

OFFICE SPACE FOR LEASE

HYDE PARK MEDICAL ARTS

2752 Erie Avenue | Cincinnati, OH 45208



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**LEE &
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COMMERCIAL REAL ESTATE SERVICES

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AVAILABLE: 1,195 SF

PRICING: \$27.00 PSF + OpEx (\$5.50 2025 Est.)
Tenant Pays Janitorial & Electric Separate

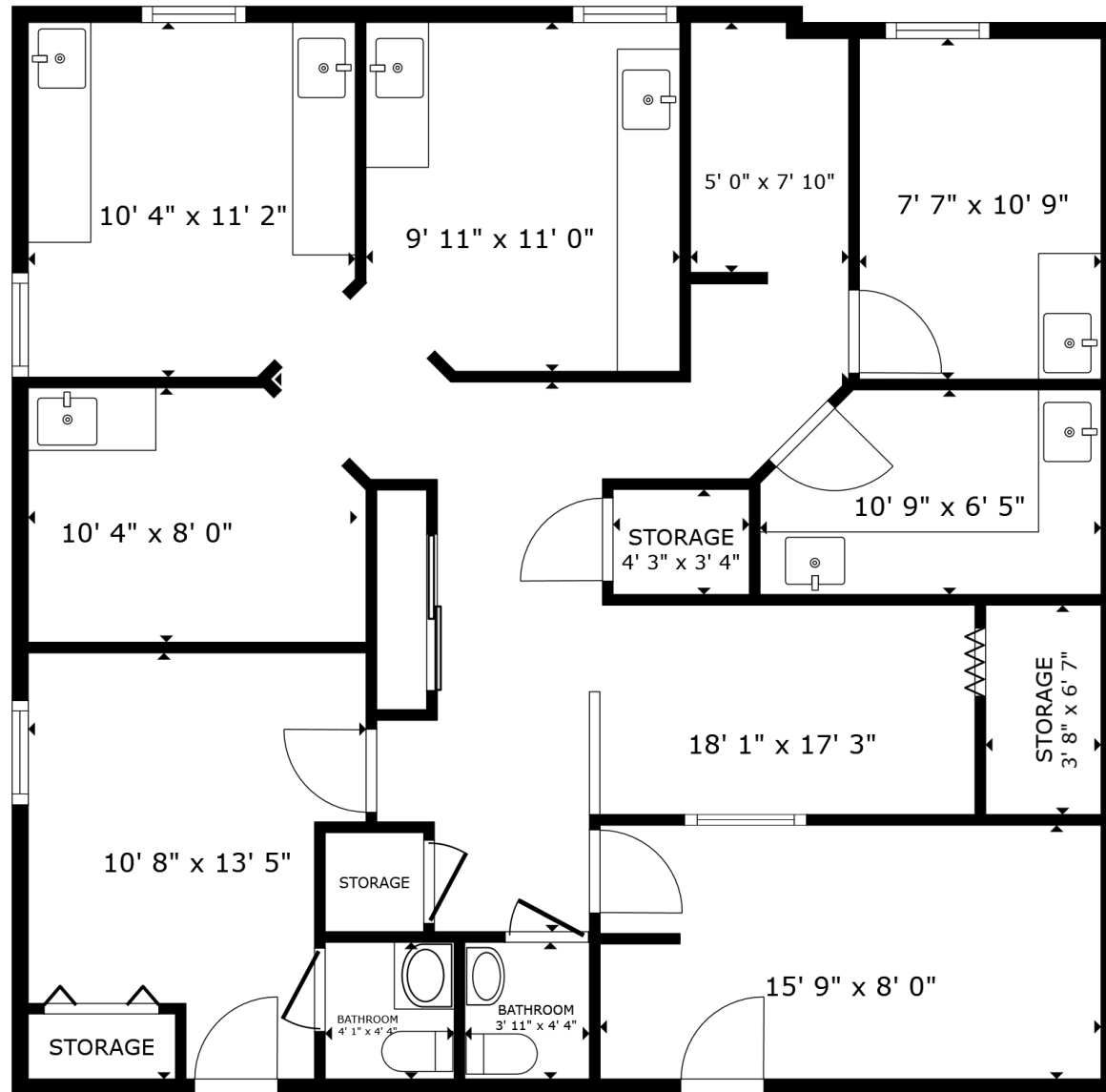
PROPERTY INFORMATION

- Available suite on second floor, Suite 8
- Former dental office, but any professional office is welcome
- Space in good condition with 2 bathrooms, kitchen, 4 treatment rooms, and an office
- Located in prominent Hyde Park Square
- On-site parking- FREE
- Minutes to I-71 and Downtown Cincinnati



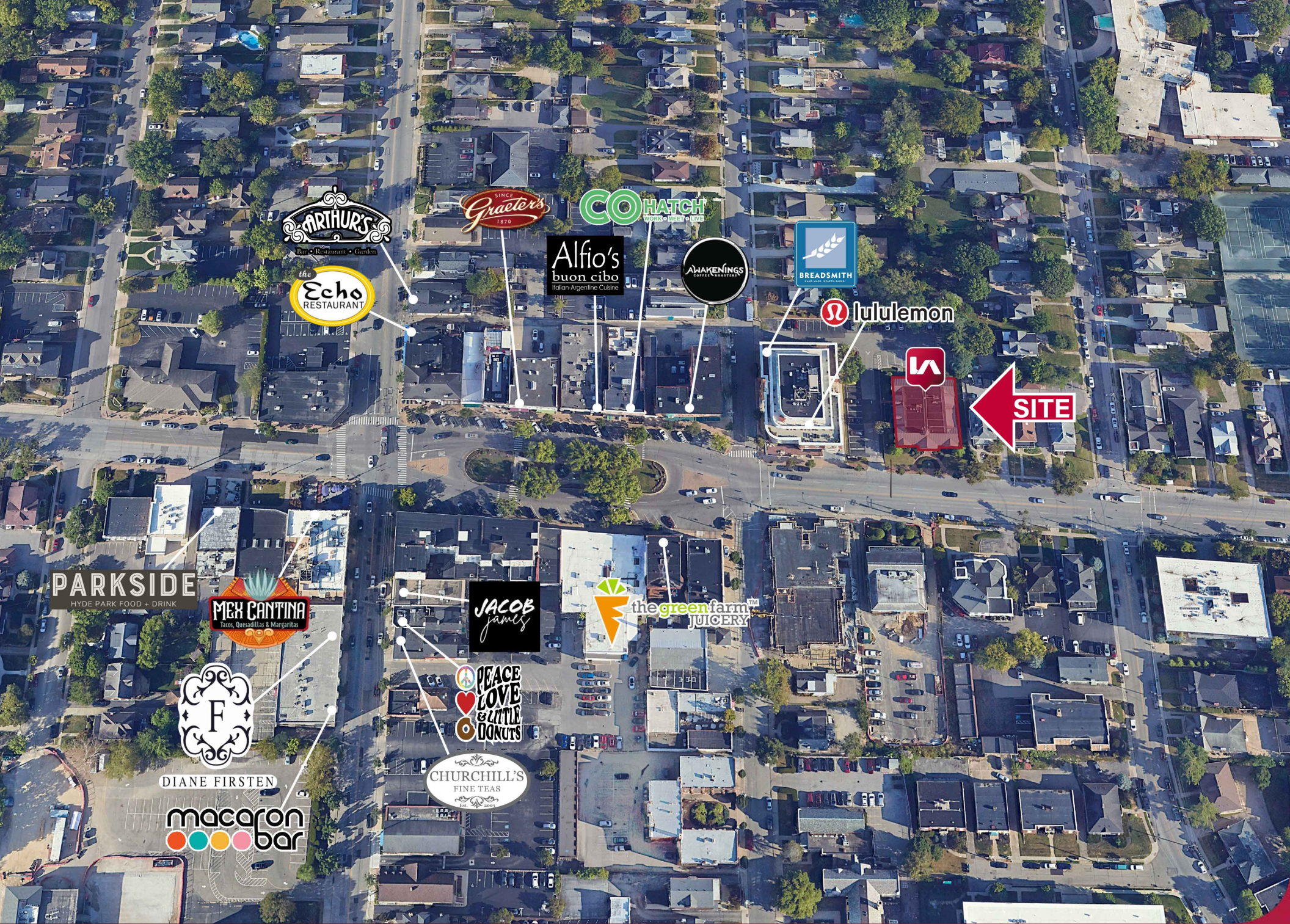
FLOORPLAN

HYDE PARK MEDICAL ARTS

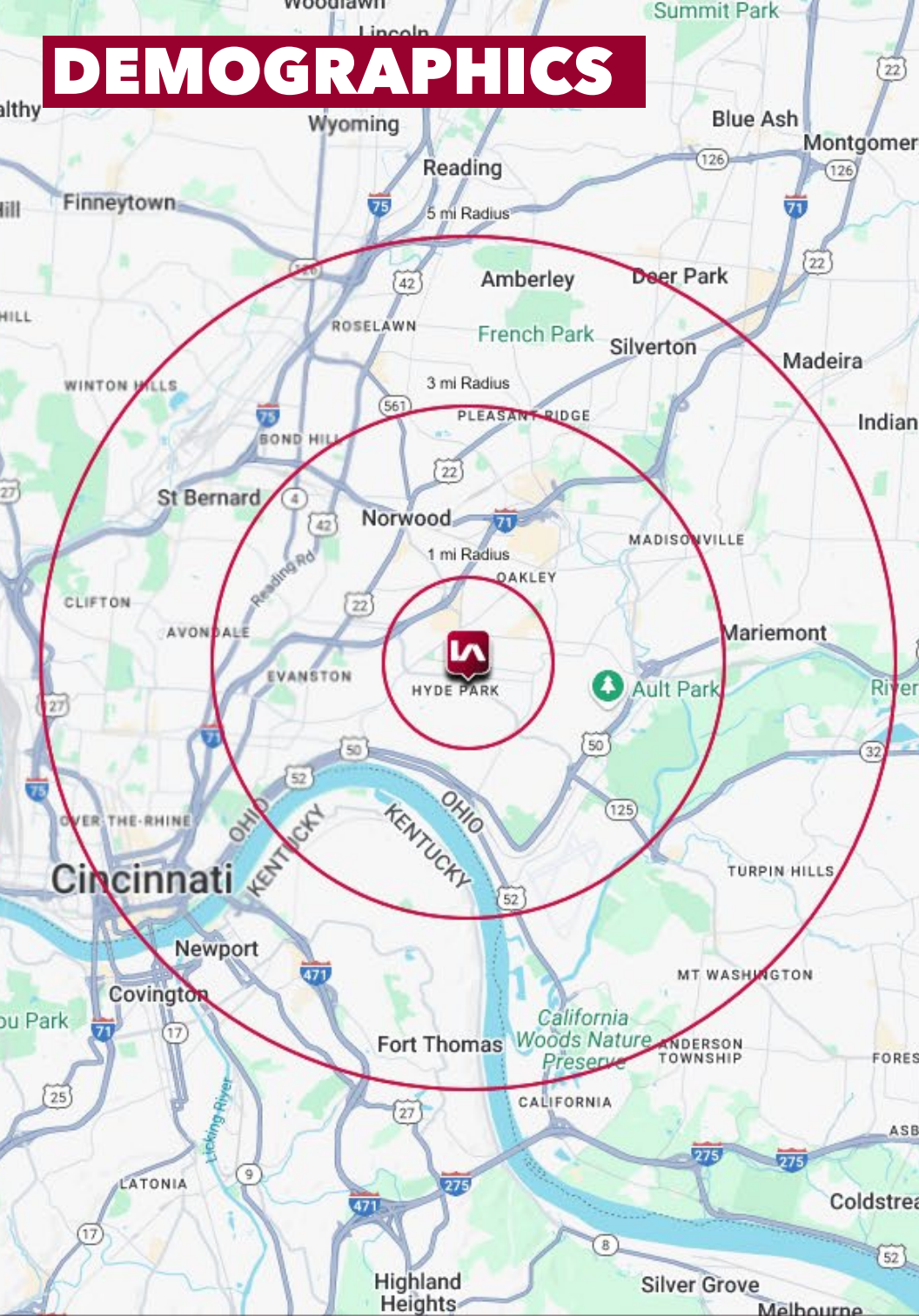


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1,195 SF

FLOOR PLAN



DEMOGRAPHICS



	1 MI RADIUS	3 MI RADIUS	5 MI RADIUS
POPULATION			
2025 Estimated Population	17,681	111,420	294,948
2030 Projected Population	17,276	111,424	296,399
2020 Census Population	17,677	107,846	283,063
2010 Census Population	16,748	104,711	273,090
Projected Annual Growth 2025 to 2030	-0.5%	-	-
Historical Annual Growth 2010 to 2025	0.4%	0.4%	0.5%
HOUSEHOLDS			
2025 Estimated Households	9,056	52,885	135,551
2030 Projected Households	8,906	53,226	137,758
2020 Census Households	9,362	50,972	128,636
2010 Census Households	8,835	48,972	122,413
Projected Annual Growth 2025 to 2030	-0.3%	0.1%	0.3%
Historical Annual Growth 2010 to 2025	0.2%	0.5%	0.7%
AGE			
2025 Est. Population Under 10 Years	11.1%	11.1%	10.8%
2025 Est. Population 10 to 19 Years	7.9%	11.3%	12.0%
2025 Est. Population 20 to 29 Years	20.3%	18.3%	19.7%
2025 Est. Population 30 to 44 Years	25.1%	22.9%	21.8%
2025 Est. Population 45 to 59 Years	14.5%	15.3%	15.2%
2025 Est. Population 60 to 74 Years	14.6%	15.3%	15.1%
2025 Est. Population 75 Years or Over	6.6%	5.8%	5.5%
2025 Est. Median Age	35.1	35.1	35.0
MARITAL STATUS & GENDER			
2025 Est. Male Population	48.2%	50.4%	51.9%
2025 Est. Female Population	51.8%	49.6%	48.1%
2025 Est. Never Married	41.5%	47.6%	48.7%
2025 Est. Now Married	44.0%	33.0%	32.6%
2025 Est. Separated or Divorced	10.9%	14.4%	14.0%
2025 Est. Widowed	3.5%	4.9%	4.7%
INCOME			
2025 Est. HH Income \$200,000 or More	25.9%	14.7%	12.9%
2025 Est. HH Income \$150,000 to \$199,999	13.4%	9.3%	8.2%
2025 Est. HH Income \$100,000 to \$149,999	14.2%	14.1%	13.9%
2025 Est. HH Income \$75,000 to \$99,999	9.3%	10.0%	10.1%
2025 Est. HH Income \$50,000 to \$74,999	13.2%	15.7%	15.6%
2025 Est. HH Income \$35,000 to \$49,999	8.7%	11.0%	11.6%
2025 Est. HH Income \$25,000 to \$34,999	3.6%	6.1%	7.1%
2025 Est. HH Income \$15,000 to \$24,999	4.9%	7.2%	7.1%
2025 Est. HH Income Under \$15,000	6.8%	12.0%	13.5%
2025 Est. Average Household Income	\$176,193	\$120,497	\$112,297
2025 Est. Median Household Income	\$114,193	\$83,672	\$76,968
2025 Est. Per Capita Income	\$90,324	\$57,485	\$52,005
2025 Est. Total Businesses	1,065	4,927	14,432
2025 Est. Total Employees	8,157	63,922	191,705