

Property Highlights

- 4,385 RSF on main floor (former bank) and 876 RSF professional office space on 2nd floor with stair and elevator access
- Building signage available for large suite
- High visibility and convenient location- minutes to SR 129 & I-75
- Close proximity to Liberty Center, Cincinnati Children's hospital and Voice of America Center with high demographics
- Individual secured private entry for each suite & separately metered gas/electric
- Monument signage available on both roads
- Ample convenient parking & no earnings tax
- \$12.50-\$15.00 PSF NNN
(OpEx of approximately \$5.00)

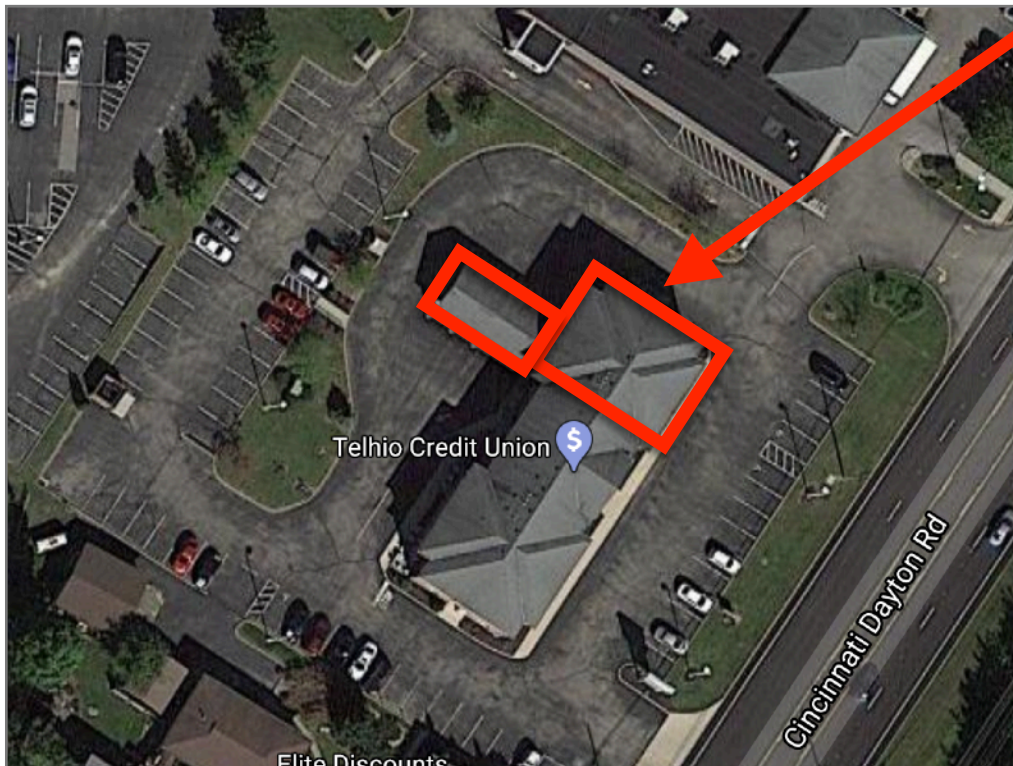


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**BANK/OFFICE
SPACE
& DRIVE-THRU
MAY BE DEMISED**



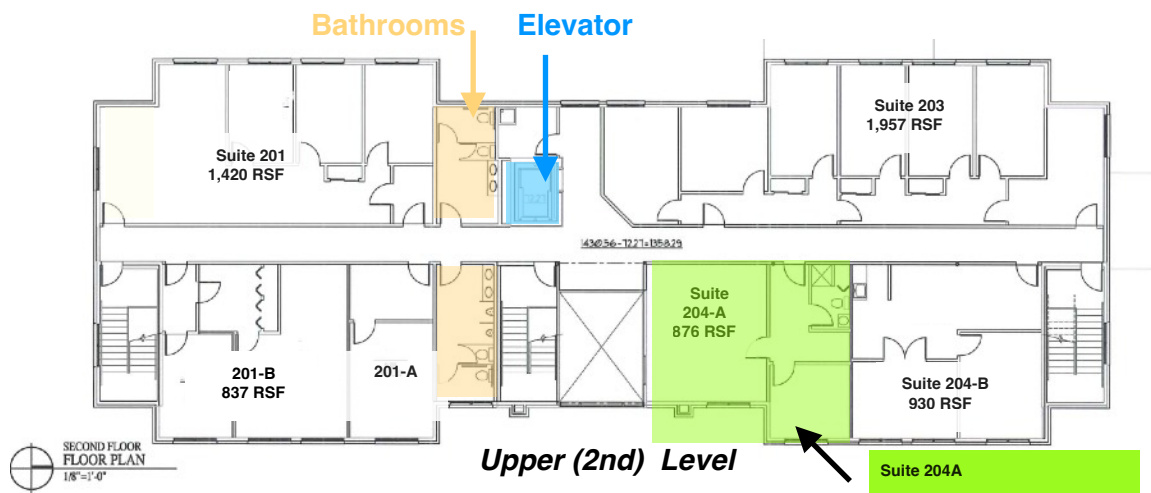
Demographics	
Average Household Income	\$108,891
Projected Household Income (2022)	\$120,000
Median Household Income	\$88,177
Projected Median Household Income (2022)	\$94,431
Total Population	64,141
Projected Population (2022)	66,371
Total Businesses	3,180
Total Employees	60,278
Median Age	39

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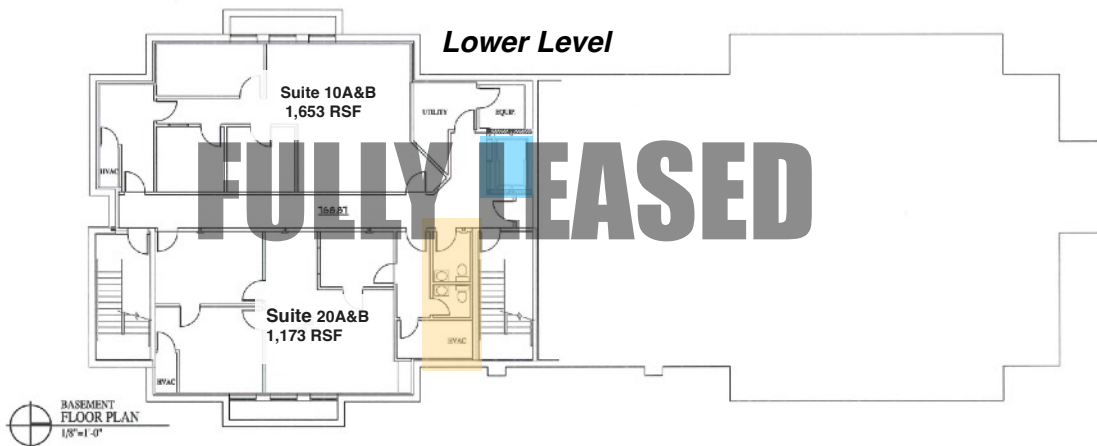
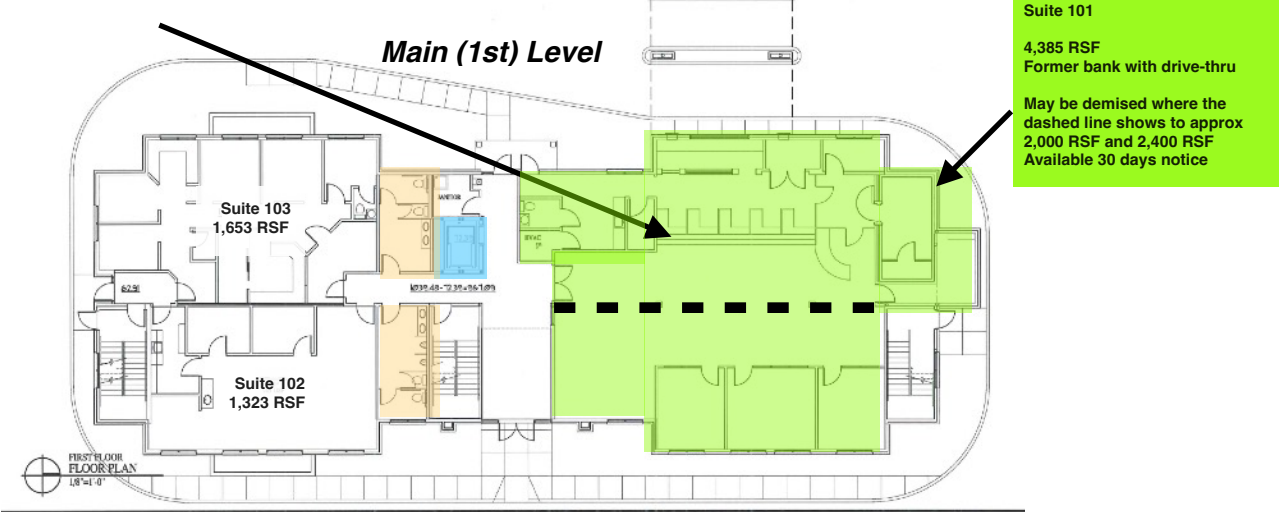
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1 SPACE LEFT FOR LEASE

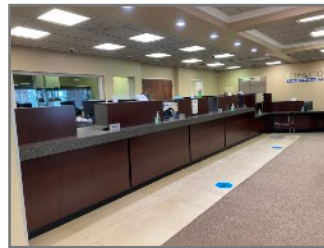
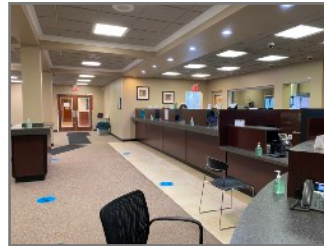
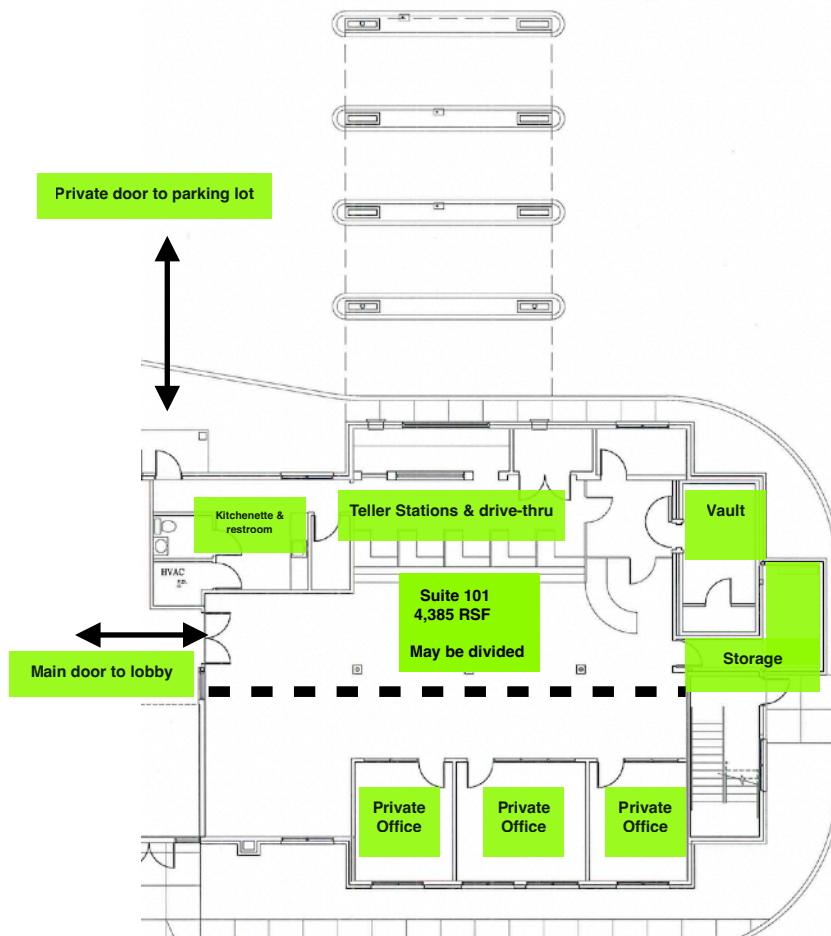


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Features of Suite 101 - Turnkey Bank Space or Convert to Traditional Office Space or Could Divide

OCCUPANCY WITHIN 30 DAYS

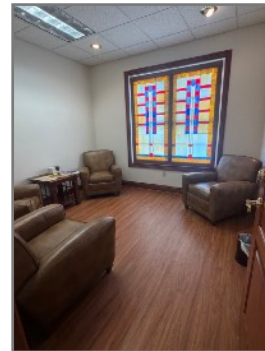
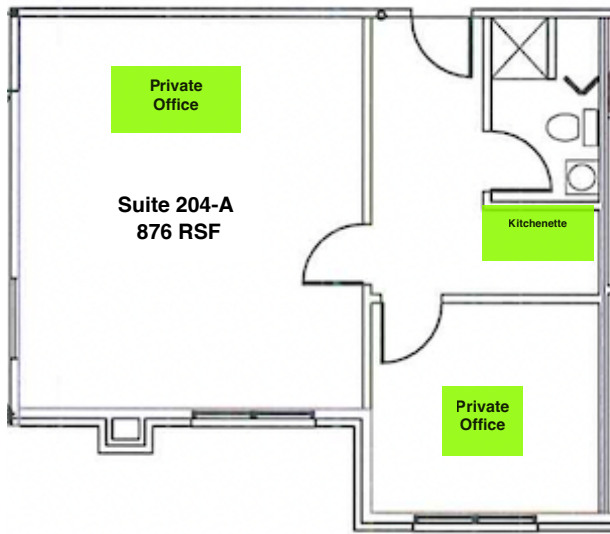
- End cap unit with LOTS of windows
- 3 private offices with glass walls and windows
- Large open area and storage
- Entry off main corridor and rear private door
- Private restroom and kitchenette
- Vault room with safety deposit boxes
- 5 teller desks
- Area for ATM and outside deposit box
- 3 drive-through lanes
- Prominent signage on 2 marquis road signs and building signage available

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Features of Suite 204-A Professional Office Space

OCCUPANCY 1/1/26

- Great for counseling practice or any standard office use
- 2 private offices
- Executive office features built-in wood gas fireplace, desk area, cabinets and paneling
- Both offices feature beautiful stained-glass inserts
- Private restroom w/shower
- Kitchenette area
- Elevator and stair access
- Prominent signage on 2 marquis road signs and building signage available
- Existing furniture negotiable

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