Fairfield Avenue

Bellevue, KY 41073

NAIBergman



For Lease

2,450 - 3,882 SF | Negotiable
Retail Space



Retail | 2,450 - 3,882 SF

Property Highlights

- Beautiful Four Story Building
- Located Conveniently Outside Downtown Cincinnati With Great Visibility.
- Prime Office, Retail, and Medical Space Available.
- 440 Free Parking Spaces.
- MRBL Steak House Provides VIP Treatment for Tenants.

For More Information

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Offering Summary

Lease Rate:	Negotiable
Building Size:	102,775 SF
Available SF:	2,450 - 3,882 SF
Year Built / Renovated	2008 / 2024

Demographics	1 Mile	1.5 Miles	3 Miles
Total Households	7,171	18,008	61,398
Total Population	14,402	36,383	135,376
Average HH Income	\$120,783	\$108,684	\$87,224

For Lease

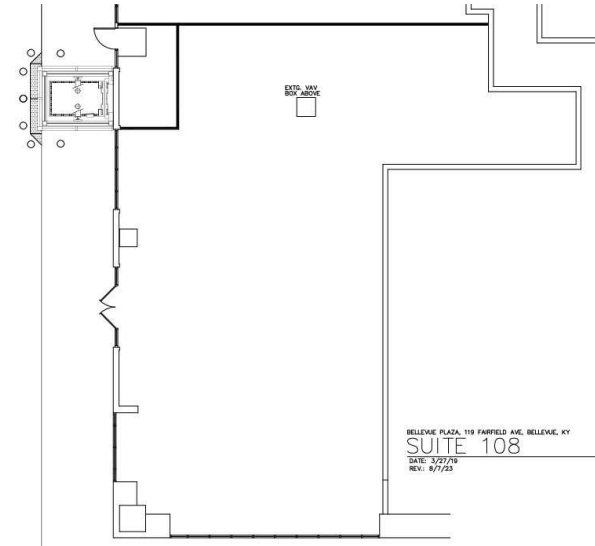
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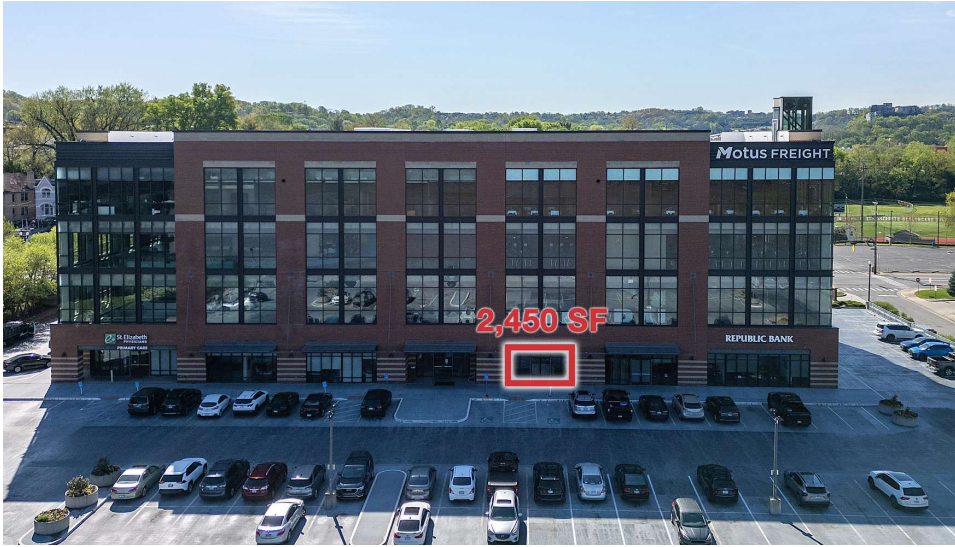
Exclusive Tenant Perks!

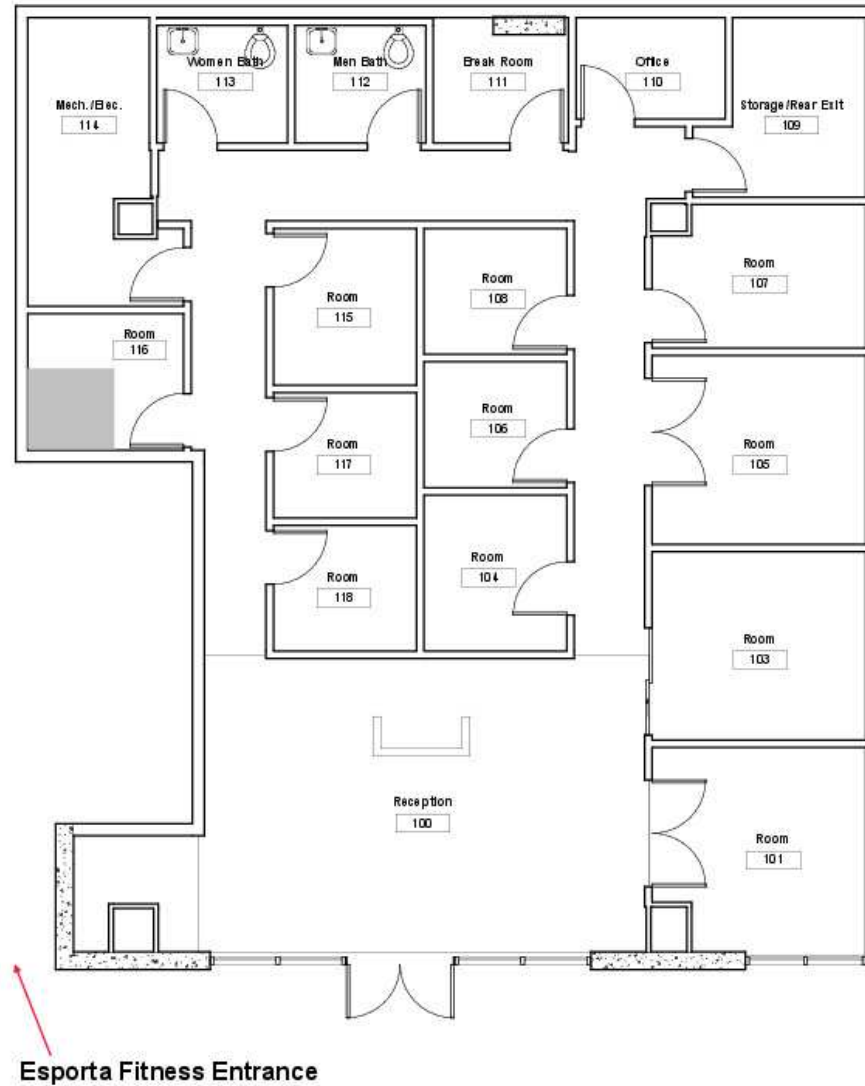
- \$2,000 per year credit to MRBL (limited to \$250 per visit).
- As an exclusive benefit to tenants, MRBL will cater breakfast, lunch or dinner to tenant's office with advance coordination of the date between tenant and MRBL's banquet coordinator.
- When booking a private event with a minimum spend of \$3,000, receive 1 complimentary additional appetizer added to your event menu for all guests.
- All employees of tenant have access to MRBL VIP status which provides a personalized RFID access card that allows them to swipe directly into the VIP door of the dining room directly from the 4th floor office hallway. This program also includes rotating benefits that are usable by the card holder AND each of their guests dining with them. (This quarter's specials include 1 free appetizer from the bar bites menu with the purchase of any drink and \$10 off any steak on the menu.)

First Floor Retail 3,441 SF | Contact Agent Retail Space



For Lease Suite 112
2,450 SF | Contact Agent
Medical Space





For Lease Suite 420
3,882 SF | Contact Agent
Office Space



For Lease
 2,450 - 3,882 SF | Contact Agent
 Retail, Office, & Medical Space

Population	1 Mile	1.5 Miles	3 Miles
Total Population	14,402	36,383	135,376
Average Age	41	40	37
Average Age (Male)	40	39	36
Average Age (Female)	42	40	37
Households & Income	1 Mile	1.5 Miles	3 Miles
Total Households	7,171	18,008	61,398
# of Persons per HH	2	2	2.2
Average HH Income	\$120,783	\$108,684	\$87,224
Average House Value	\$400,960	\$388,265	\$344,040

Demographics data derived from AlphaMap

