

EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$359,000
Building Size:	26,000 SF
Suite 115:	1,750 SF
Price / SF:	\$205.14
Year Built:	1979
Renovated:	2024
Zoning:	Office
Market:	Cincinnati
Submarket:	Anderson Twp

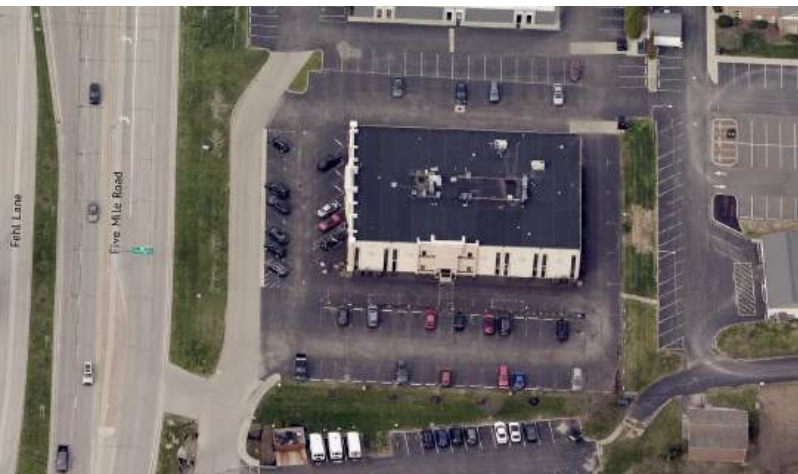
PROPERTY OVERVIEW

FOR SALE: 1750 Sq. Ft. office suite in Anderson Twp. Ideally located less than a quarter mile from I-275 and Beechmont Ave. This location connects you with numerous amenities and a robust workforce. The office building and common areas is meticulously maintained and has recently been painted and the parking area seal coated. This office suite is located on the first floor making access easy for your employees and customers. The office contains a reception area, large receptionist office, break room with kitchenette, two separate storage closets, private restroom (other than the ADA compliant restrooms in the common areas) and several offices.

PROPERTY HIGHLIGHTS

- 1750 Sq. Ft. office suite plus additional onsite storage.
- Numerous amenities, I-275 and a robust workforce in surrounding area.
- Well maintained building and common areas.
- First floor office suite with two entries.
- Ample parking.

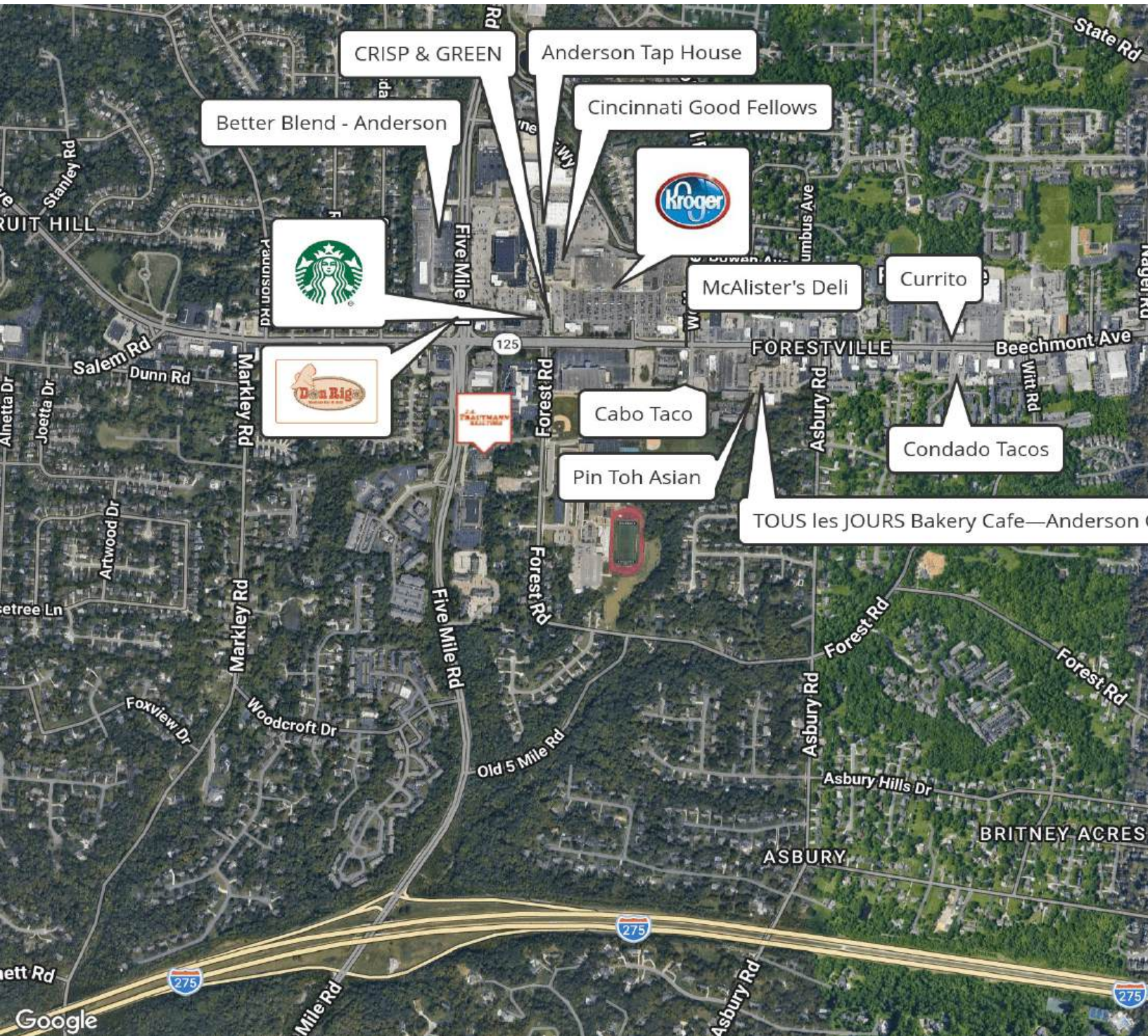
EXTERIOR AND COMMON AREA PHOTOS



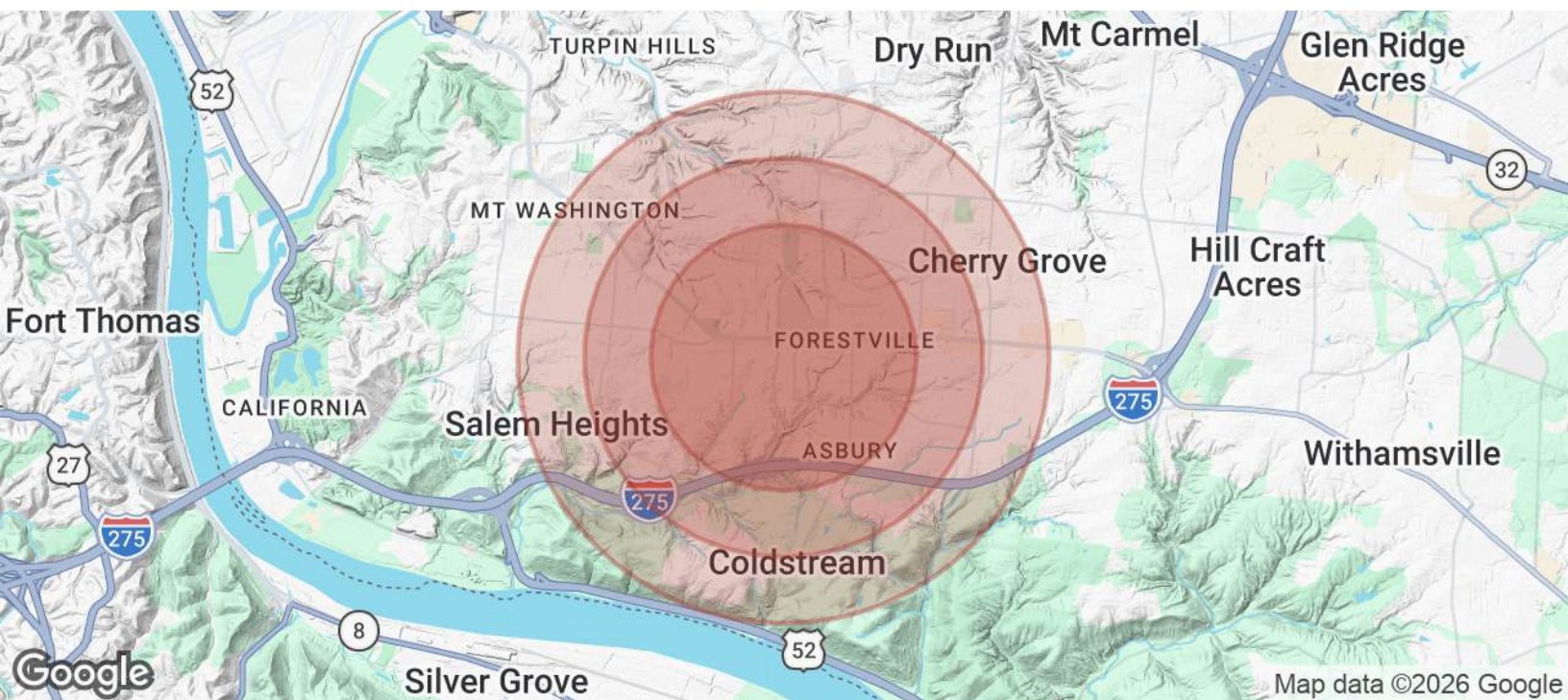
INTERIOR PHOTOS



RETAILER MAP



DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	1.5 MILES	2 MILES
Total Population	8,625	18,946	31,152
Average Age	45.0	44.7	43.7
Average Age (Male)	41.6	42.1	41.5
Average Age (Female)	48.0	46.9	45.3

HOUSEHOLDS & INCOME	1 MILE	1.5 MILES	2 MILES
Total Households	3,728	7,932	12,540
# of Persons per HH	2.3	2.4	2.5
Average HH Income	\$126,359	\$126,882	\$134,113
Average House Value	\$312,017	\$315,788	\$324,475

2023 American Community Survey (ACS)