

# FOR LEASE

5554 Cheviot Road Cincinnati, OH 45247

**NAI**Bergman



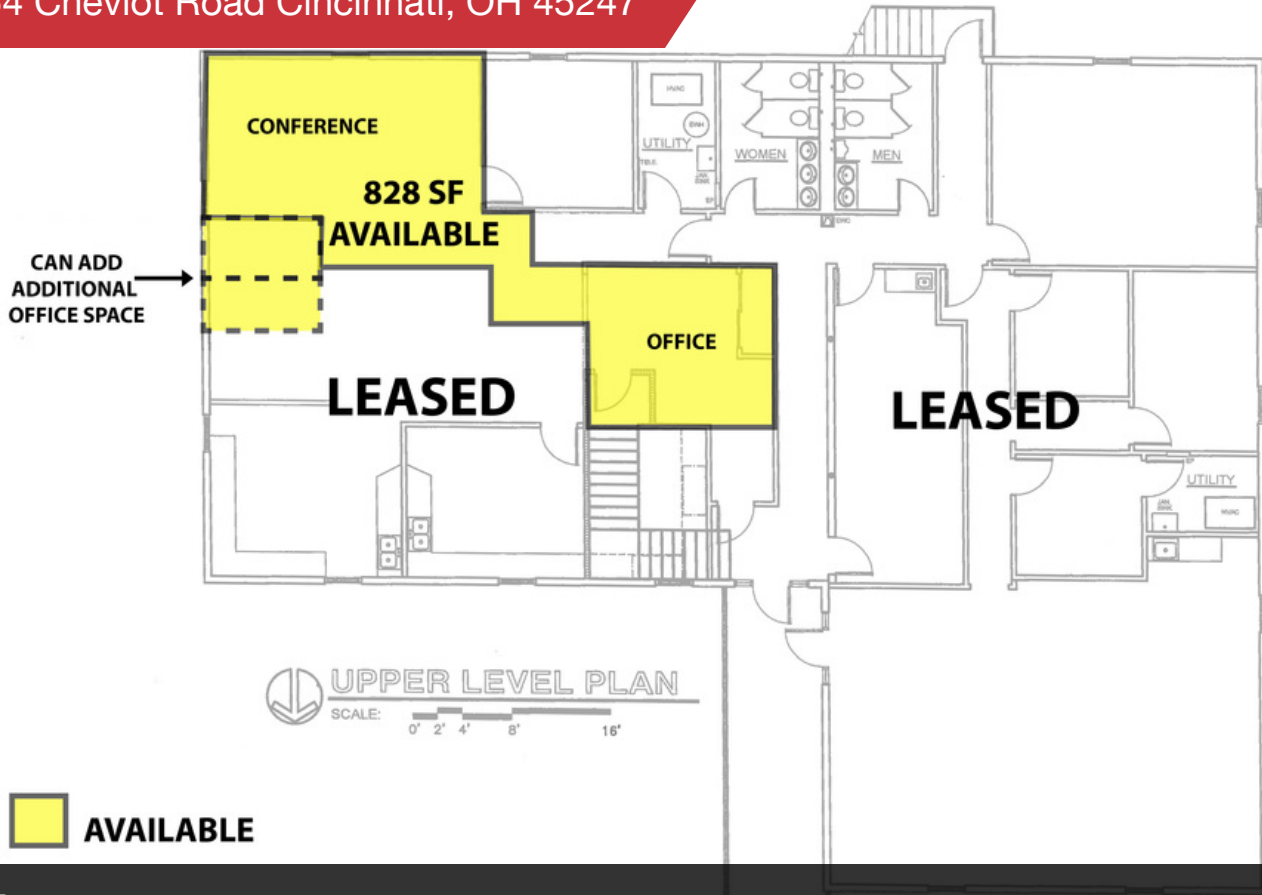
## Office | 825 - 988 SF

- 9,196 Office Building - Monfort Heights -Near corner of Cheviot & North Bend Roads (17% vacancy)
- Main Floor - 828-988 SF Office
- 1.5 miles from new Mercy West Hospital
- 0.6 mile from Interstate I-74; minutes to Ronald Reagan Hwy & I-75
- Green Township - No Earnings Tax!
- Lease Rate: \$850/mo gross!



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UPPER LEVEL



LOWER LEVEL

✉ **Cindy Metz**  
+1 513 322 6303  
cmetz@bergman-group.com



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Our Mission:  
The Provider, Partner,  
Employer of Choice



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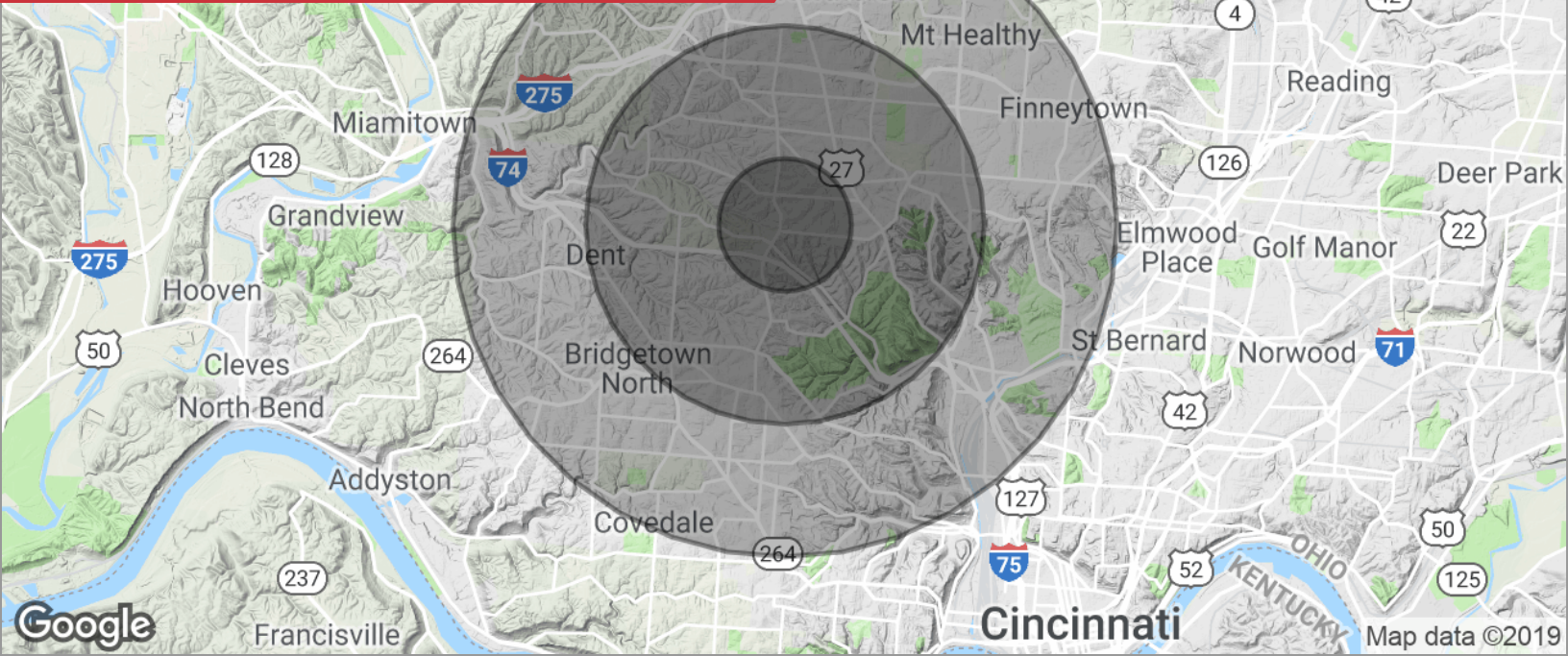


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## POPULATION

|                     | 1 MILE | 3 MILES | 5 MILES |
|---------------------|--------|---------|---------|
| Total population    | 9,397  | 80,073  | 239,602 |
| Median age          | 38.4   | 38.3    | 37.3    |
| Median age (male)   | 39.3   | 36.6    | 35.0    |
| Median age (Female) | 36.7   | 39.3    | 39.0    |

## HOUSEHOLDS & INCOME

|                     | 1 MILE    | 3 MILES   | 5 MILES   |
|---------------------|-----------|-----------|-----------|
| Total households    | 3,850     | 33,562    | 100,613   |
| # of persons per HH | 2.4       | 2.4       | 2.4       |
| Average HH income   | \$67,513  | \$61,602  | \$55,456  |
| Average house value | \$161,487 | \$167,110 | \$159,697 |

\* Demographic data derived from 2010 US Census