

Office/Retail Space for Lease

Delhi



FEATURES

- Great for any type of office users
- Located on the bus line
- Parking in the rear lot for tenants and clients
- On site management
- Tenant responsible for electric and phone service
- Landlord responsible for heat, air, trash removal

4977 Delhi Pike - Unit #2

- 400 SF on second floor
- Large modern open room with conference room
- Built in cabinets for storage
- Carpet throughout
- Individual restroom in the office
- Great for an architect, builder, accountant, or individual office user looking to have their own space.

4977 Delhi Pike - Unit #3

- 650 SF Space on First Floor with second floor balcony space
- Side door access in the first floor office area
- New updated interior office with unique look
- 2 separate offices on the first floor with restroom
- 2 separate office on the second floor with sink
- \$1,400/month

4983 Delhi Pike - Unit #5

- 1,200 SF Space on First Floor
- Large modern open lobby
- Hardwood floors throughout the space
- Beautifully decorated with updated painted interior
- 3 separate offices and restroom
- Call Agent

Demographics	1-Mile	3-Mile	5-Mile
Population:	15,608	85,336	204,002
Households:	5,805	33,094	83,554
Avg. HH Income:	\$75,177	\$67,429	\$68,001

Traffic Count:

Delhi Pike at Klemme Drive = 16,065 2020

LOCATION

4977-4983 Delhi Pike

Cincinnati, OH 45238

CONTACT

Karen Duesing

karen.duesing@everestrealstate.com

513/769-2518



COMMERCIAL REAL ESTATE SERVICES

WEB www.everestrealstate.com TEL 513-769-2500 FAX 513-769-2512

9902 Carver Road, Sycamore Office Park, Suite 105, Cincinnati, Ohio 45242

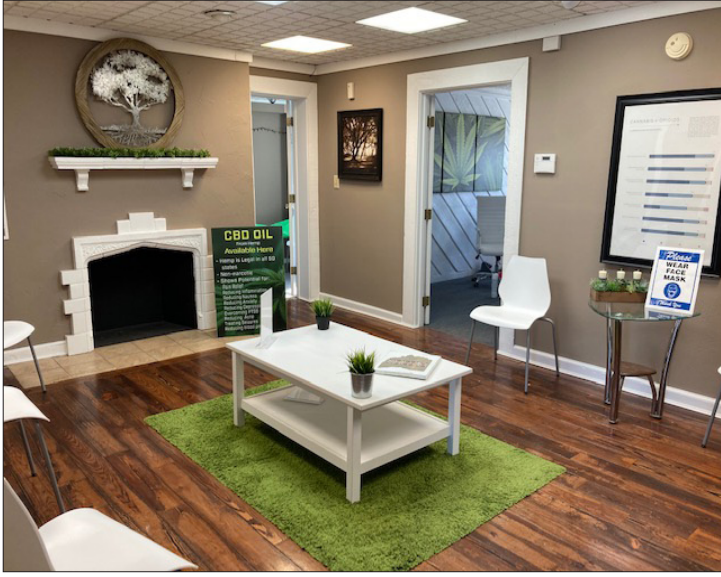
400 SF Space for Lease



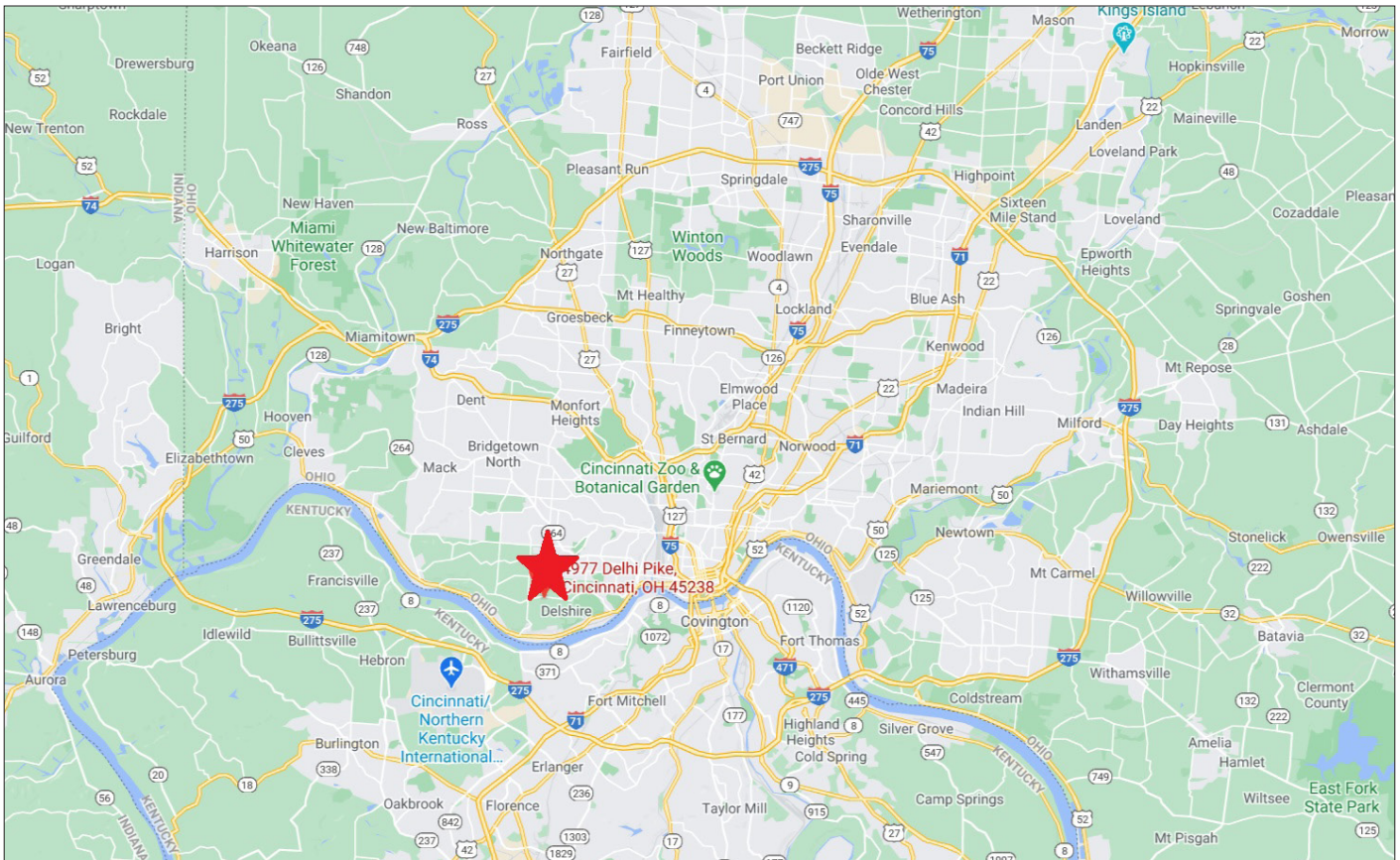
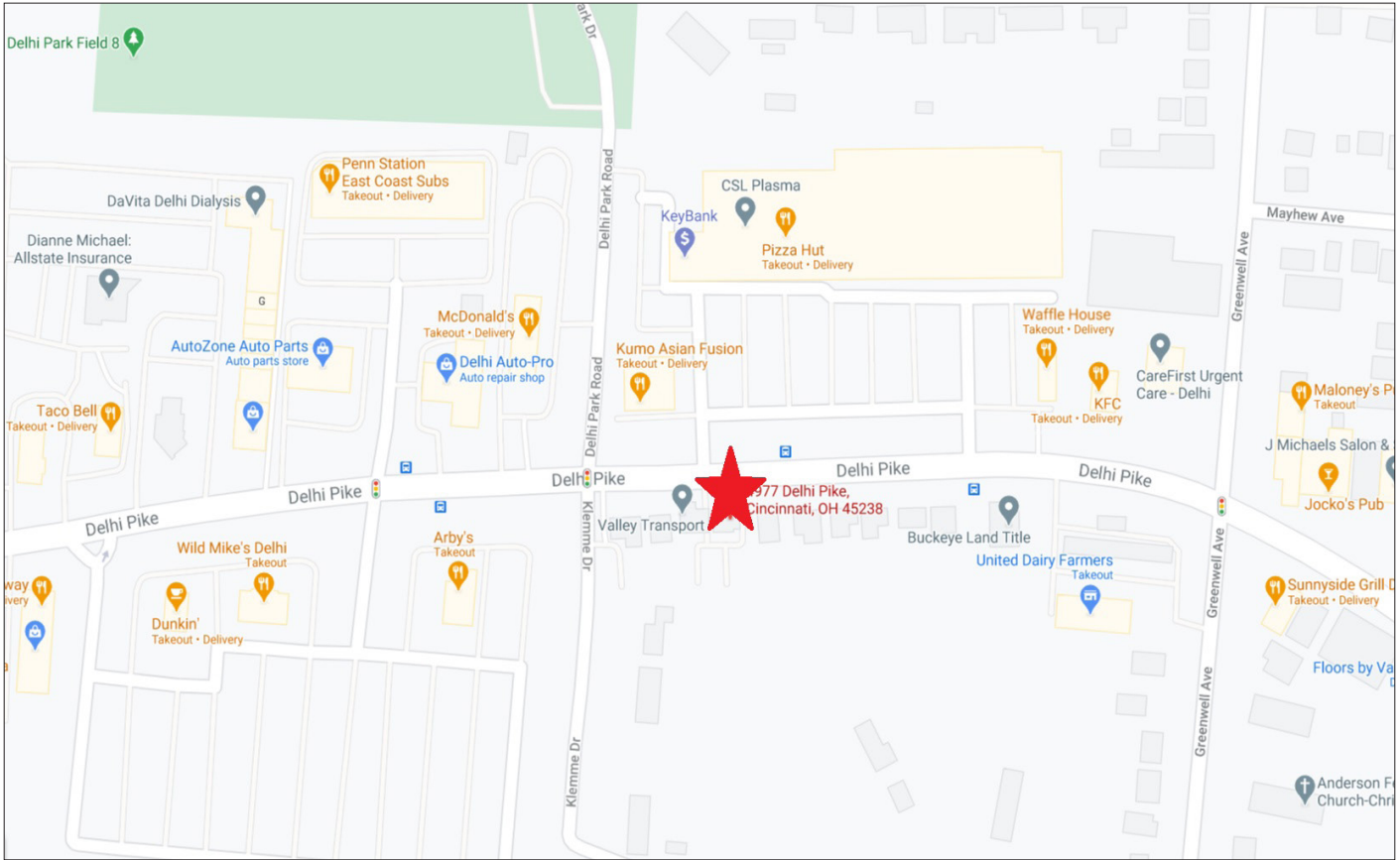
650 SF Space for Lease



1,200 SF Space for Lease



4977-4983 Delhi Pike





SITE

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Demographic Summary Report

Executive Center 4977-4983 Delhi Ave, Cincinnati, OH 45238

Building Type: **Class C Office**
 Class: **C**
 RBA: **7,500 SF**
 Typical Floor: **3,750 SF**

Total Available: **0 SF**
 % Leased: **100%**
 Rent/SF/Yr: **-**



Radius	1 Mile	3 Mile	5 Mile
Population			
2025 Projection	15,764	85,879	206,096
2020 Estimate	15,608	85,336	204,002
2010 Census	15,256	85,225	199,987
Growth 2020 - 2025	1.00%	0.64%	1.03%
Growth 2010 - 2020	2.31%	0.13%	2.01%
2020 Population by Hispanic Origin	182	3,481	7,319
2020 Population	15,608	85,336	204,002
White	14,529 93.09%	64,673 75.79%	146,734 71.93%
Black	458 2.93%	16,488 19.32%	48,136 23.60%
Am. Indian & Alaskan	19 0.12%	348 0.41%	658 0.32%
Asian	301 1.93%	1,392 1.63%	3,180 1.56%
Hawaiian & Pacific Island	5 0.03%	252 0.30%	354 0.17%
Other	296 1.90%	2,182 2.56%	4,940 2.42%
U.S. Armed Forces	19	27	88
Households			
2025 Projection	5,862	33,286	84,402
2020 Estimate	5,805	33,094	83,554
2010 Census	5,701	33,261	82,198
Growth 2020 - 2025	0.98%	0.58%	1.01%
Growth 2010 - 2020	1.82%	-0.50%	1.65%
Owner Occupied	4,431 76.33%	19,566 59.12%	45,019 53.88%
Renter Occupied	1,373 23.65%	13,528 40.88%	38,535 46.12%
2020 Households by HH Income	5,803	33,093	83,554
Income: <\$25,000	987 17.01%	8,358 25.26%	23,008 27.54%
Income: \$25,000 - \$50,000	1,235 21.28%	8,424 25.46%	19,738 23.62%
Income: \$50,000 - \$75,000	1,076 18.54%	5,747 17.37%	14,831 17.75%
Income: \$75,000 - \$100,000	1,035 17.84%	3,809 11.51%	8,815 10.55%
Income: \$100,000 - \$125,000	696 11.99%	2,931 8.86%	6,735 8.06%
Income: \$125,000 - \$150,000	335 5.77%	1,330 4.02%	3,746 4.48%
Income: \$150,000 - \$200,000	297 5.12%	1,242 3.75%	2,873 3.44%
Income: \$200,000+	142 2.45%	1,252 3.78%	3,808 4.56%
2020 Avg Household Income	\$75,177	\$67,429	\$68,001
2020 Med Household Income	\$65,468	\$49,091	\$48,541

