

FOR SALE / INVESTMENT

8111 Cheviot Road Cincinnati, OH 45247



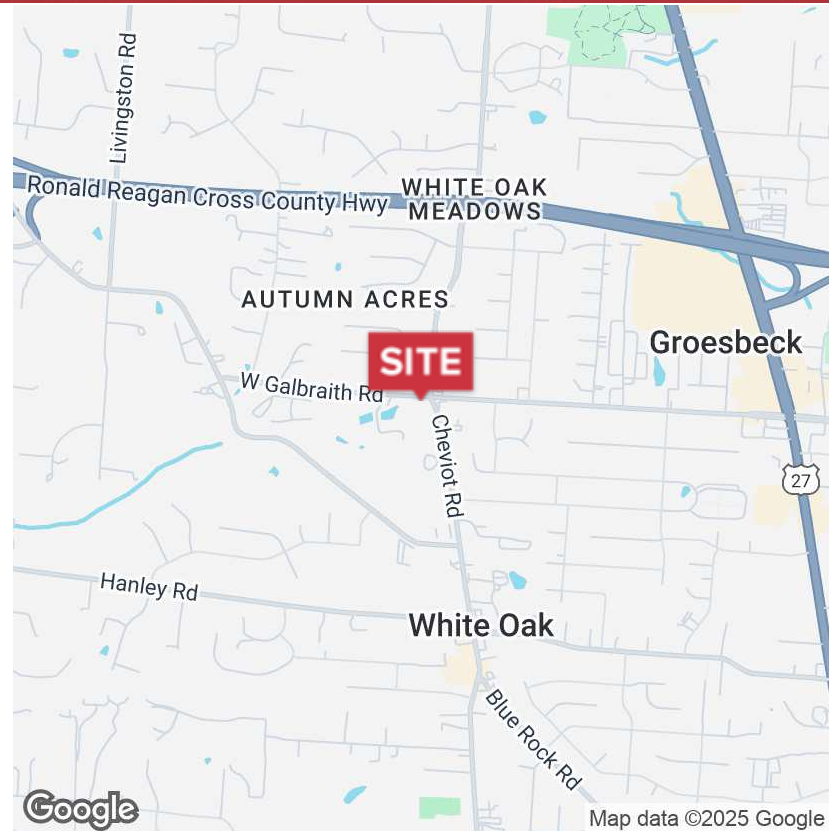
Opportunity for Seller Financing

Professional / Medical Office Building

- 20,000 +/- SF Professional / Medical Office
- Attractive office finishes with easy access from Interstate
- Cheviot Road - minutes from Mercy West Hospital
- Easy access to I-74, I-275 & Ronald Reagan Cross Co. Highway
- Colerain Township - No Earnings Tax!
- Elevator Access
- Asking Price: \$2,450,000
- Call Agent for More Information

DEMOGRAPHICS

STATS	POPULATION	AVG. HH INCOME
1 MILE	9,156	\$91,726
3 MILES	76,218	\$86,740
5 MILES	189,751	\$84,780



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No Warranty Or Representation, Express Or Implied, Is Made As To The Accuracy Of The Information Contained Herein, And The Same Is Submitted Subject To Errors, Omissions, Change Of Price, Partial Or Other Conditions, Prior Sale, Lease Or Financing, Or Withdrawal Without Notice And Of Any Special Listing Conditions Imposed By Our Principals. No Warranties Or Representations Are Made As To The Condition Of The Property Or Any Hazards Contained Therein Any To Be Implied.

📍 **4695 Lake Forest Drive**
Cincinnati, OH 45242
bergmancommercial.com

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LOCATION INFORMATION

Building Name	Galbraith Office Park
Street Address	8111 Cheviot Road
City, State, Zip	Cincinnati, OH 45247
County	Hamilton
Nearest Highways	I-74, I-275, Ronald Reagan Highway

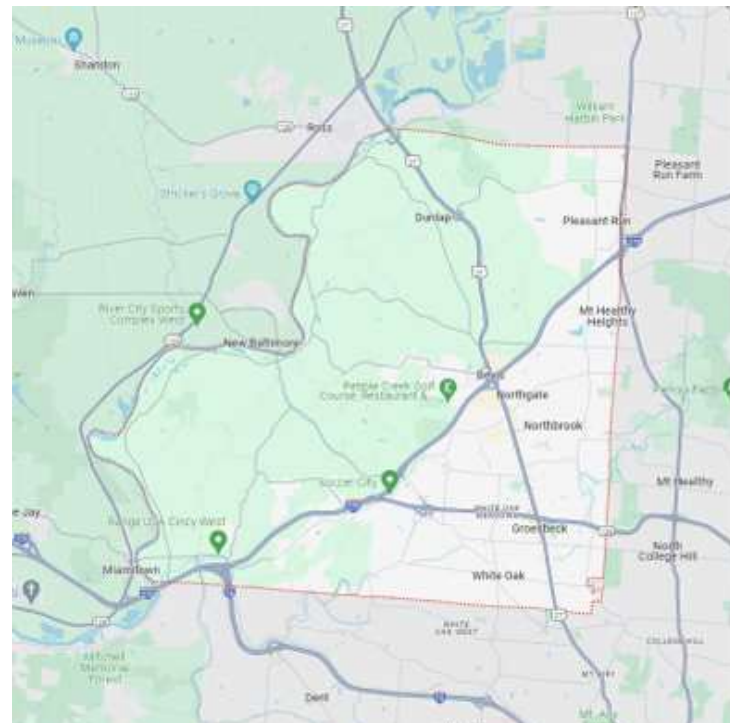
PROPERTY INFORMATION

- 65 Parks
- Cheviot Road
- Minutes from Mercy West Hospital
- Easy Access to expressways- Colerain Township
- No earning tax
- Elevator access
- HVAC - 8 Units - 4-12 Years Old
- Roof - Fiberglass shingles
- Internet - Alta Fiber
- Strong income demographics
- Hard corner at traffic signal

MARKET OVERVIEW

Organized in 1794, Colerain Township is one of the twelve townships of Hamilton County, Ohio. It is the second-largest townships in Ohio by area and includes the unincorporated communities of Groesbeck, Northbrook, Northgate and part of White Oak.

The township is 42.9 sq mi., and as of 1990 20% of the township's land had been urbanized, 15% had been developed for agriculture, with the remaining left as woodlands. The township is crossed by I-74 & I-75 and includes Colerain Avenue as its main north-south thoroughfare. As of the 2020 census, there were 59,239 people living in the township.



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NABergman

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NAI Bergman

.8 miles to Ronald Reagan SR 126
2.5 miles to I-74
2.6 miles to Mercy West Hospital
4.3 miles to I-275



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Summary Profile

2010-2020 Census, 2024 Estimates with 2029 Projections
 Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 39.22/-84.6018

8111 Cheviot Rd Cincinnati, OH 45247	1 mi radius	3 mi radius	5 mi radius
Population			
2024 Estimated Population	9,485	76,815	181,450
2029 Projected Population	9,307	76,031	180,188
2020 Census Population	9,689	79,019	185,004
2010 Census Population	9,328	77,886	178,743
Projected Annual Growth 2024 to 2029	-0.4%	-0.2%	-0.1%
Historical Annual Growth 2010 to 2024	0.1%	-	0.1%
2024 Median Age	38.4	38.5	39.0
Households			
2024 Estimated Households	4,043	31,819	76,724
2029 Projected Households	3,939	31,291	75,653
2020 Census Households	4,136	32,175	76,765
2010 Census Households	3,979	31,401	73,504
Projected Annual Growth 2024 to 2029	-0.5%	-0.3%	-0.3%
Historical Annual Growth 2010 to 2024	0.1%	-	0.3%
Income			
2024 Estimated Average Household Income	\$104,751	\$94,296	\$86,541
2024 Estimated Median Household Income	\$73,432	\$69,803	\$66,002
2024 Estimated Per Capita Income	\$44,685	\$39,140	\$36,716
Education (Age 25+)			
2024 Estimated Elementary (Grade Level 0 to 8)	4.5%	2.9%	2.7%
2024 Estimated Some High School (Grade Level 9 to 11)	5.0%	5.1%	5.3%
2024 Estimated High School Graduate	29.9%	35.9%	34.9%
2024 Estimated Some College	25.4%	19.7%	20.2%
2024 Estimated Associates Degree Only	7.3%	9.7%	9.6%
2024 Estimated Bachelors Degree Only	19.7%	18.3%	18.1%
2024 Estimated Graduate Degree	8.1%	8.4%	9.2%
Business			
2024 Estimated Total Businesses	327	2,160	4,926
2024 Estimated Total Employees	3,138	20,993	42,666
2024 Estimated Employee Population per Business	9.6	9.7	8.7
2024 Estimated Residential Population per Business	29.0	35.6	36.8

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