

FOR LEASE

8111 Cheviot Road Cincinnati, OH 45247

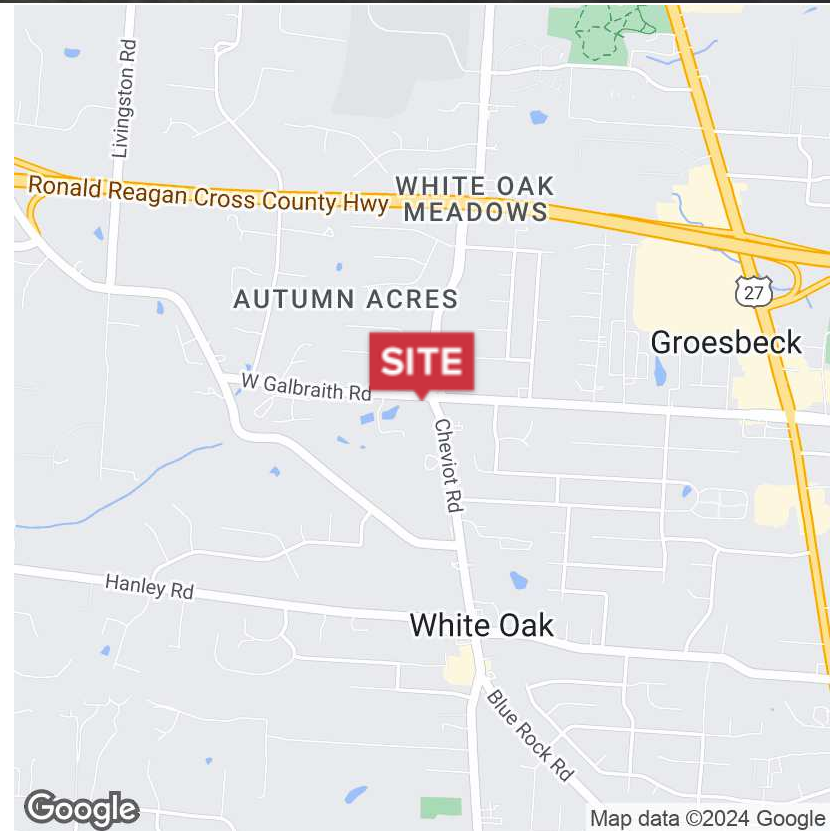


Office | 2,357 - 7,000 SF

- 2,357 - 7,000 sf Professional / Medical Office - CLASS A
- Attractive office finishes with easy access from Interstate
- Cheviot Road - minutes from Mercy West Hospital
- Easy access to I-74, I-275 & Ronald Reagan Cross Co. Highway
- Colerain Township - No Earnings Tax!
- Elevator Access
- \$12.50 psf NNN
- Includes utilities!

DEMOGRAPHICS

STATS	POPULATION	AVG. HH INCOME
1 MILES	8,181	\$96,604
3 MILES	77,336	\$80,801
5 MILES	182,655	\$76,961



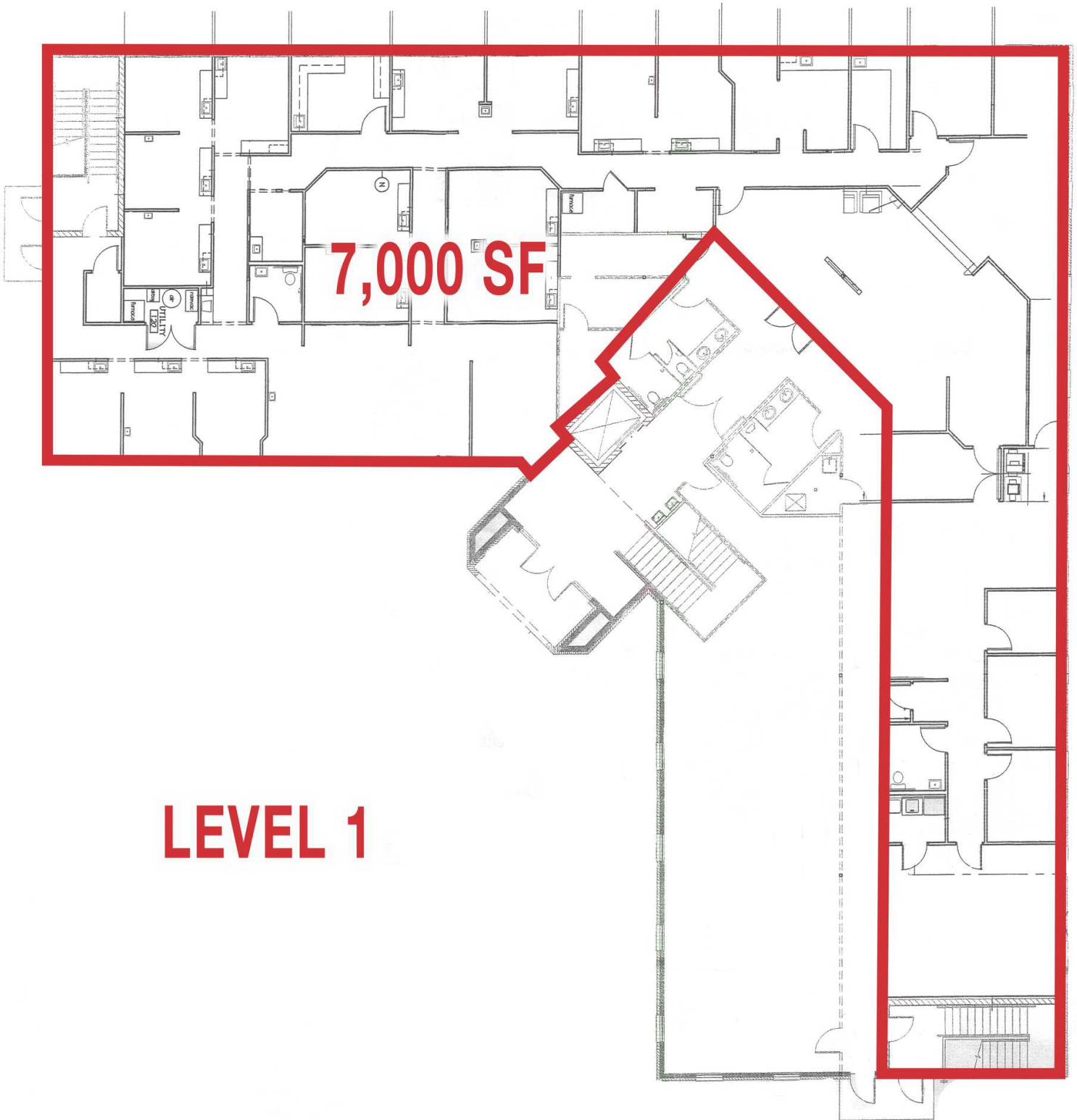
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✉ **Hayden Batchelor**
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LEVEL 1

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NABergman

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LEVEL 2

2,357 SF

STUDY 2
SECOND FLOOR PLAN
1
2.01 FROM SHEET: xx SCALE: 1/8" = 1'-0"

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Summary Profile

2010-2020 Census, 2022 Estimates with 2027 Projections
Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 39.2199/-84.6019

8111 Cheviot Rd Cincinnati, OH 45247	1 mi radius	3 mi radius	5 mi radius
Population			
2022 Estimated Population	8,181	77,336	182,655
2027 Projected Population	8,154	77,194	183,163
2020 Census Population	8,310	77,917	184,482
2010 Census Population	7,997	76,833	178,227
Projected Annual Growth 2022 to 2027	-	-	-
Historical Annual Growth 2010 to 2022	0.2%	-	0.2%
2022 Median Age	40.4	39.5	39.4
Households			
2022 Estimated Households	3,524	31,479	75,791
2027 Projected Households	3,525	31,541	76,296
2020 Census Households	3,582	31,720	76,536
2010 Census Households	3,447	30,974	73,279
Projected Annual Growth 2022 to 2027	-	-	0.1%
Historical Annual Growth 2010 to 2022	0.2%	0.1%	0.3%
Income			
2022 Estimated Average Household Income	\$96,604	\$80,801	\$76,961
2022 Estimated Median Household Income	\$68,291	\$63,878	\$62,150
2022 Estimated Per Capita Income	\$41,643	\$32,955	\$32,029
Education (Age 25+)			
2022 Estimated Elementary (Grade Level 0 to 8)	7.2%	2.3%	2.3%
2022 Estimated Some High School (Grade Level 9 to 11)	5.1%	5.7%	5.3%
2022 Estimated High School Graduate	27.7%	32.9%	31.8%
2022 Estimated Some College	27.3%	22.0%	22.0%
2022 Estimated Associates Degree Only	7.6%	9.6%	9.8%
2022 Estimated Bachelors Degree Only	19.2%	19.5%	19.6%
2022 Estimated Graduate Degree	5.9%	8.0%	9.3%
Business			
2022 Estimated Total Businesses	289	2,025	4,716
2022 Estimated Total Employees	2,676	22,983	46,548
2022 Estimated Employee Population per Business	9.3	11.3	9.9
2022 Estimated Residential Population per Business	28.3	38.2	38.7

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