

**7237 Cincinnati Dayton
Road
West Chester, OH
45069**

**16,376 SF Multi - Tenant
Office Building for
Lease Or Sale**



AVAILABLE:

4,385 RSF - Suite 101

USES:

Professional office (former bank space)

OFFERED AT:

\$12.50 PSF NNN

LOCATION:

Off Cincinnati Dayton Road with close proximity to I-75, SR 129, Liberty Centre, Cincinnati Children's Hospital & Voice of America Center.

SUMMARY:

Previous use was a bank, can easily be transformed to traditional office or creative retail concepts with drive-thru. TIA available for qualified tenant and term.

North Ridge Realty Group

7182 Liberty Centre Drive, Suite M
West Chester, OH 45069
www.nrrg.com

Marshall Stretch

VP Sales & Leasing
513.504.8232 Mobile
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Susan Stretch

Senior Vice President
513.315.8522 Mobile
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OVERVIEW

MULTI-TENANT Office Building for Lease Or Sale

YEAR BUILT:
1999

SUITE #:
101 for lease

OCCUPANCY:
Immediate

PROPERTY INFO:

- Excellent visibility on Cincinnati-Dayton Road
- Largest panel on monument sign
- Ample parking
- Kitchenette
- Private restroom in suite
- Vault
- Drive-thru lanes
- Furniture available
- Individual secured private entry

PROPERTY HIGHLIGHTS

- Can easily be transformed to traditional office
- High demographics
- Zoned C-PUD (click for zoning ordinance)

PROPERTY SUMMARY

- Easy access to I-75 and SR 129
- 16, 376 SF multi-tenant 3 store office building with elevator servicing all floors
- 1.5060 acres



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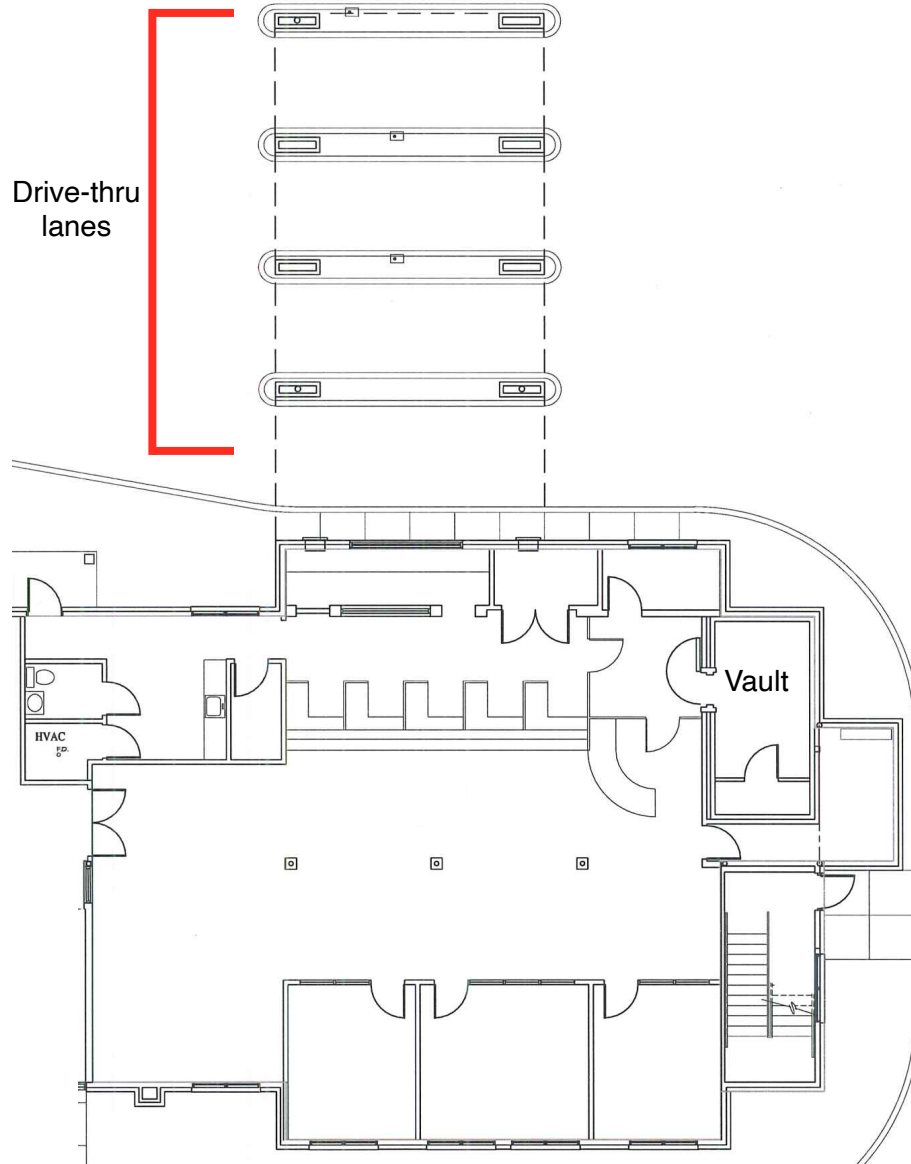
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FLOOR PLAN

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4,385 RSF

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PROPERTY PHOTOS

MULTI-TENANT
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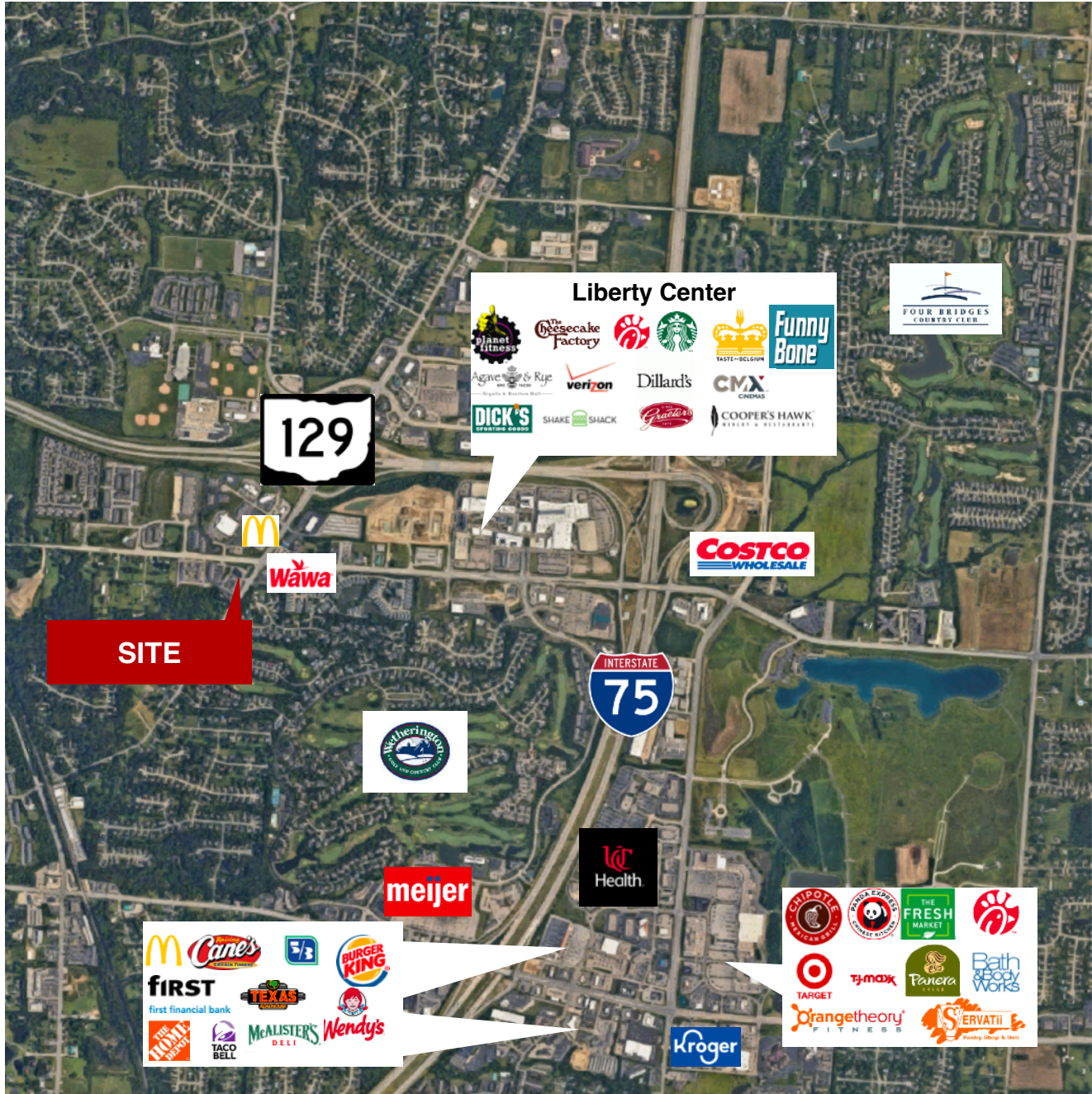
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AERIAL MAP

MULTI-TENANT
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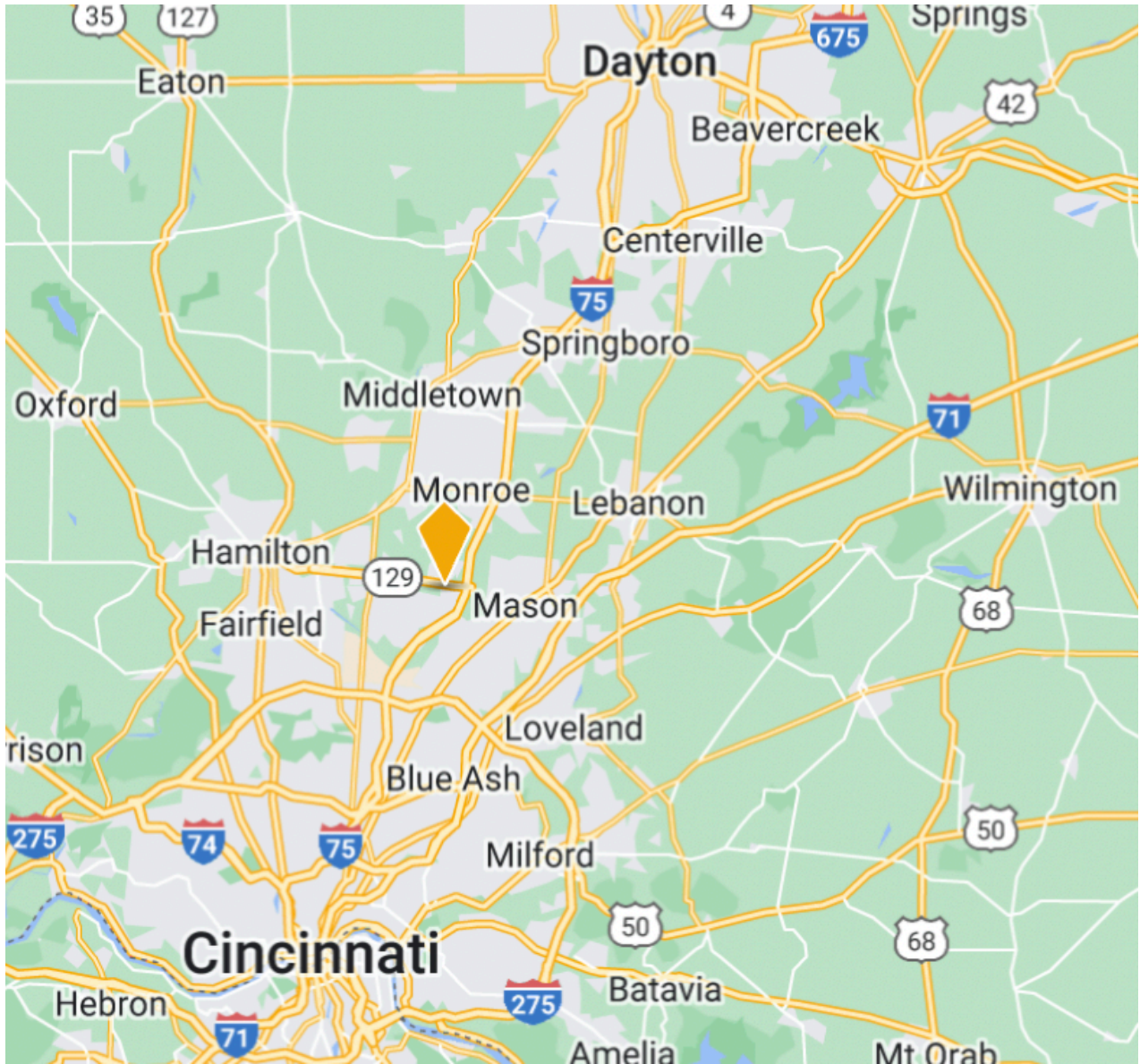
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STREET MAP

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SITE MAP

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DEMOGRAPHICS

MULTI-TENANT
Office Building for
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| Beckmark Building | | | |
|---|----------------------------------|---------------|---|
| 7237 Cincinnati Dayton Rd, West Chester, OH 45069 | | | |
| Building Type: Class B Office | Total Available: 4,385 SF | |  |
| Class: B | % Leased: 79.41% | | |
| RBA: 21,295 SF | Rent/SF/Yr: Negotiable | | |
| Typical Floor: 5,667 SF | | | |
| Radius | 1 Mile | 3 Mile | 5 Mile |
| Population | | | |
| 2028 Projection | 8,519 | 61,262 | 151,124 |
| 2023 Estimate | 8,250 | 59,368 | 145,830 |
| 2010 Census | 7,108 | 52,372 | 127,304 |
| Growth 2023 - 2028 | 3.26% | 3.19% | 3.63% |
| Growth 2010 - 2023 | 16.07% | 13.36% | 14.55% |
| 2023 Population by Hispanic Origin | 326 | 3,030 | 7,076 |
| 2023 Population | 8,250 | 59,368 | 145,830 |
| White | 6,558 79.49% | 46,365 78.10% | 112,785 77.34% |
| Black | 820 9.94% | 4,872 8.21% | 11,506 7.89% |
| Am. Indian & Alaskan | 22 0.27% | 135 0.23% | 353 0.24% |
| Asian | 609 7.38% | 6,397 10.78% | 17,414 11.94% |
| Hawaiian & Pacific Island | 3 0.04% | 92 0.15% | 395 0.27% |
| Other | 238 2.88% | 1,509 2.54% | 3,377 2.32% |
| U.S. Armed Forces | 6 | 51 | 128 |
| Households | | | |
| 2028 Projection | 2,959 | 20,839 | 52,107 |
| 2023 Estimate | 2,862 | 20,155 | 50,207 |
| 2010 Census | 2,448 | 17,569 | 43,474 |
| Growth 2023 - 2028 | 3.39% | 3.39% | 3.78% |
| Growth 2010 - 2023 | 16.91% | 14.72% | 15.49% |
| Owner Occupied | 2,517 87.95% | 16,787 83.29% | 41,587 82.83% |
| Renter Occupied | 345 12.05% | 3,368 16.71% | 8,620 17.17% |
| 2023 Households by HH Income | 2,864 | 20,156 | 50,207 |
| Income: <\$25,000 | 208 7.26% | 1,120 5.56% | 3,064 6.10% |
| Income: \$25,000 - \$50,000 | 276 9.64% | 2,086 10.35% | 4,901 9.76% |
| Income: \$50,000 - \$75,000 | 229 8.00% | 2,711 13.45% | 6,643 13.23% |
| Income: \$75,000 - \$100,000 | 452 15.78% | 2,533 12.57% | 6,489 12.92% |
| Income: \$100,000 - \$125,000 | 319 11.14% | 2,501 12.41% | 6,395 12.74% |
| Income: \$125,000 - \$150,000 | 199 6.95% | 1,689 8.38% | 4,372 8.71% |
| Income: \$150,000 - \$200,000 | 684 23.88% | 4,037 20.03% | 8,987 17.90% |
| Income: \$200,000+ | 497 17.35% | 3,479 17.26% | 9,356 18.63% |
| 2023 Avg Household Income | \$141,022 | \$137,980 | \$139,494 |
| 2023 Med Household Income | \$120,924 | \$116,273 | \$115,662 |

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