

# EXECUTIVE SUMMARY



## OFFERING SUMMARY

|                |                          |
|----------------|--------------------------|
| Available SF:  | 1,650 SF                 |
| Lease Rate:    | \$14.00 per sq.ft. Gross |
| Lot Size:      | 1.0 Acres                |
| Year Built:    | 1996                     |
| Building Size: | 5,300 SF                 |
| Space Size:    | 1,650                    |
| Zoning:        | Commercial               |
| Market:        | Cincinnati               |
| Submarket:     | Eastern Outlying         |

## PROPERTY OVERVIEW

FOR LEASE - Former home builders office and showroom. Approximately 1,650 square feet with a reception area and offices. Over 100 feet of frontage with signage on State Rout 125 (45,000 ADT). One mile to interstate 275. Adjacent to park-and-ride, St Thomas Moore Parish and intersection of SR 125 and Glen-Este Withamsville. Ample parking (additional parking in the rear) with rear exit to Glen-Este Withamsville Rd.

## PROPERTY HIGHLIGHTS

- Retail storefront built out as a former smoke shop and showroom.
- Approximately 1,650 square feet with a reception area and offices.
- Over 100 feet of frontage with signage on State Rout 125 (45,000 ADT).
- One mile to interstate 275.
- Ample parking



# ADDITIONAL PHOTOS



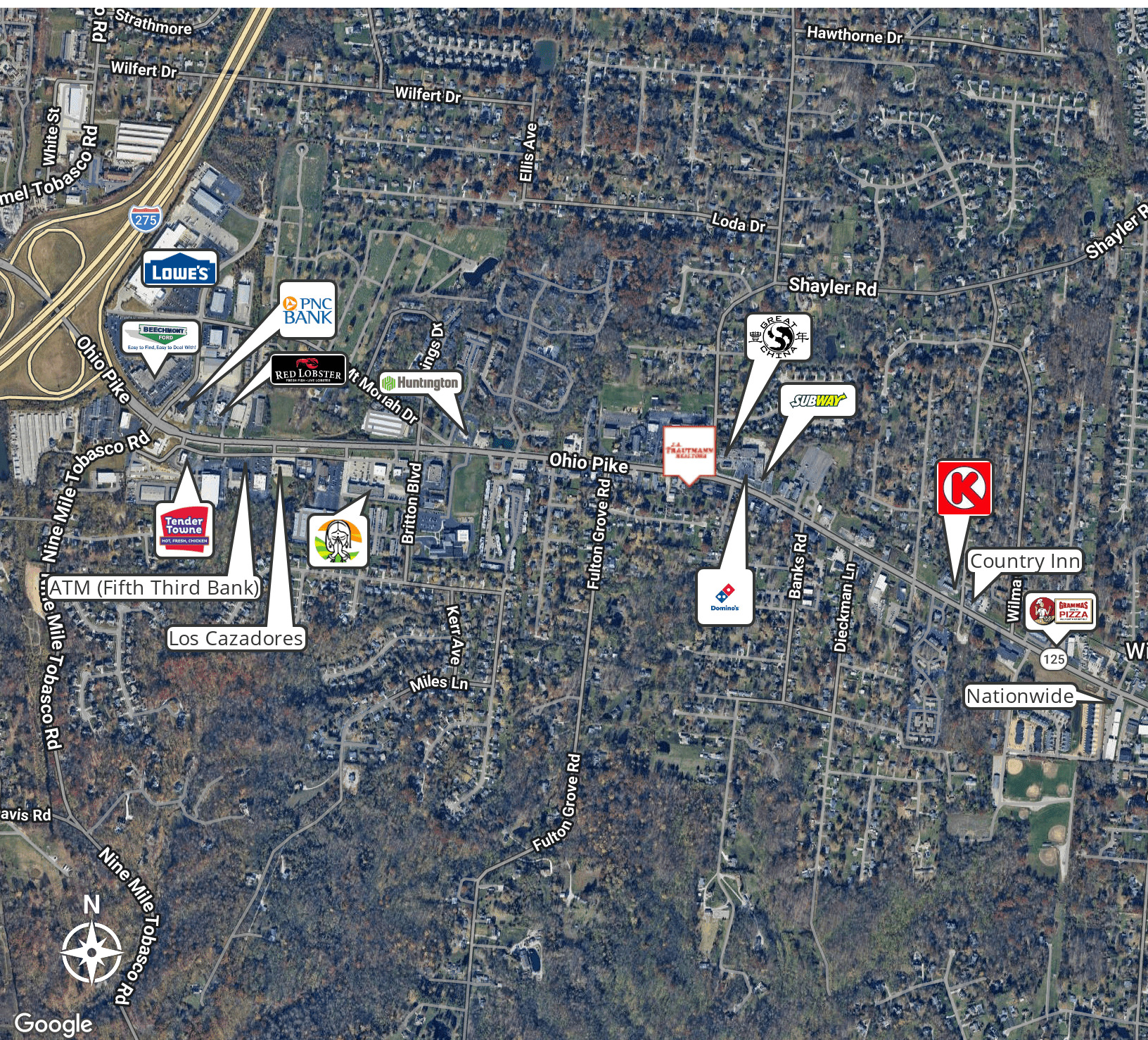
**BEN TRAUTMANN**  
513.752.5000 x10  
ben@jatrealtors.com

OFFICE BUILDING FOR LEASE



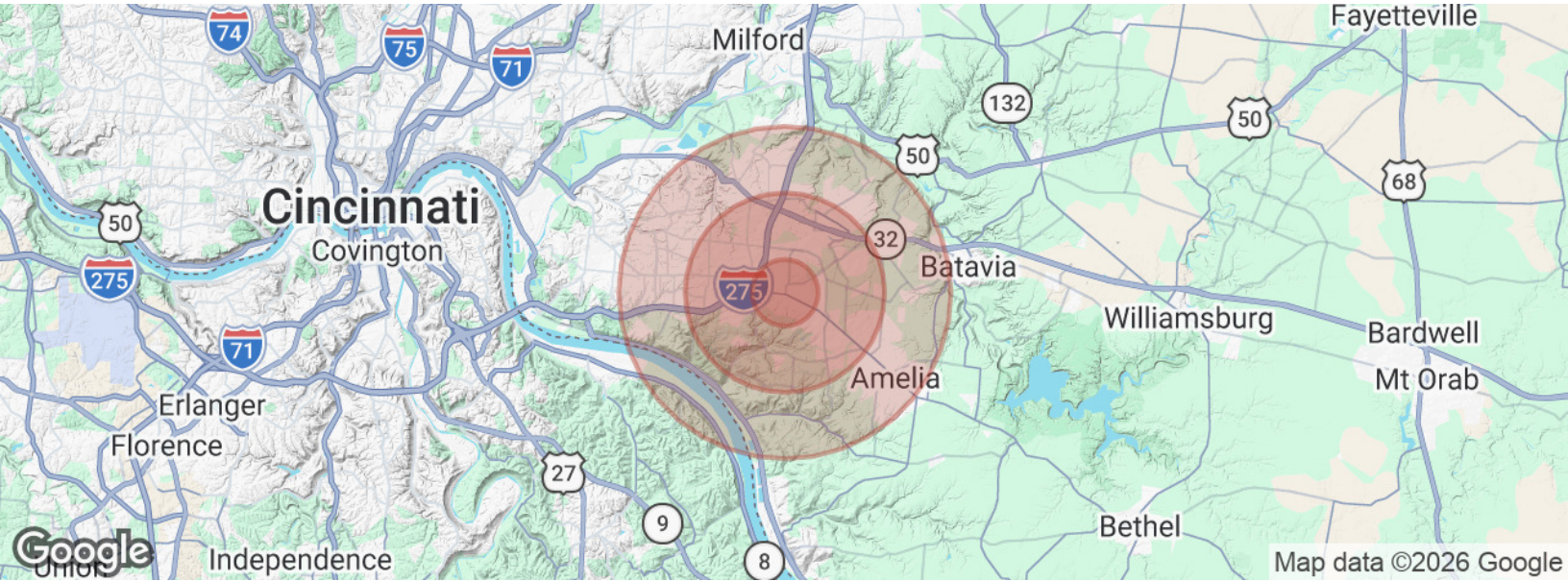








# DEMOGRAPHICS MAP & REPORT



| POPULATION          | 1 MILE    | 3 MILES   | 5 MILES   |
|---------------------|-----------|-----------|-----------|
| Total population    | 5,475     | 42,499    | 101,668   |
| Median age          | 35.6      | 37.4      | 37.3      |
| Median age (Male)   | 34.9      | 35.9      | 36.1      |
| Median age (Female) | 36.0      | 38.6      | 38.6      |
| HOUSEHOLDS & INCOME | 1 MILE    | 3 MILES   | 5 MILES   |
| Total households    | 2,209     | 17,354    | 39,192    |
| # of persons per HH | 2.5       | 2.4       | 2.6       |
| Average HH income   | \$74,230  | \$71,600  | \$78,667  |
| Average house value | \$178,078 | \$175,798 | \$183,115 |

\* Demographic data derived from 2020 ACS - US Census