

# Freestanding Medical Office Building



5757 Glenway Avenue  
Cincinnati, Ohio 45238

4,250 Square Feet  
0.36 Acres with Garage



## Opportunity Highlights

Direct access from parking lot  
[1<sup>st</sup> floor](#) - 2,050 square feet  
[2<sup>nd</sup> floor](#) - 2,200 square feet  
Surface parking with garage  
Large reception/waiting area

Professionally owned & managed  
Existing 1<sup>st</sup> floor tenant in place  
2<sup>nd</sup> floor available in April '25  
**Lease: \$15.00/SF NNN + OpEx**  
**Sale: Asking \$595,000**

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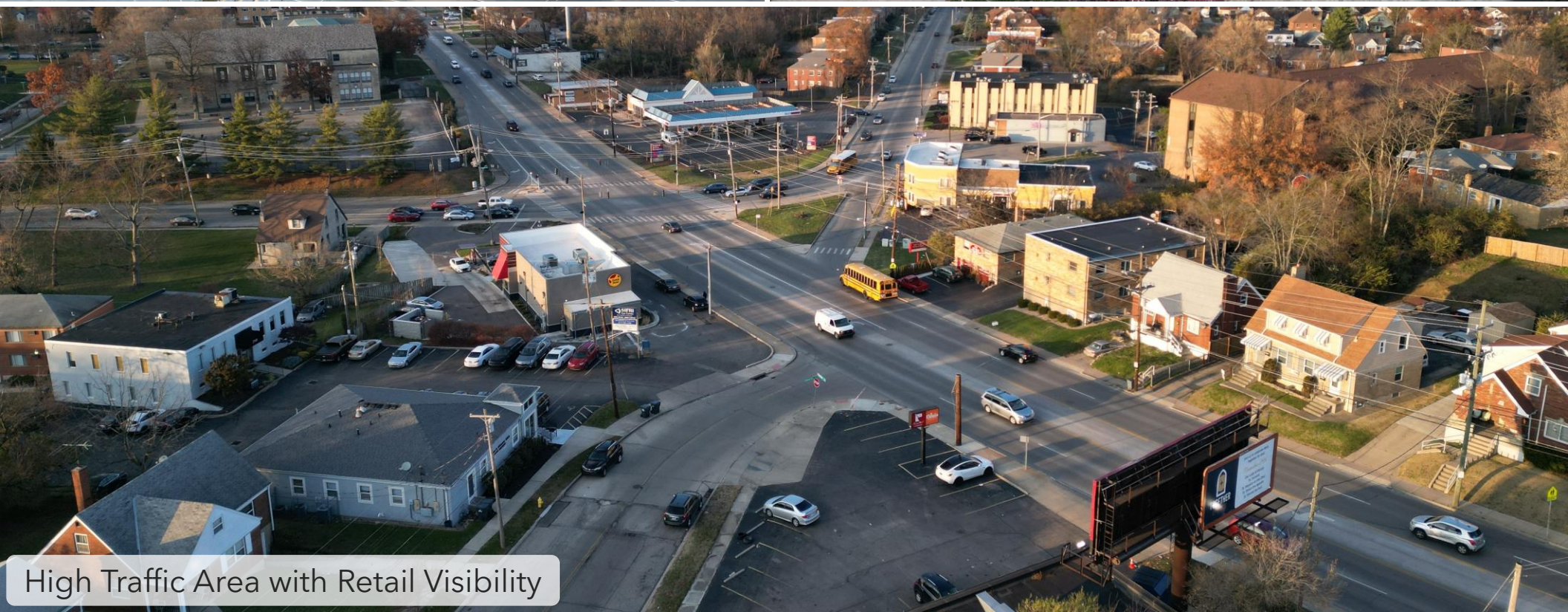
# Additional Photos



Large Parking Lot with Garage Building



Monument Sign on Glenway Avenue



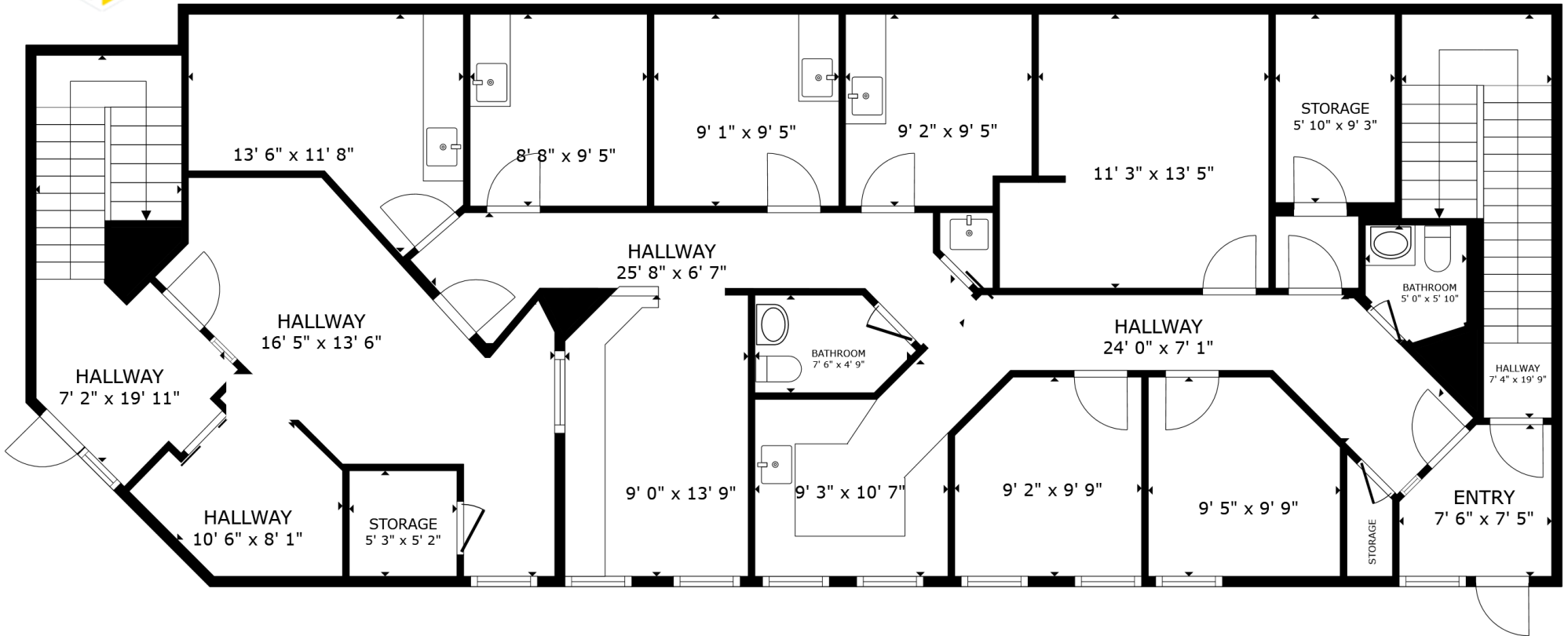
High Traffic Area with Retail Visibility



# Interior Photos

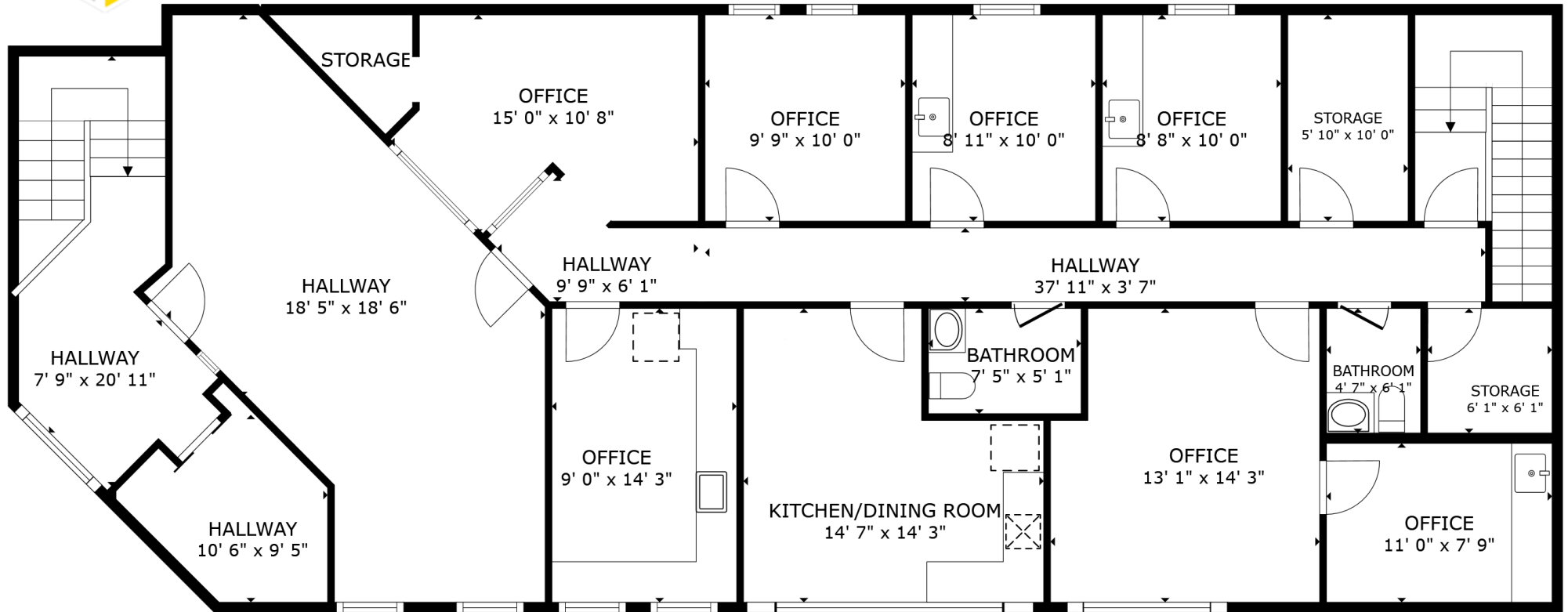


# 1<sup>st</sup> Floor Plan



5757 Glenway Avenue  
1<sup>st</sup> Floor | 2,050 SF | **LEASED**  
[\(link to virtual walk-through\)](#)

# 2<sup>nd</sup> Floor Plan



5757 Glenway Avenue  
2<sup>nd</sup> Floor | 2,200 SF | **AVAILABLE**  
([link to virtual walk-through](#))



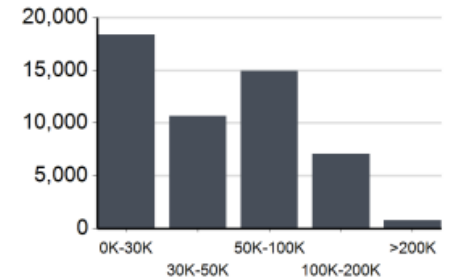
# Demographic Information

## Location Facts & Demographics

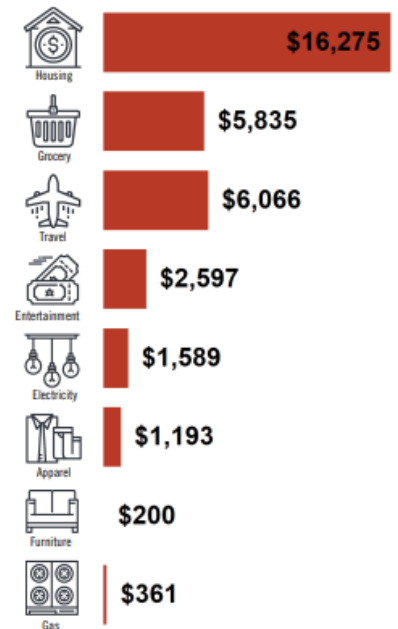
Demographics are determined by a 10 minute drive from 5757 Glenway Ave , Cincinnati , OH 45238

 **Catylist Research**

### INCOME BY HOUSEHOLD



### HH SPENDING



### CITY, STATE

**Cincinnati, OH**

### POPULATION

**120,364**

### AVG. HH SIZE

**2.50**

### MEDIAN HH INCOME

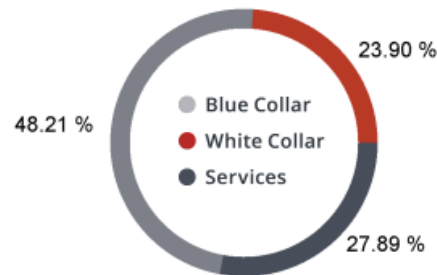
**\$50,202**

### HOME OWNERSHIP

Renters: **19,327**

Owners: **29,688**

### EMPLOYMENT



**47.55%**

Employed

**3.22%**

Unemployed

### EDUCATION

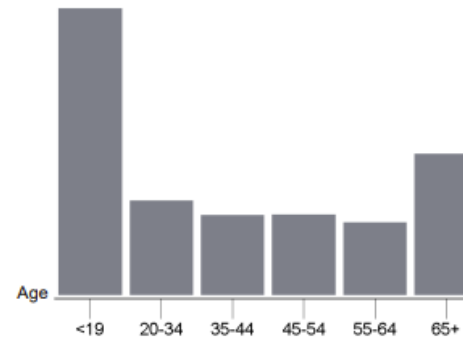
High School Grad: **34.30%**  
 Some College: **20.68%**  
 Associates: **7.11%**  
 Bachelors: **23.03%**

### GENDER & AGE

**48.29%**



**51.71%**

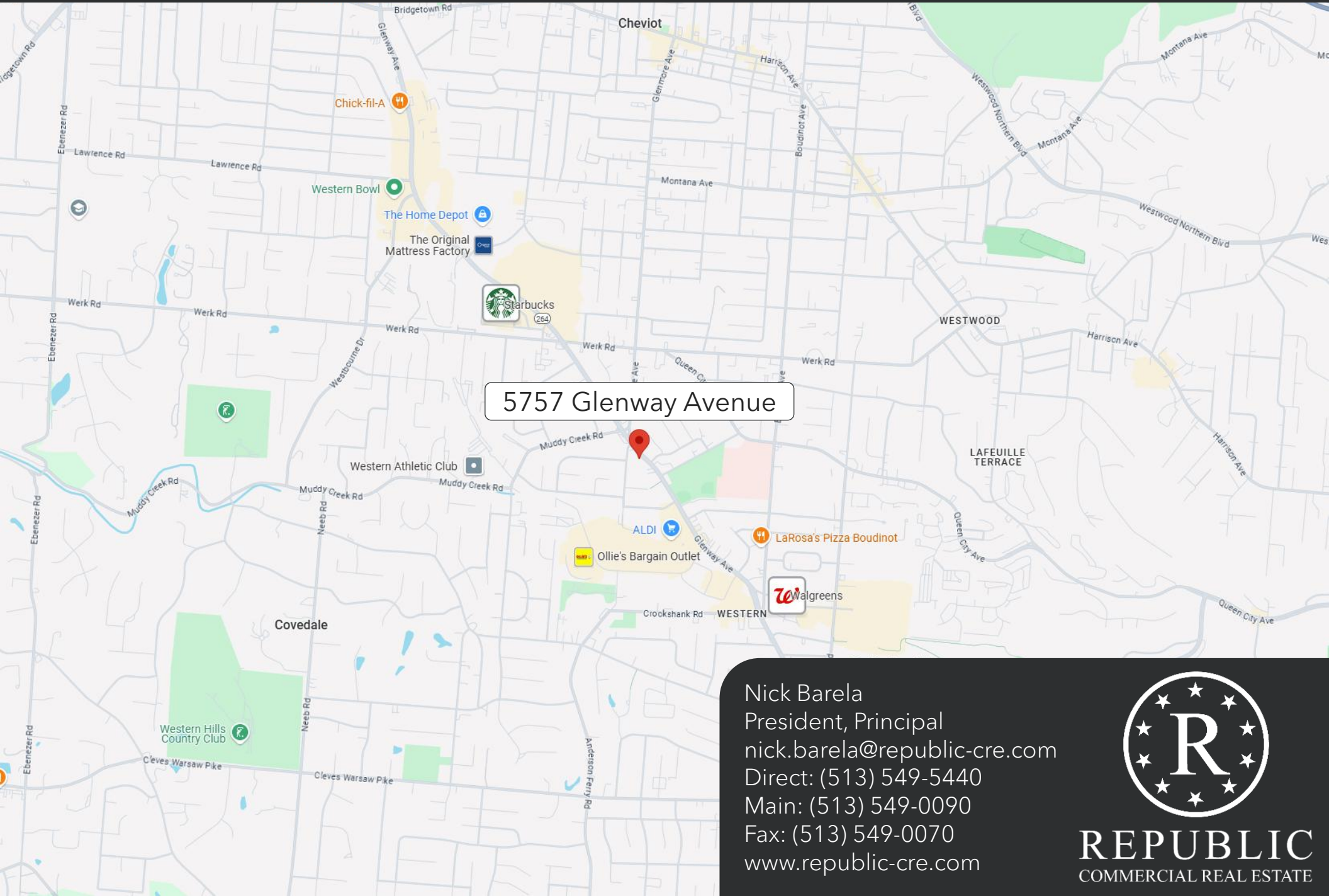


### RACE & ETHNICITY

White: **64.74%**  
 Asian: **0.51%**  
 Native American: **0.00%**  
 Pacific Islanders: **0.08%**  
 African-American: **28.00%**  
 Hispanic: **3.20%**  
 Two or More Races: **3.46%**

This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor.

# Location Map



5757 Glenway Avenue

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