



**525** Alexandria  
Pike

## **For Lease** South Hill Professional Center

Three-Story 57,000 SF Medical Facility  
Southgate, Kentucky 41071

### **Contact us**

**Fred A. Macke, Jr.**

Senior Vice President

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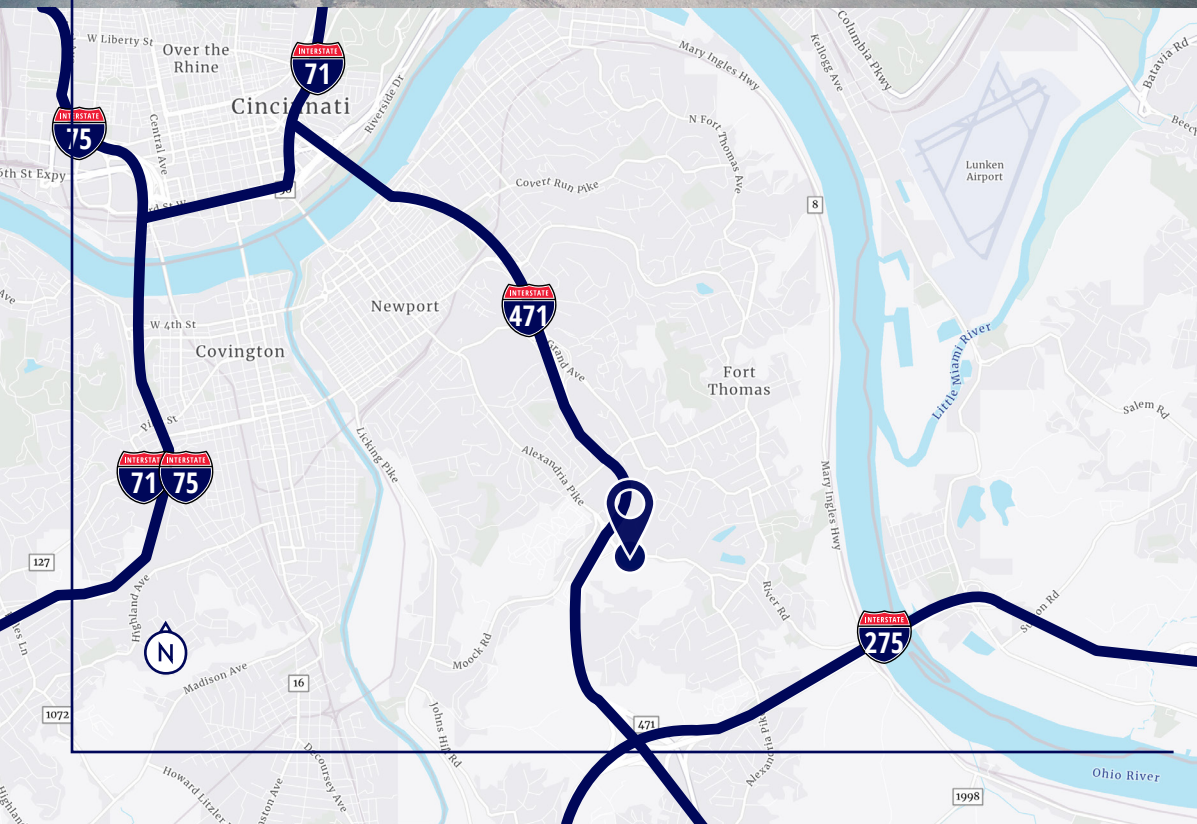
**Brooke Jacobsen**

Associate

+1 513 562 2280

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## Property Highlights

- 12,073 SF Available
  - 7,552 SF on First Floor
  - 4,551 SF on Second Floor
- Class A finishes
- Covered drive-up entry
- Landscaped grounds
- Fully-equipped with sprinklers
- Minutes from downtown Cincinnati with immediate access to I-471
- Backup generator

## Area Demographics

3 Mile Radius | 2024



**Population**  
76,359



**Average HH Income**  
\$94,855



**Households**  
33,623



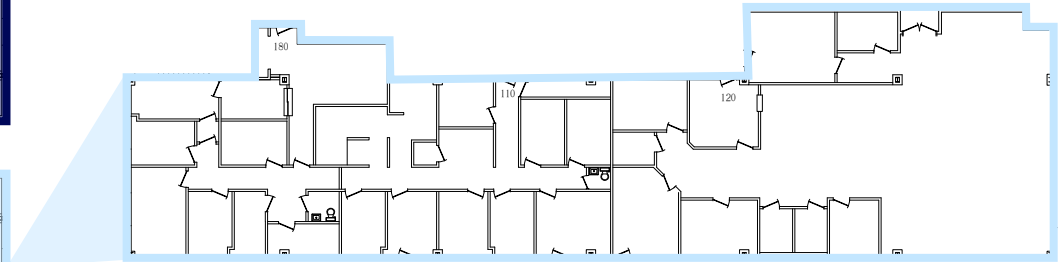
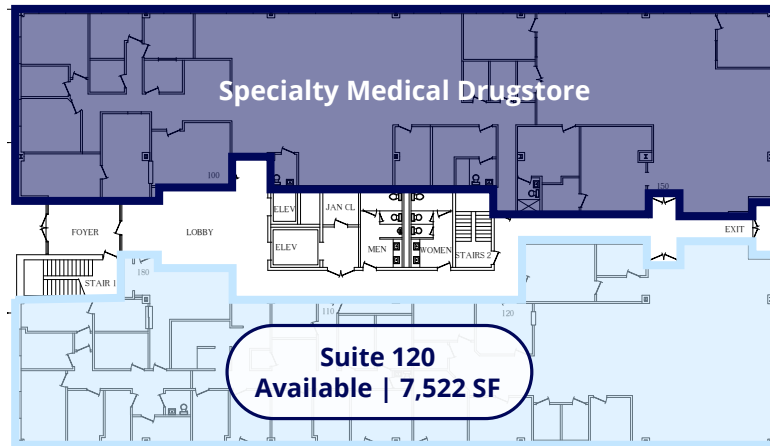
**Projected HH Income**  
\$109,119

**\$14.50/SF NNN**  
Taxes + OPEX; \$10.95/SF

## FLOOR PLANS

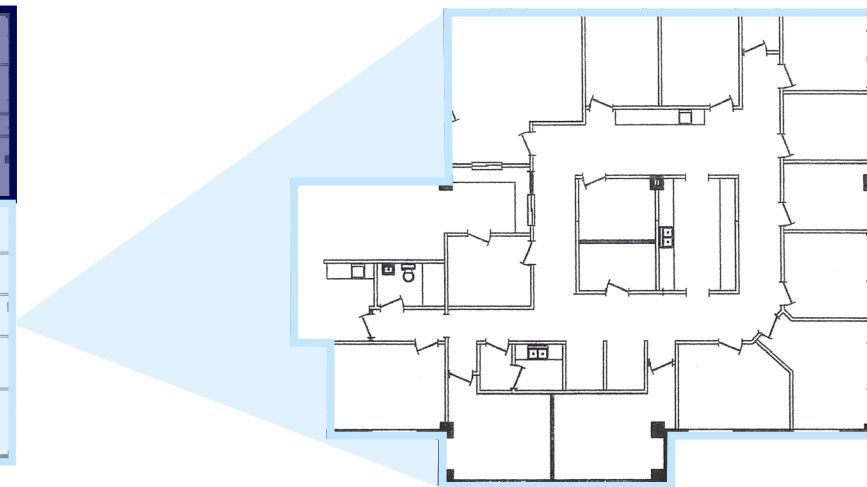
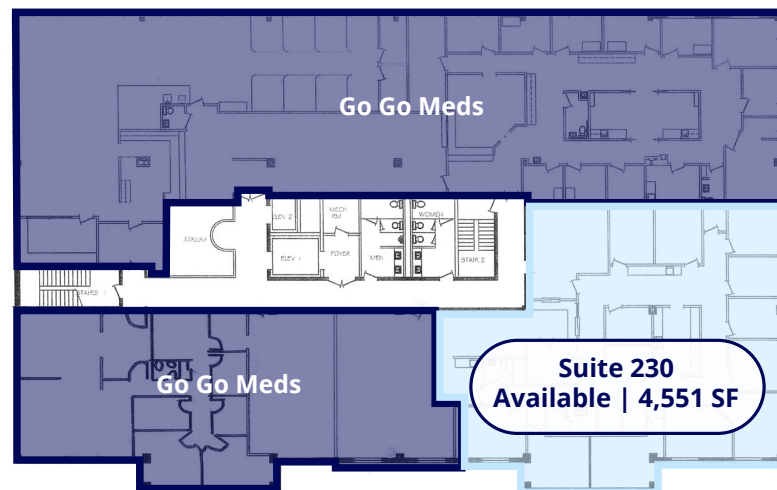
### First Floor

7,522 SF Available



### Second Floor

4,551 SF Available





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