

# OFFICE FOR LEASE

3570 Pleasant Ave, Hamilton, OH 45015



## PROPERTY DESCRIPTION

This prime property offers a well-appointed space, perfect for a variety of professional uses. Boasting 6,716 SF, the property features a versatile layout, including 25 private offices, 4 restrooms, 2 reception areas, a file room, and a kitchen. Move-in ready including use of furniture for businesses seeking a desirable location to establish their offices. With its prime location and flexible layout, this property offers an ideal canvas for businesses looking to grow and thrive. Secure this impressive space for your next business venture.

## PROPERTY HIGHLIGHTS

- 6,716 SF of versatile office space
- 25 private offices for a range of professional uses
- 4 convenient restrooms

## OFFERING SUMMARY

Lease Rate:	\$14.00 SF/yr (NNNN)
Number of Units:	1
Available SF:	6,716 SF
Lot Size:	1.02 Acres
Building Size:	6,716 SF

## DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Households	5,062	26,043	60,098
Total Population	11,619	65,607	155,632
Average HH Income	\$47,974	\$52,008	\$58,941

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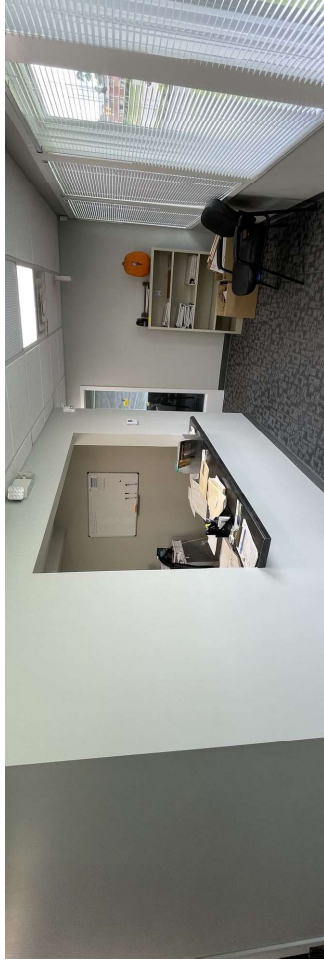
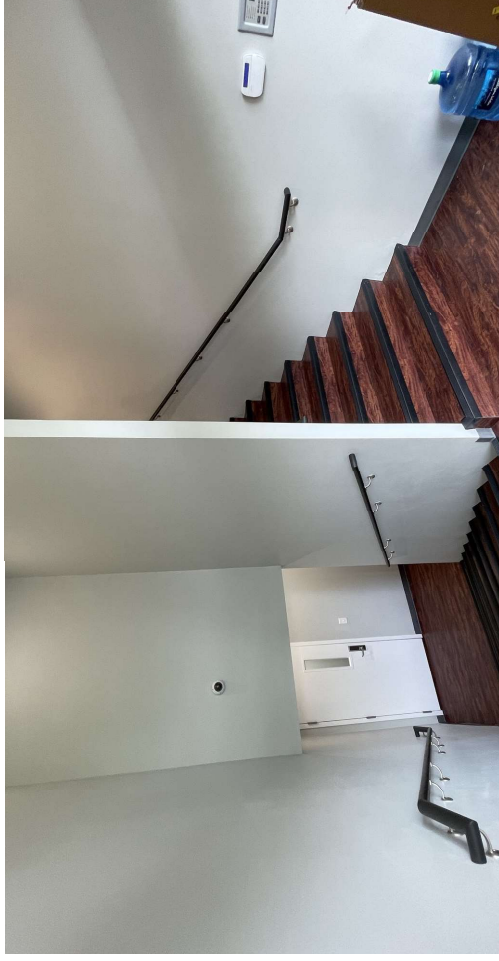
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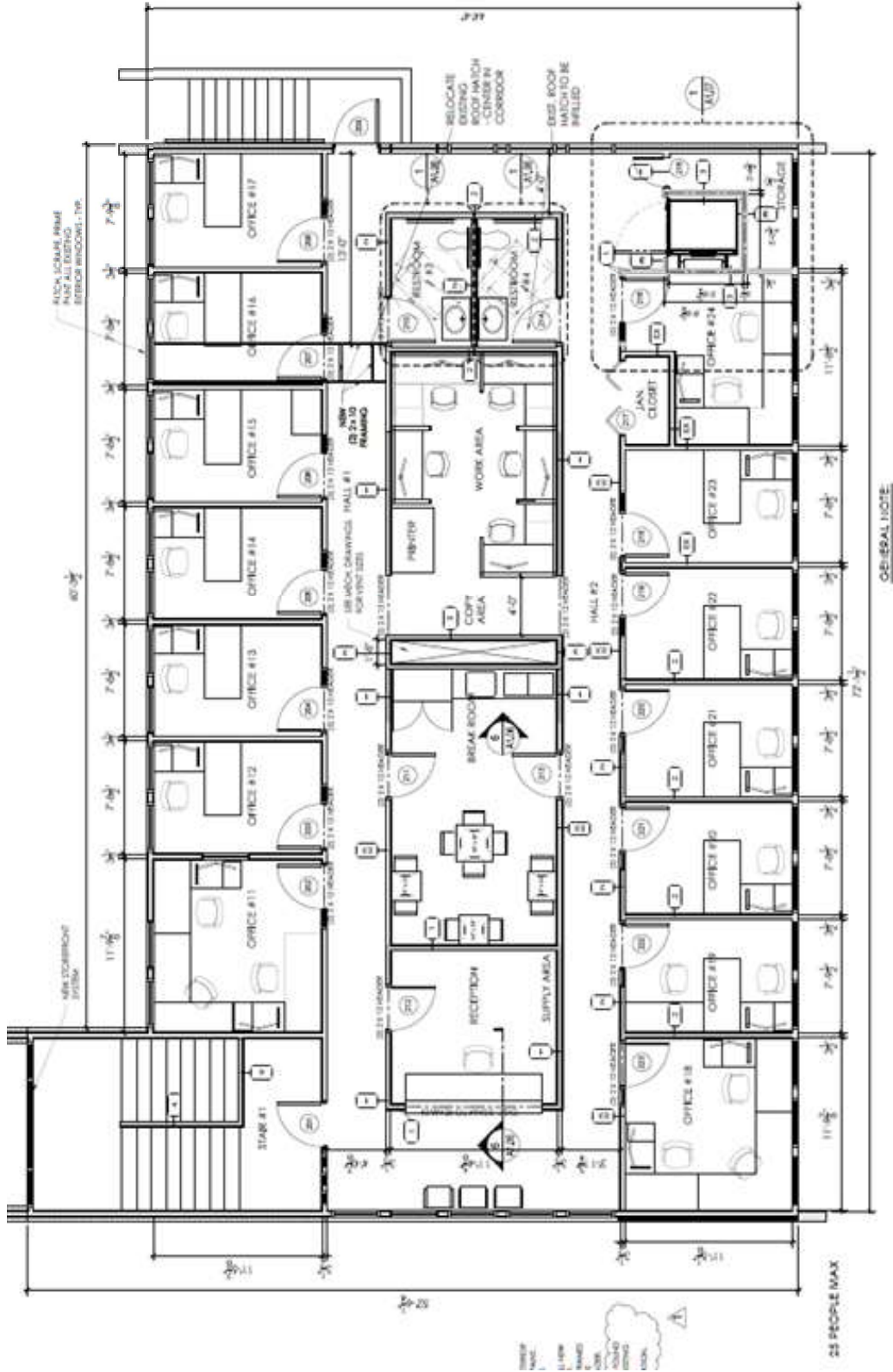
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## 2nd Floor



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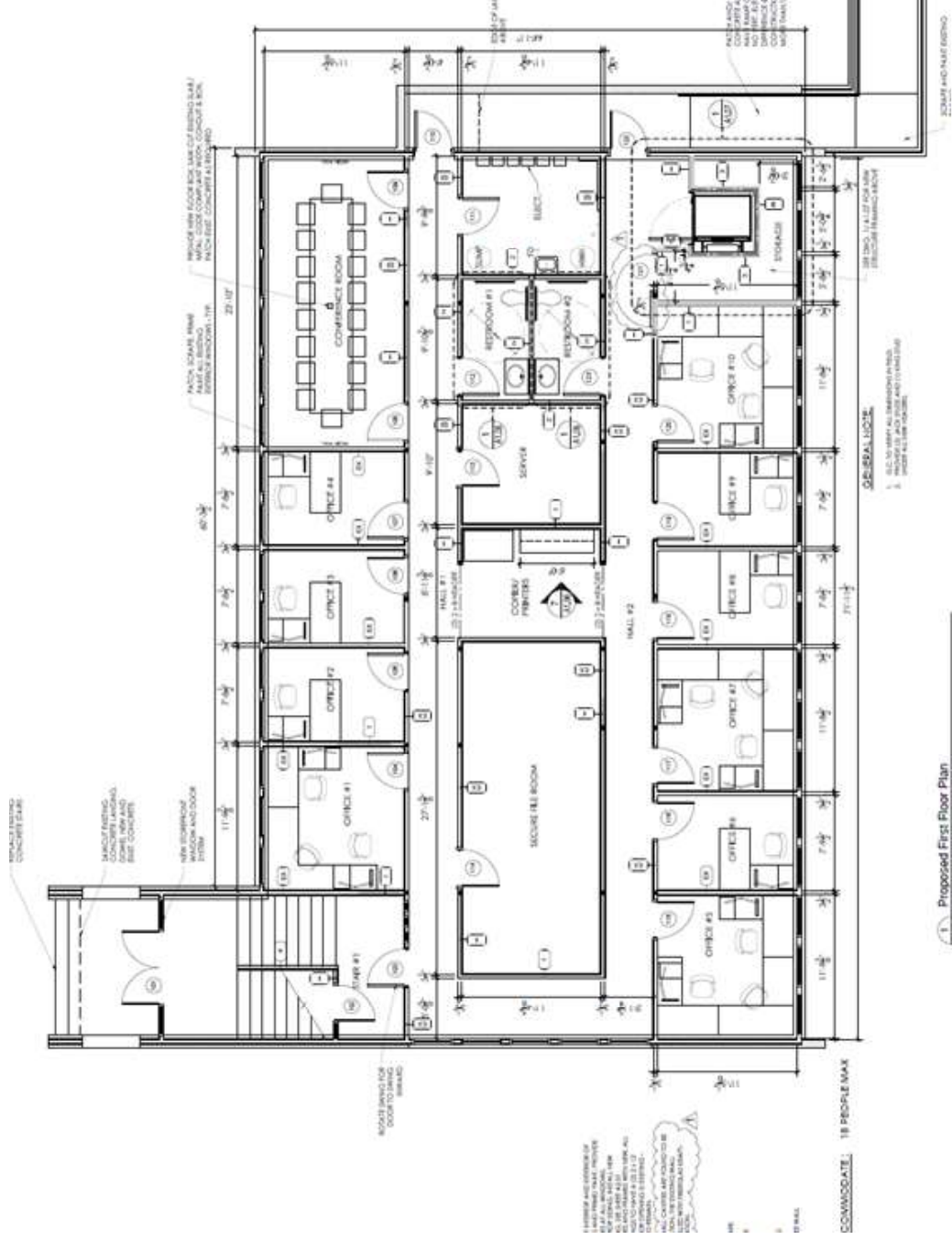
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## 1st Floor



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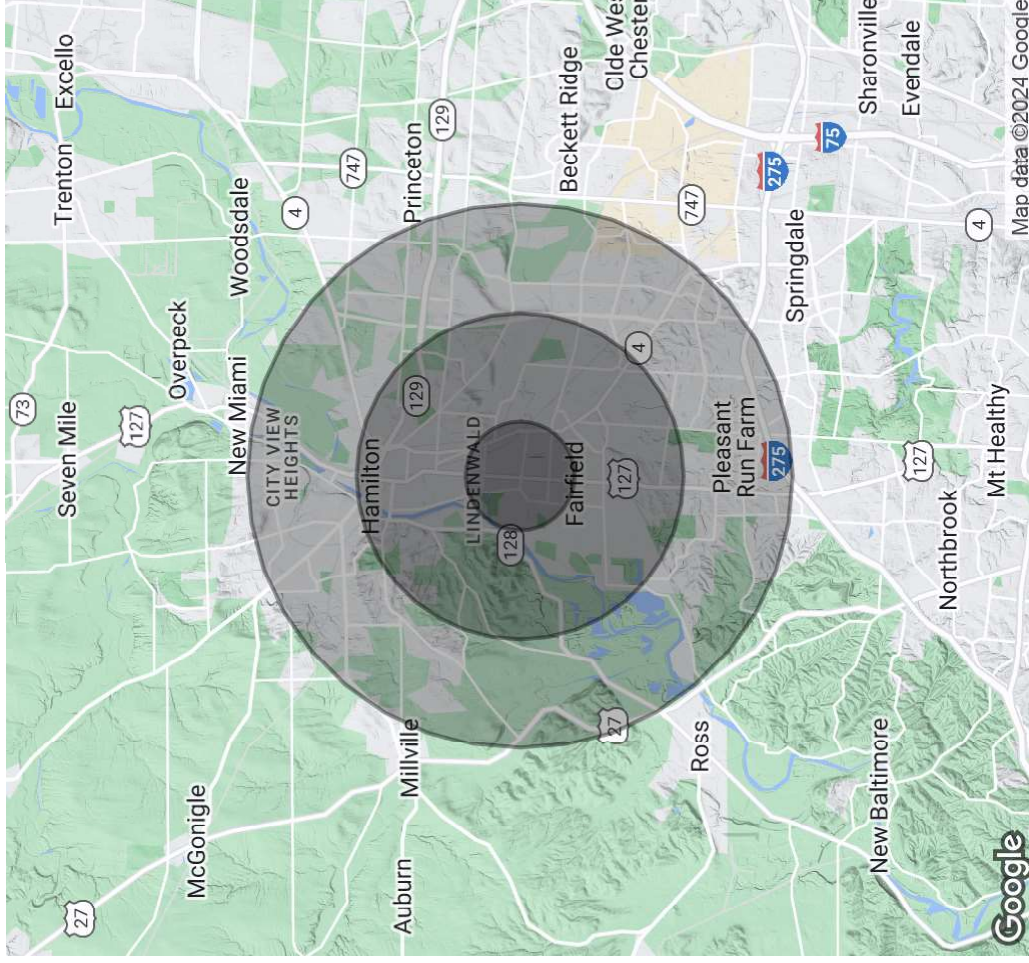
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	1 MILE	3 MILES	5 MILES
<b>POPULATION</b>			
Total Population	11,619	65,607	155,632
Average Age	36.9	35.7	36.5
Average Age (Male)	34.3	34.5	35.2
Average Age (Female)	42.1	37.9	38.2
<b>HOUSEHOLDS &amp; INCOME</b>			
Total Households	5,062	26,043	60,098
# of Persons per HH	2.3	2.5	2.6
Average HH Income	\$47,974	\$52,008	\$58,941
Average House Value	\$110,830	\$130,582	\$147,298

2020 American Community Survey (ACS)



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