

MEDICAL/OFFICE FOR LEASE

RED BANK VILLAGE

3960 Red Bank Road | Cincinnati, OH 45227



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OFFICE SPACE FOR LEASE RED BANK VILLAGE



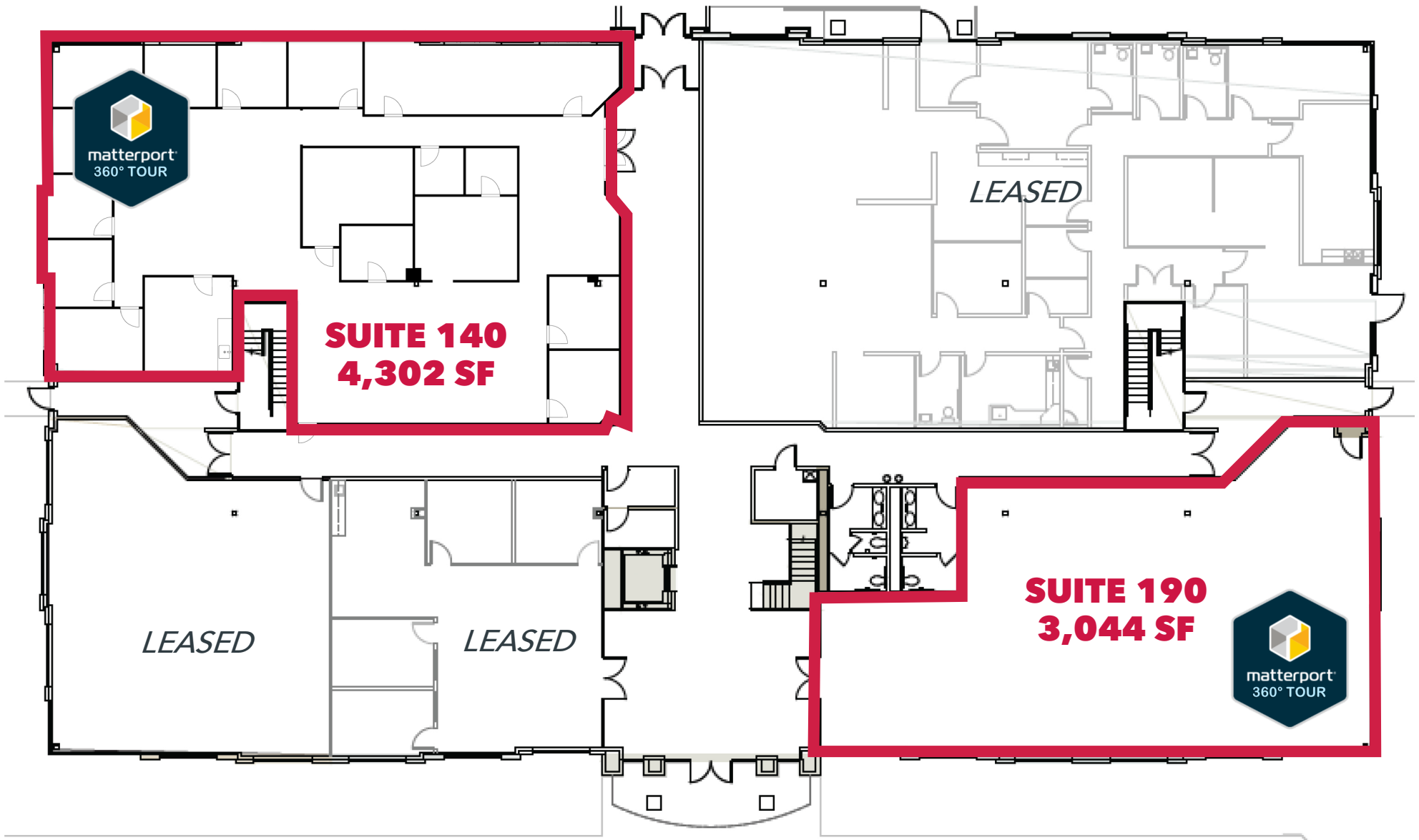
AVAILABILITY

For Lease: 4,302 SF - \$13.75 N
3,044 SF - \$16.00 N (1st Generation)
OPEX = \$7.58 + Electric

KEY HIGHLIGHTS

- Medical / office leasing opportunity in the Red Bank corridor
- Monument signage available
- Professional office environment
- Positioned within a mixed-use development including Walmart, Bob Sumerel, Pizza Hut, MedVet, Jimmy John's, and more
- Adjacent to Cincinnati Sports Club
- Convenient access to I-71 and US-50
- Visibility along Red Bank Expressway

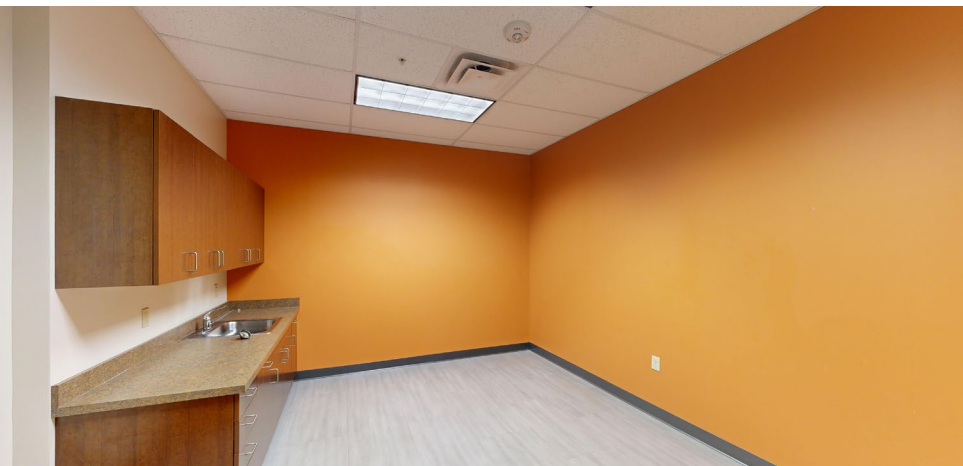
1st FLOOR



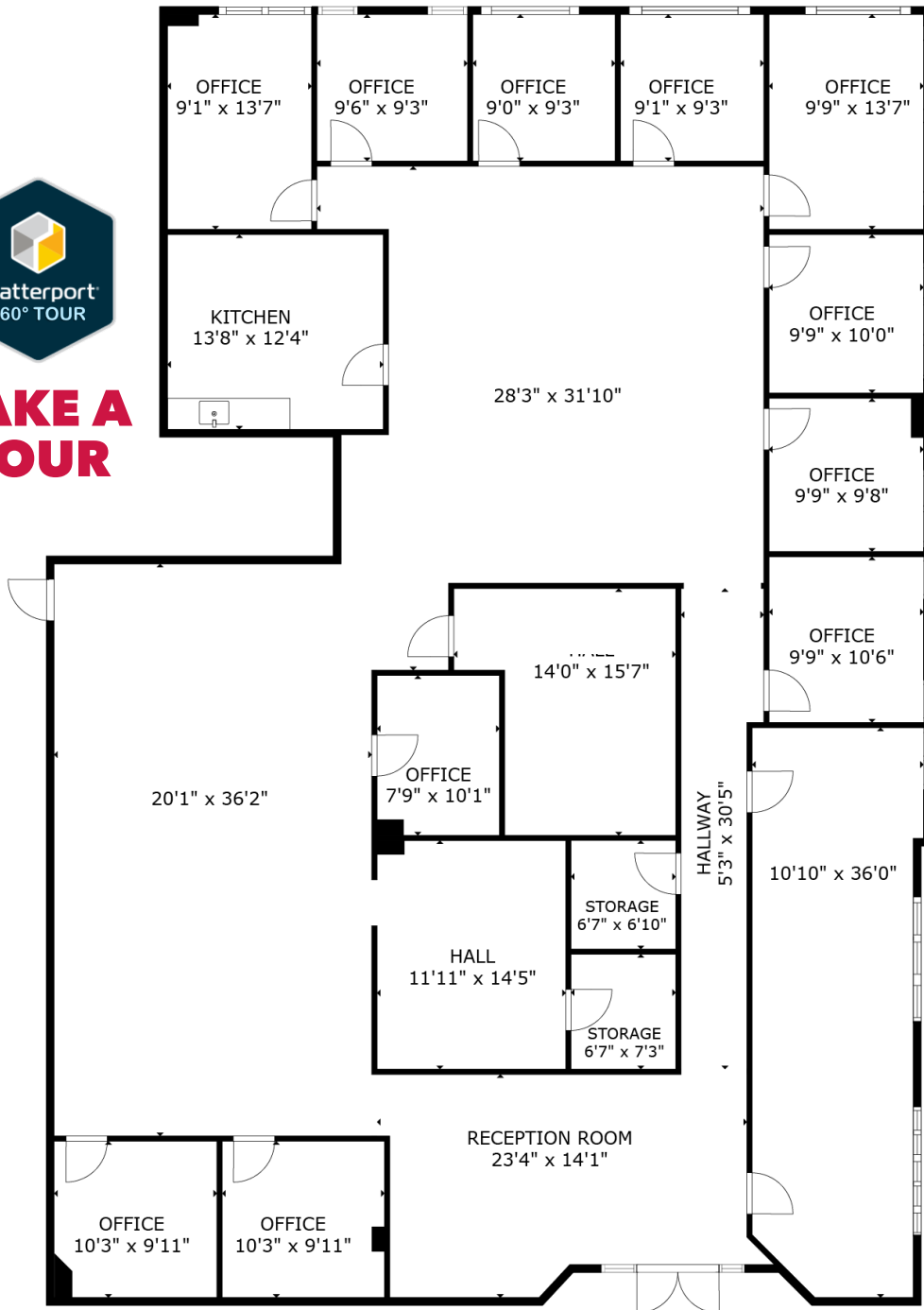
TAKE A TOUR OF THE AVAILABLE SPACES

SUITE 140

artland
enriching life

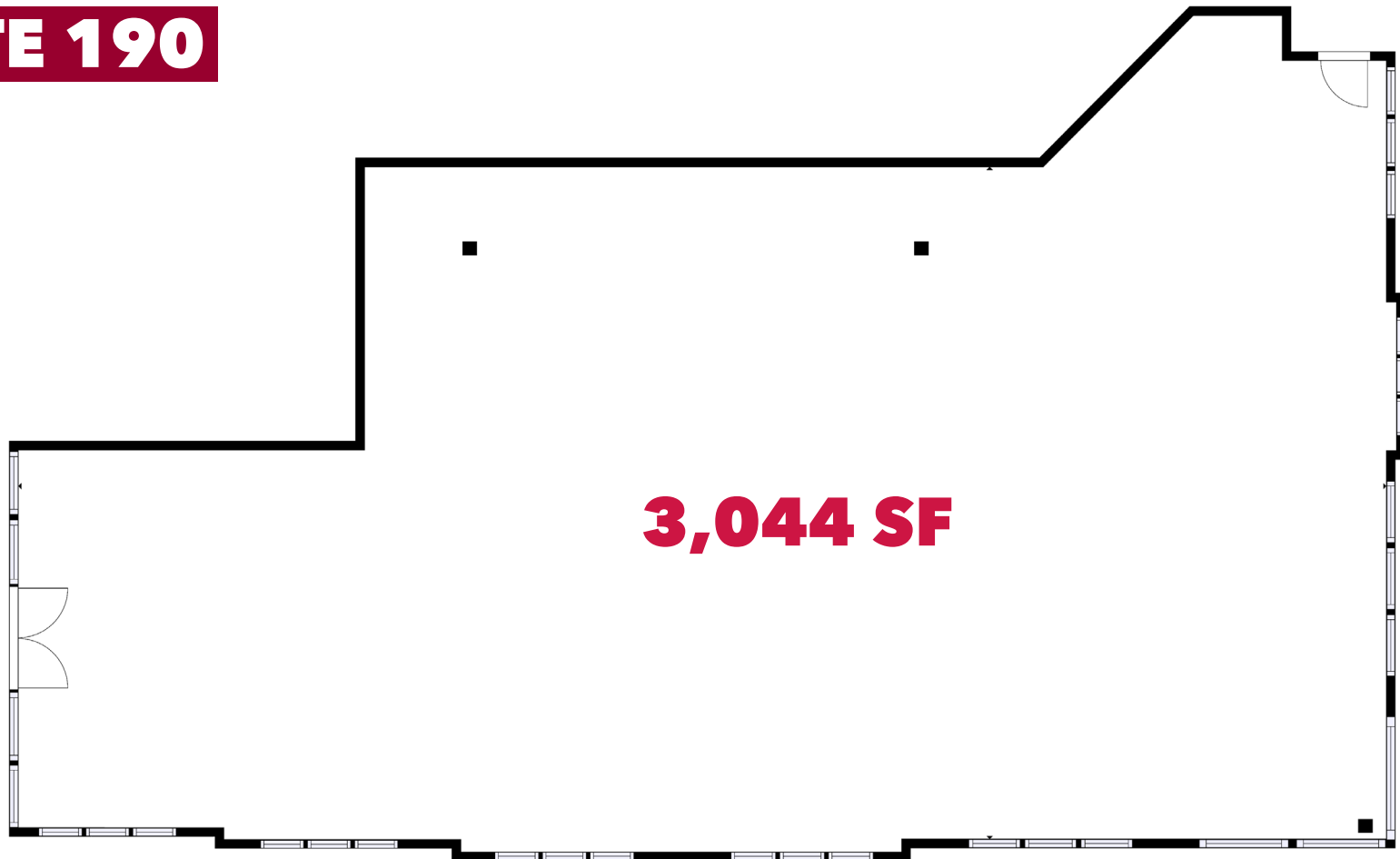


**TAKE A
TOUR**



4,302 SF

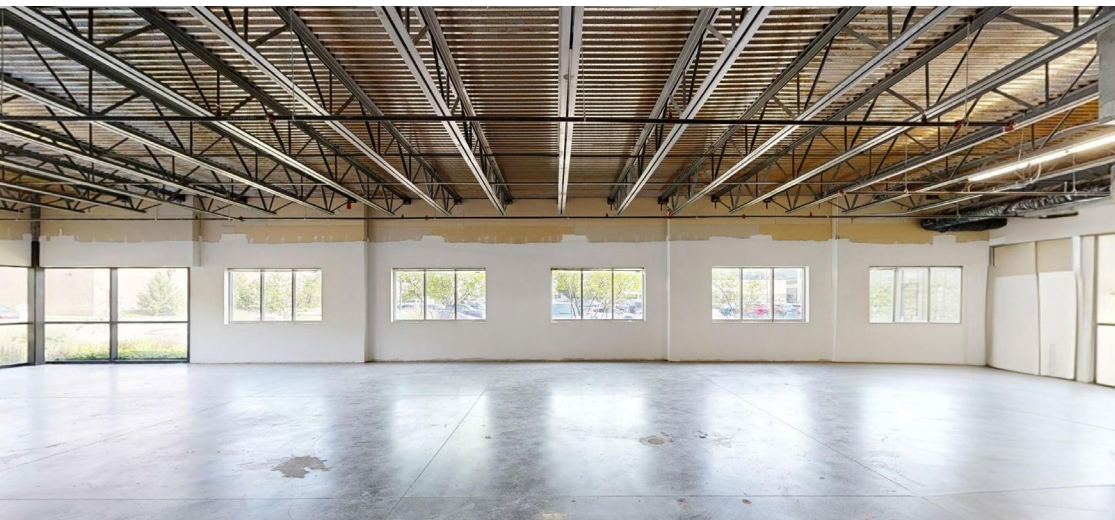
SUITE 190

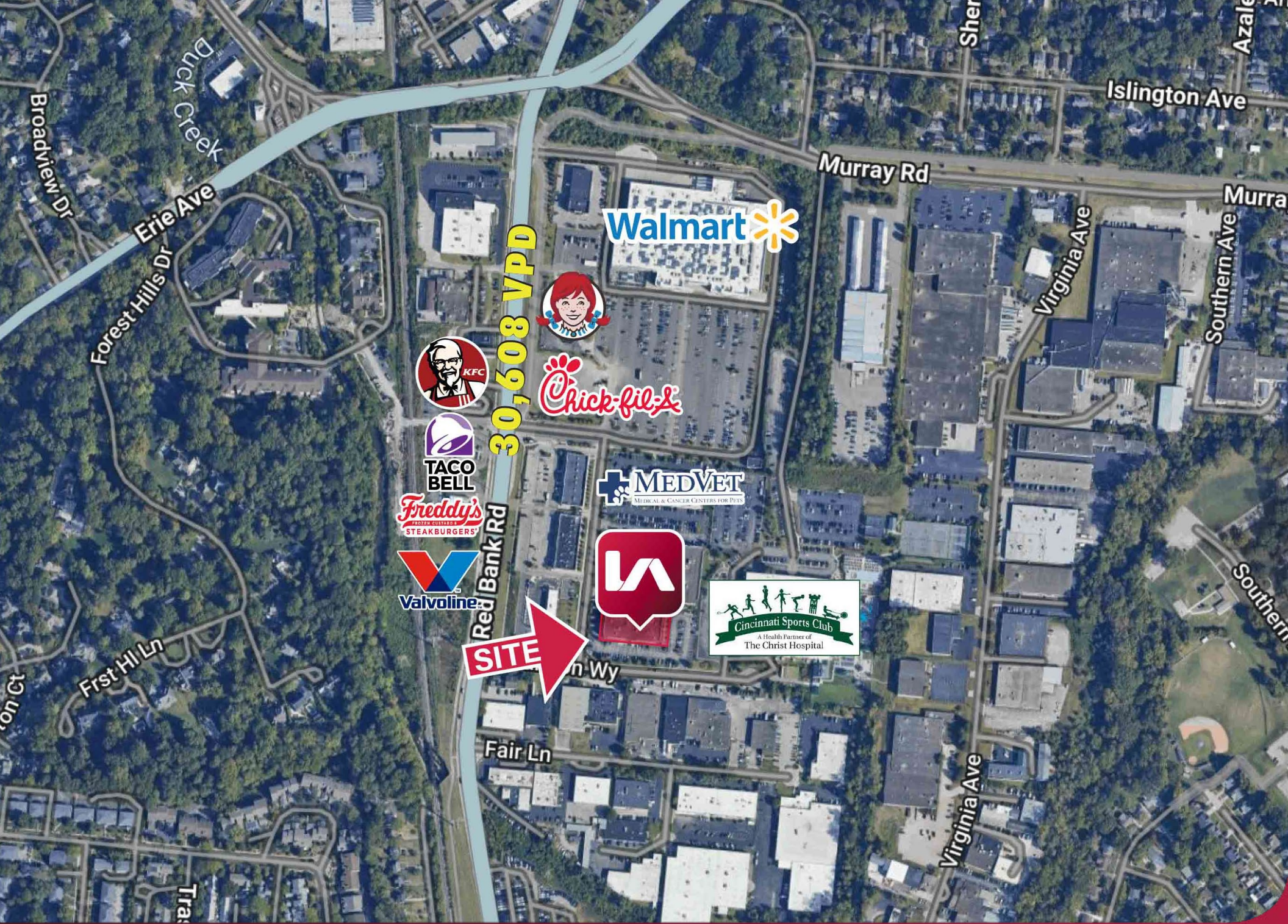


3,044 SF



**1st GEN.
SPACE**





30,608 VPD

SITE

Walmart



Chick-fil-®



Freddy's
STEAKBURGERS



MEDVET
MEDICAL & CANCER CENTERS FOR PETS



Cincinnati Sports Club
A Health Partner of
The Christ Hospital



562

70,612 VPD

INTERSTATE 71

INTERSTATE 71

Graphite Oakley
316 Units

Oakley Station
\$51 M
119 Townhomes

three oaks
30 Acres
\$100 M
Residential Development

BOULEVARD
451 Luxury Apartments

OAKLEY SQUARE

MEDPACE

INTERSTATE 71

24,275 VPD

Madison Road

DREXEL AT OAKLEY
200 Luxury Apartments

HYDE PARK
Golf & Country Club

30,608 VPD

Red Bank Road

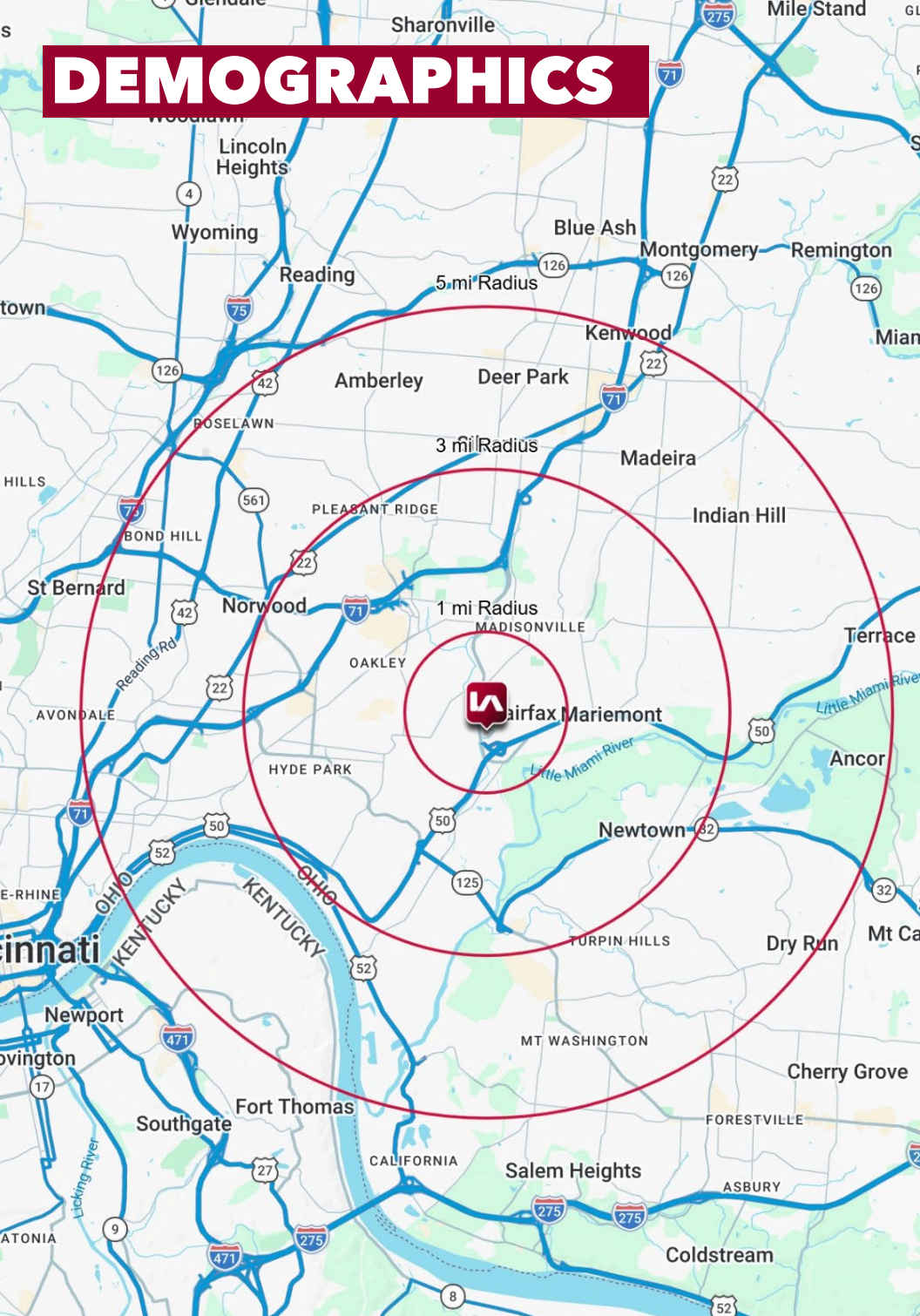
Walmart

SITE

ROOKWOOD PLAZA

Kroger HYDE PARK PLAZA

DEMOGRAPHICS



	1 MI RADIUS	3 MI RADIUS	5 MI RADIUS
POPULATION			
2025 Estimated Population	9,333	80,494	217,459
2030 Projected Population	9,478	80,978	216,838
2020 Census Population	9,385	79,218	215,550
2010 Census Population	8,989	74,238	208,223
Projected Annual Growth 2025 to 2030	0.3%	0.1%	-
Historical Annual Growth 2010 to 2025	0.2%	0.5%	0.3%
HOUSEHOLDS			
2025 Estimated Households	4,842	39,078	99,663
2030 Projected Households	4,902	39,169	99,032
2020 Census Households	4,751	38,082	96,933
2010 Census Households	4,570	35,666	93,555
Projected Annual Growth 2025 to 2030	0.2%	-	-0.1%
Historical Annual Growth 2010 to 2025	0.4%	0.6%	0.4%
AGE			
2025 Est. Population Under 10 Years	10.2%	11.5%	11.6%
2025 Est. Population 10 to 19 Years	9.2%	9.9%	11.8%
2025 Est. Population 20 to 29 Years	17.4%	17.2%	14.5%
2025 Est. Population 30 to 44 Years	25.4%	24.1%	22.1%
2025 Est. Population 45 to 59 Years	13.5%	14.9%	16.1%
2025 Est. Population 60 to 74 Years	15.4%	15.3%	16.8%
2025 Est. Population 75 Years or Over	8.8%	7.0%	7.0%
2025 Est. Median Age	37.3	36.1	37.5
MARITAL STATUS & GENDER			
2025 Est. Male Population	48.3%	49.2%	49.7%
2025 Est. Female Population	51.7%	50.8%	50.3%
2025 Est. Never Married	43.1%	40.3%	39.3%
2025 Est. Now Married	39.4%	43.1%	42.2%
2025 Est. Separated or Divorced	12.1%	11.9%	13.4%
2025 Est. Widowed	5.5%	4.7%	5.1%
INCOME			
2025 Est. HH Income \$200,000 or More	18.1%	20.0%	16.4%
2025 Est. HH Income \$150,000 to \$199,999	11.6%	11.8%	10.2%
2025 Est. HH Income \$100,000 to \$149,999	20.0%	15.9%	15.3%
2025 Est. HH Income \$75,000 to \$99,999	11.9%	12.3%	11.6%
2025 Est. HH Income \$50,000 to \$74,999	13.9%	14.3%	14.9%
2025 Est. HH Income \$35,000 to \$49,999	8.9%	9.1%	9.7%
2025 Est. HH Income \$25,000 to \$34,999	5.1%	5.3%	6.6%
2025 Est. HH Income \$15,000 to \$24,999	3.2%	3.7%	4.8%
2025 Est. HH Income Under \$15,000	7.3%	7.6%	10.4%
2025 Est. Average Household Income	\$143,992	\$157,715	\$137,478
2025 Est. Median Household Income	\$103,046	\$105,682	\$93,946
2025 Est. Per Capita Income	\$74,847	\$76,707	\$63,255
2025 Est. Total Businesses	525	3,807	9,213
2025 Est. Total Employees	17,173	55,041	135,887