



OFFERING SUMMARY

Lease Rate:	Build to Suit (negotiable)
Proposed Building Size:	8,000 SF
Available SF:	8,000 SF
Year Built:	TBD
Zoning:	Commercial B1
Market:	East Cincinnati
Submarket:	Clermont

PROPERTY OVERVIEW

Build-to-Suit opportunity. Proposed 8,000 sq. ft. building for lease, will divide. Pre-leasing office/retail suites in final phase of the Merwin Office Park. Located just off of State route 125 (approx. 45k ADT) and visible from the traffic signal offering easy access from major throughfare and privacy. Will be the flagship building in fully occupied office park. Views of protected woodland area and pond. Several amenities within .25 miles including restaurants, c-stores, grocery and shopping. Perfect location for financial, medical, legal or any professional office or retail use.

PROPERTY HIGHLIGHTS

- Energy Efficient Construction
- Excellent Traffic Counts
- Developer offering Tenant Improvement Allowance to qualified applicants
- Excellent access to Beechmont Ave. (SR-125), State Route 32, Interstate 275
- Roughly 250' frontage on McMann Rd. with signage visible from State Route 125 (ADT ~50,000)
- Rear walkouts to park-like setting featuring a pond and fountain

BEN TRAUTMANN
513.752.5000 x10
ben@jatrealtors.com

OFFICE BUILDING FOR LEASE



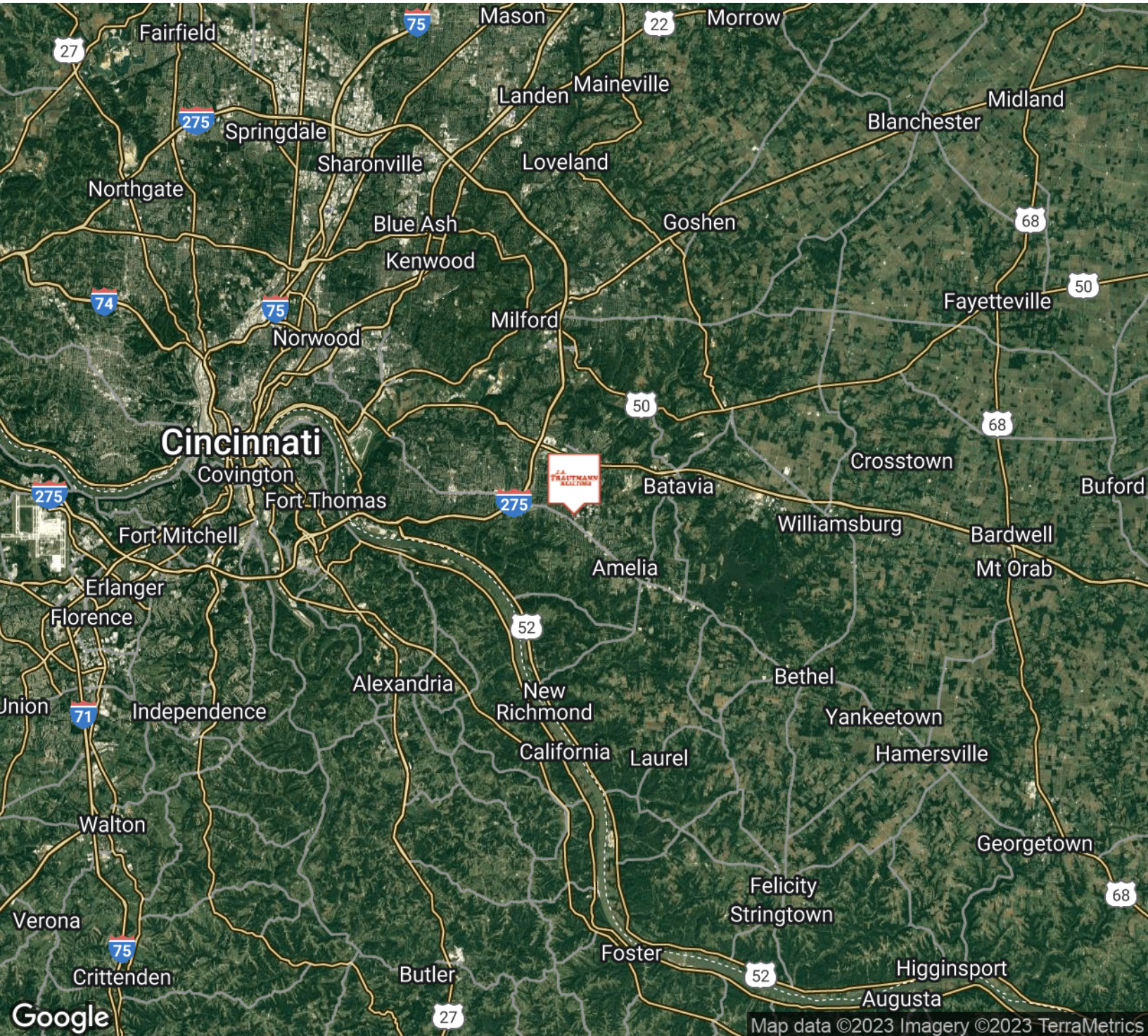
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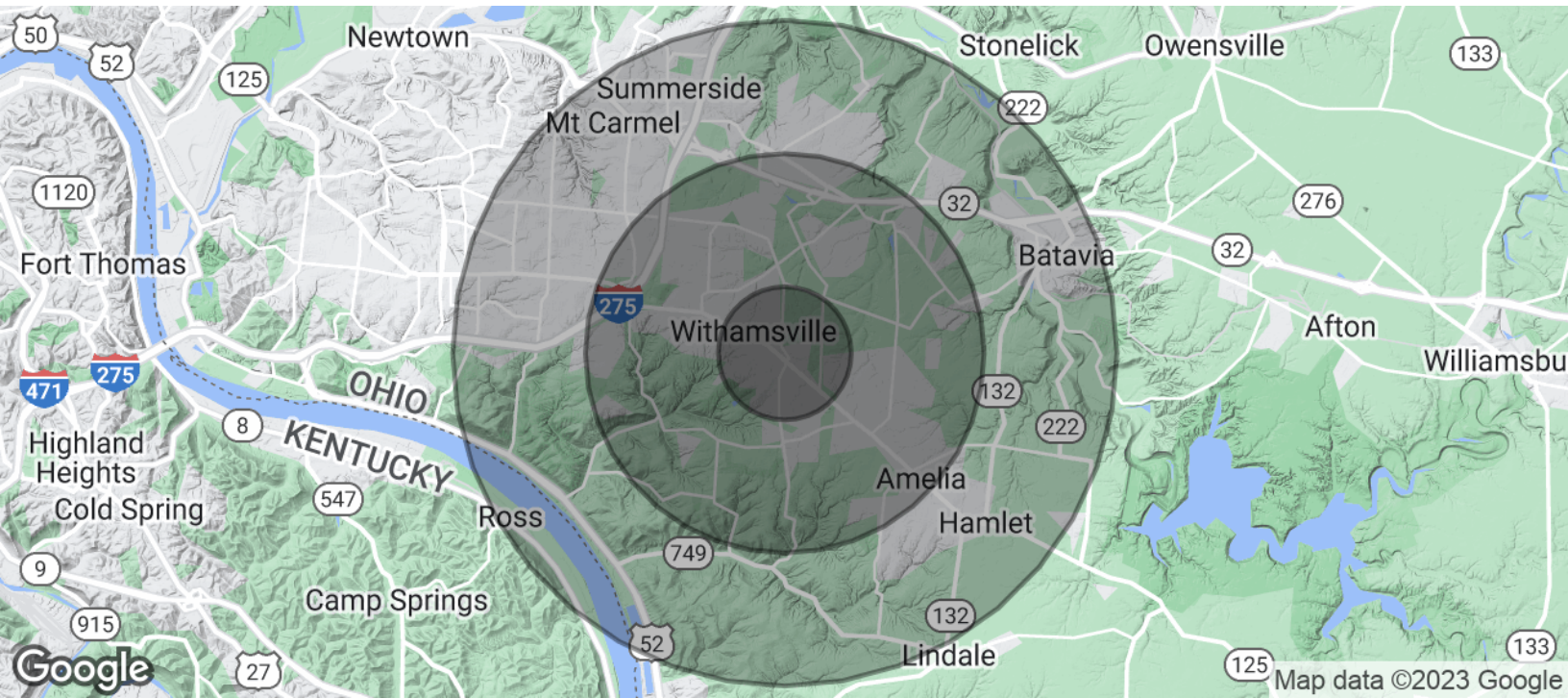
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OFFICE BUILDING FOR LEASE



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	5,016	37,458	89,526
Median age	33.5	34.7	35.9
Median age (Male)	31.5	33.6	34.7
Median age (Female)	35.7	35.5	36.9
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	1,893	14,706	34,830
# of persons per HH	2.6	2.5	2.6
Average HH income	\$69,635	\$69,588	\$71,534
Average house value	\$178,079	\$178,973	\$175,594

* Demographic data derived from 2020 ACS - US Census