

EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$995,000
Lease Rate :	\$16psf NNN
Building Size:	6,000 Sq Ft
Lot Size:	2.876 Acres
Price / SF:	\$167.11
Year Built:	1994
Zoning:	B-1 Commercial
Market:	Cincinnati
Submarket:	Eastern Outlying
Traffic Count:	45,000

PROPERTY OVERVIEW

FOR SALE OR LEASE: 5,954 sqft medical building on 2.87 acres. Constructed by Bethesda hospital in 1994 as the first phase of a two-phase building design. The site work is mostly completed to construct a second building or expand on the existing structure. The well-lit parking area is oversized (50+ stalls) to accommodate any future development. The building contains waiting rooms (2), reception office, private offices (7), exam rooms (8), PT room, x-ray rooms (2), nurses' galley, employee lounge, laundry room, bathrooms (4) and more. Designed for turnkey medical services but can easily be retrofitted to accommodate other uses. The building features a covered drop off area. There is nearly 500' of frontage on major throughfare (45,000+ ADT) with large, backlit, pylon sign. Located 1.2 miles from I-275 and under 2 miles from numerous amenities: Kroger, Target, Lowes, restaurants and shopping. Existing tenant has roughly 6 months remaining on their term from the time this listing became active. Tenant may consider staying but their tenancy is not being considered as part of this sale.

PROPERTY HIGHLIGHTS

- 5,954 sqft medical building on 2.87 acres.
- Construct a second building or expand on the existing structure.
- The well-lit parking area (50+ stalls) to accommodate any future development.
- Designed for turnkey medical services but can easily be retrofitted for other uses.
- 500' of frontage on major throughfare (45,000+ ADT) with large, backlit, pylon sign.
- 1.2 miles from I-275 and under 2 miles from numerous amenities

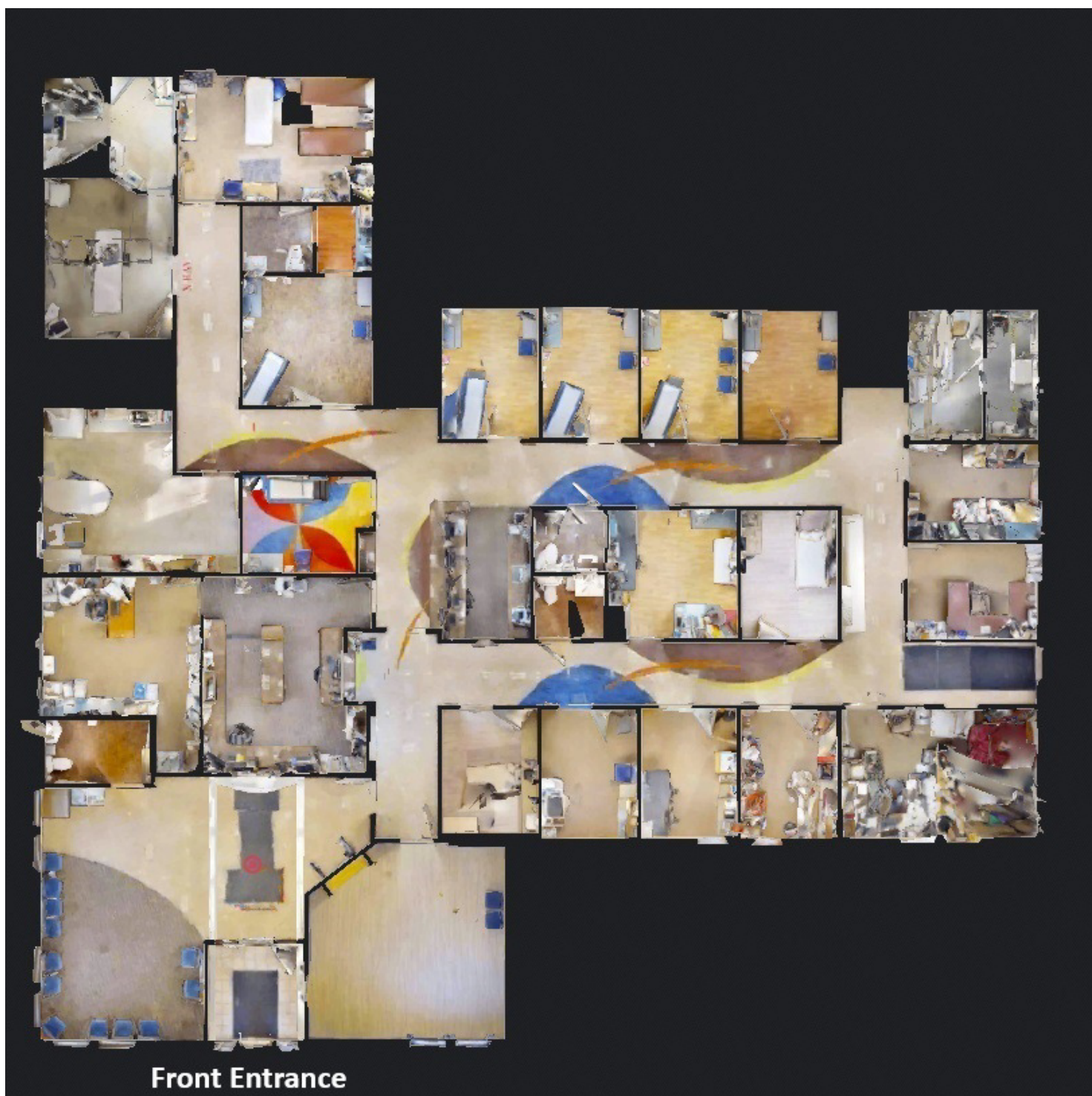
ADDITIONAL PHOTOS



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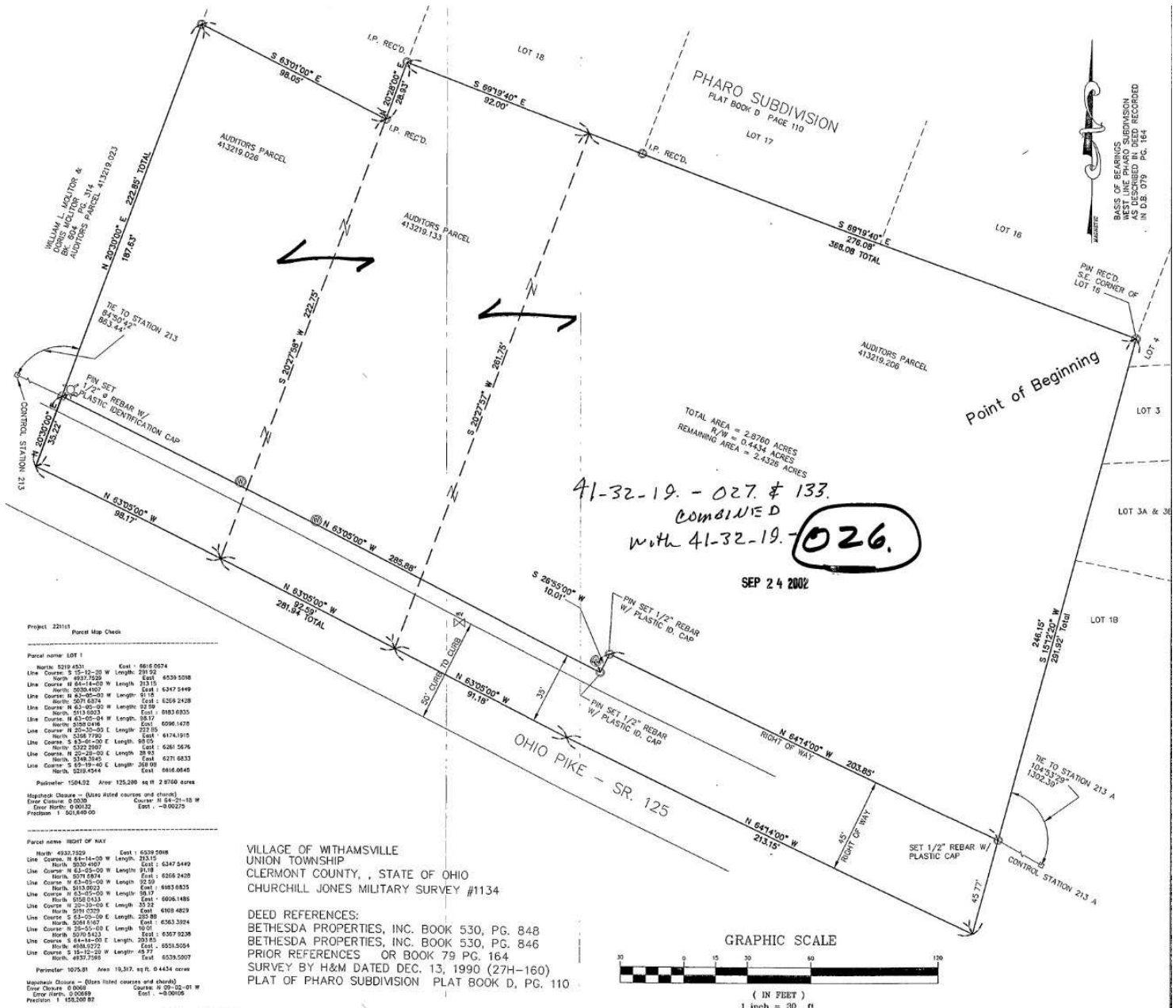


FLOOR PLAN



BEN TRAUTMANN
513.752.5000 x10
ben@jatrealtors.com

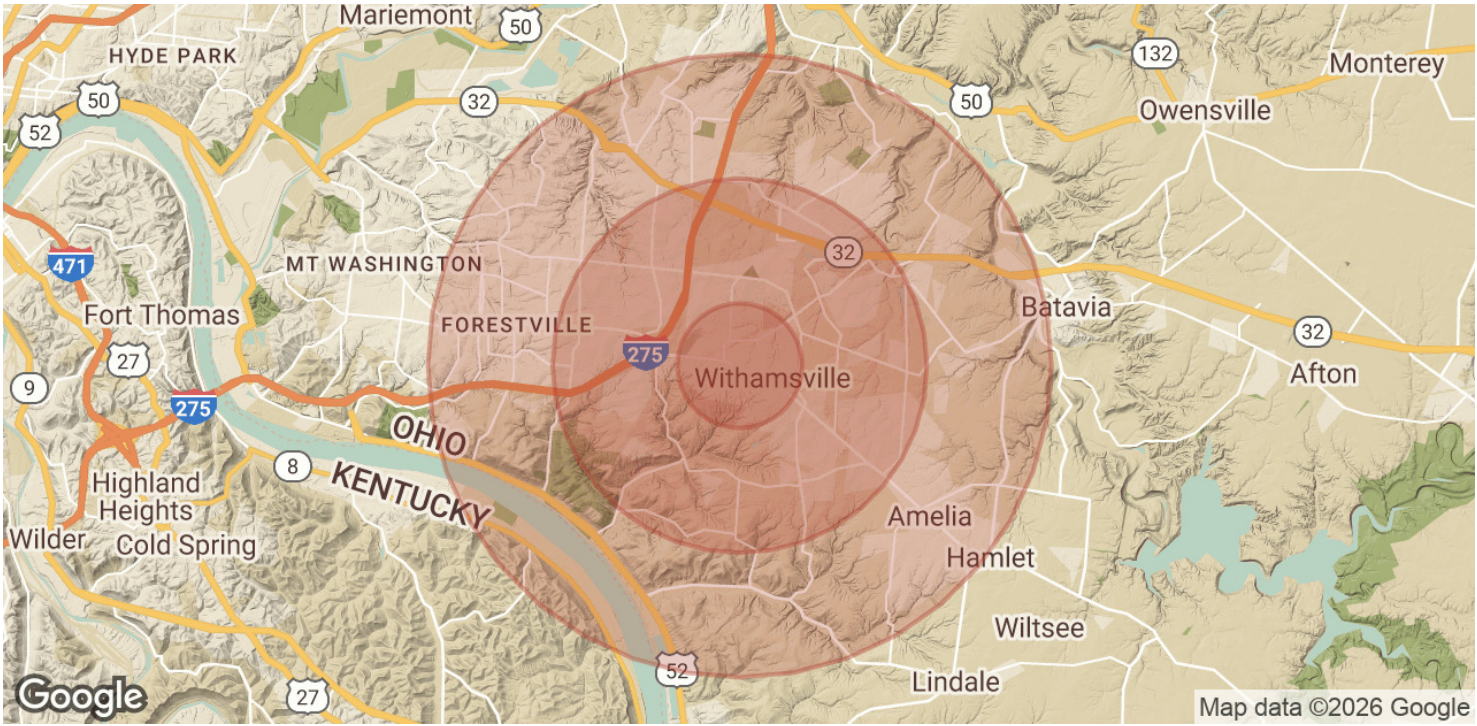
MEDICAL OFFICE BUILDING FOR SALE OR LEASE



RETAILER MAP



DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	6,723	50,075	108,665
Average Age	42	42	41
Average Age (Male)	41	41	40
Average Age (Female)	43	43	42

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,839	21,372	44,049
# of Persons per HH	2.4	2.3	2.5
Average HH Income	\$86,004	\$100,448	\$112,308
Average House Value	\$251,870	\$301,015	\$319,600

Demographics data derived from AlphaMap