

FOR LEASE



**3550 Red Bank Rd
Cincinnati, OH 45227**

Single tenant flex building with overhead door, outside storage and exterior bump dock. The property offers an above average branding opportunity with a façade sign band and a large billboard on site. Located on well traveled Red Bank Road at the signalized interchange of Red Bank, Wooster & Columbia Parkway. Very high visibility, 2 cub cuts, fenced exterior lot. Wonderful demographics, surrounded by some of city's most desirable neighborhoods of Mariemont, Hyde Park, Kenwood, Indian Hill. Minutes to I-71 & Columbia Pky. Suitable for any small contractor such as HVAC, grounds care, facilities management services, etc...

FEATURES

Lease Rates: \$4,000/mo
Lease Type: MG
Available: 2,016 SF

Lot Size: 0.62 acres
Combined Traffic: 23,457
Parking: 30 surface

Pop. 3 mile: 66,882
Households 3 mile: 31,949
Income 3 mile: \$11,299

Zoning: "H"

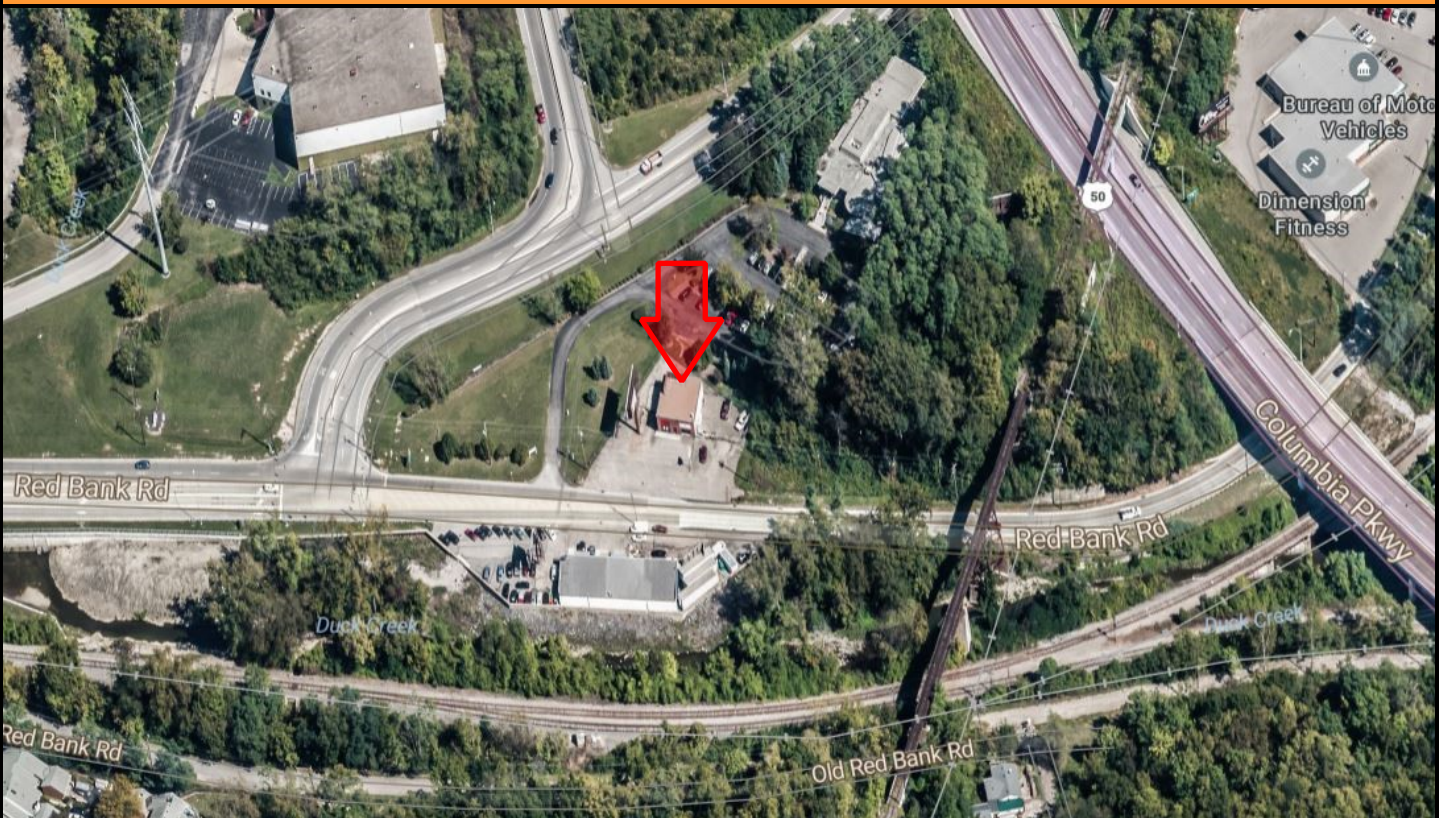
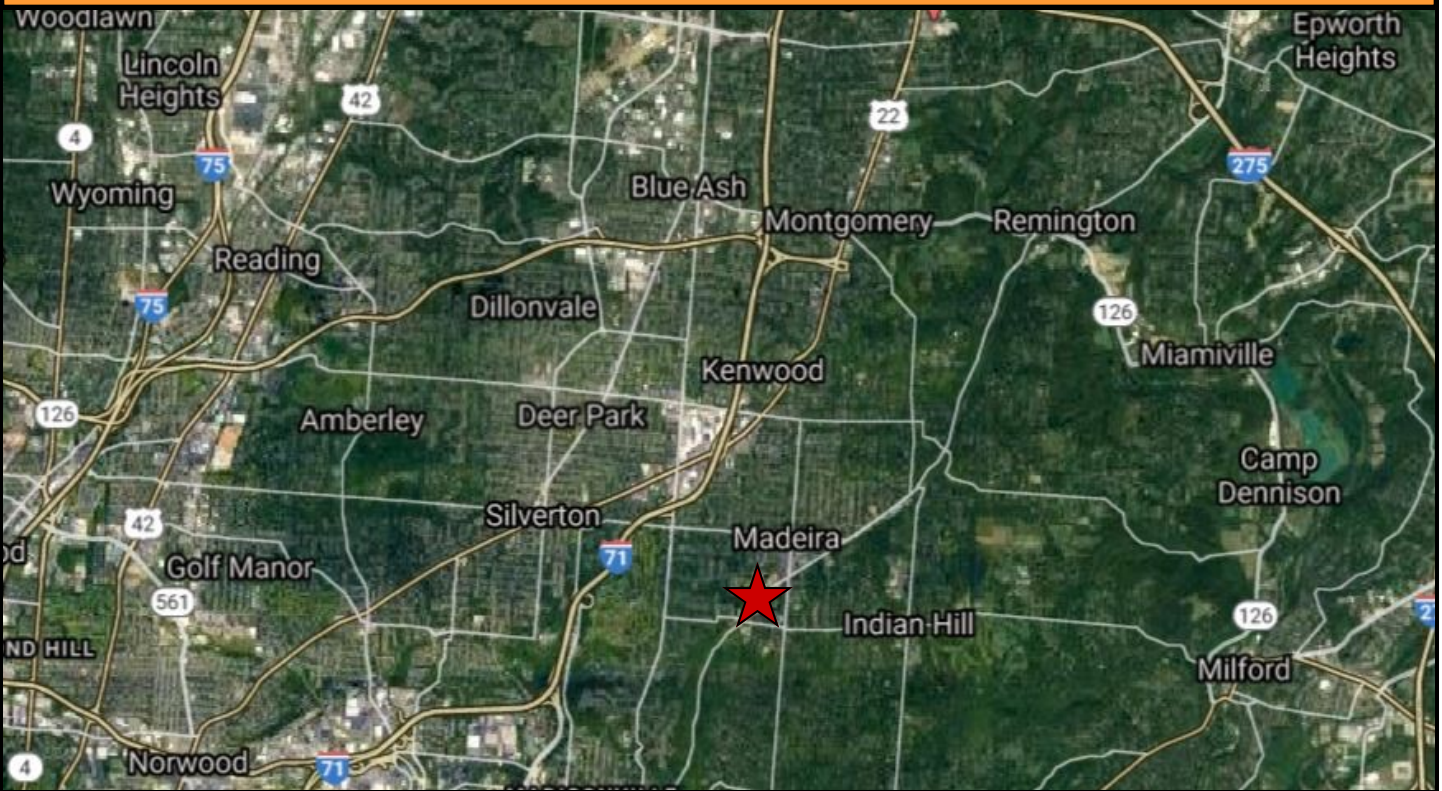
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LOCATION



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