



Colliers

Accelerating success.

17 ACRES

**For Sale  
or Lease**

**Sloane Nichols**

Brokerage Senior Vice President  
sloane.nichols@colliers.com

**Elaine Gillespie**

Brokerage Senior Vice President  
elaine.gillespie@colliers.com

**11680 Grooms Rd**  
Cincinnati, OH 45242

Office/Medical Site  
**I-275 Frontage**

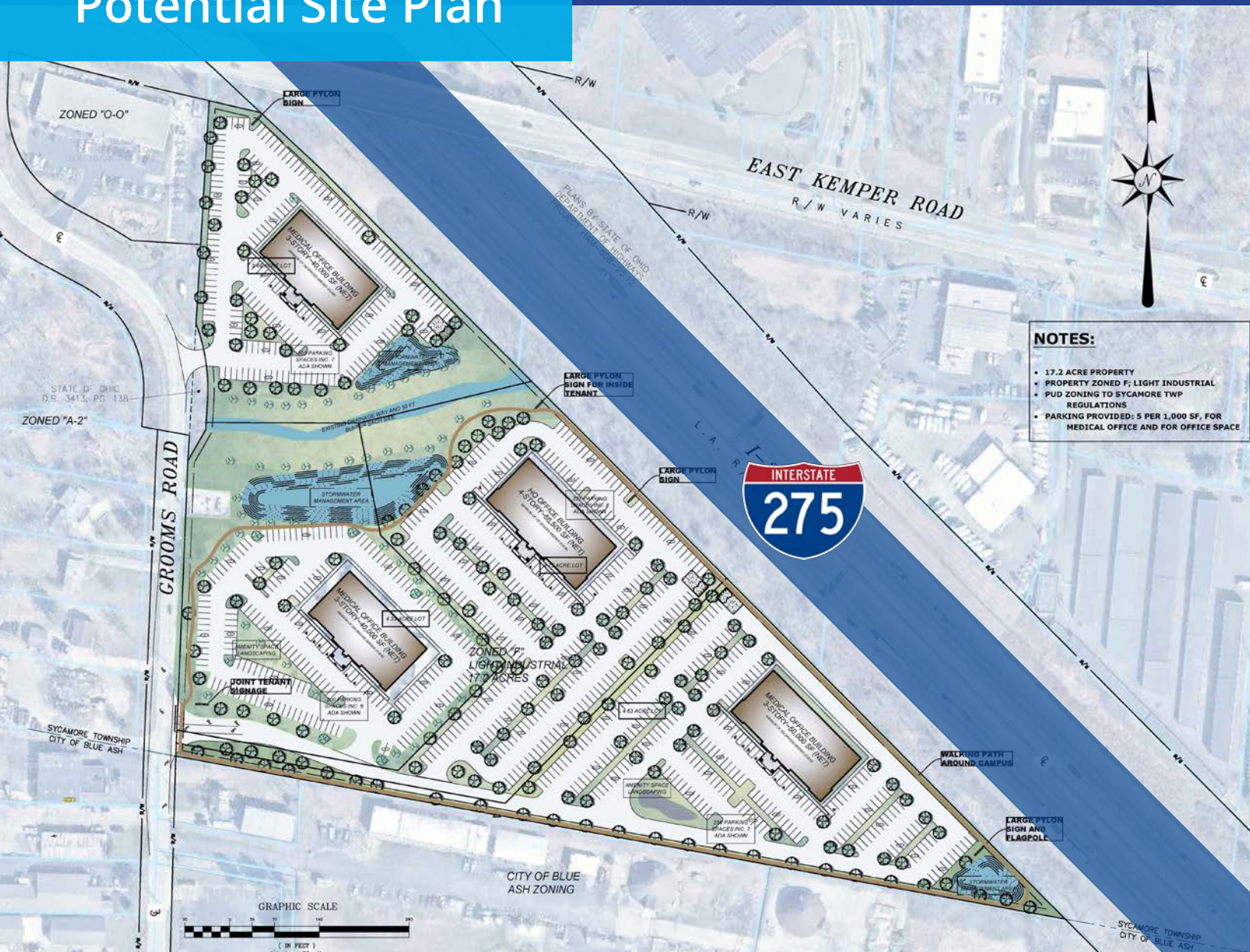
# Property Highlights

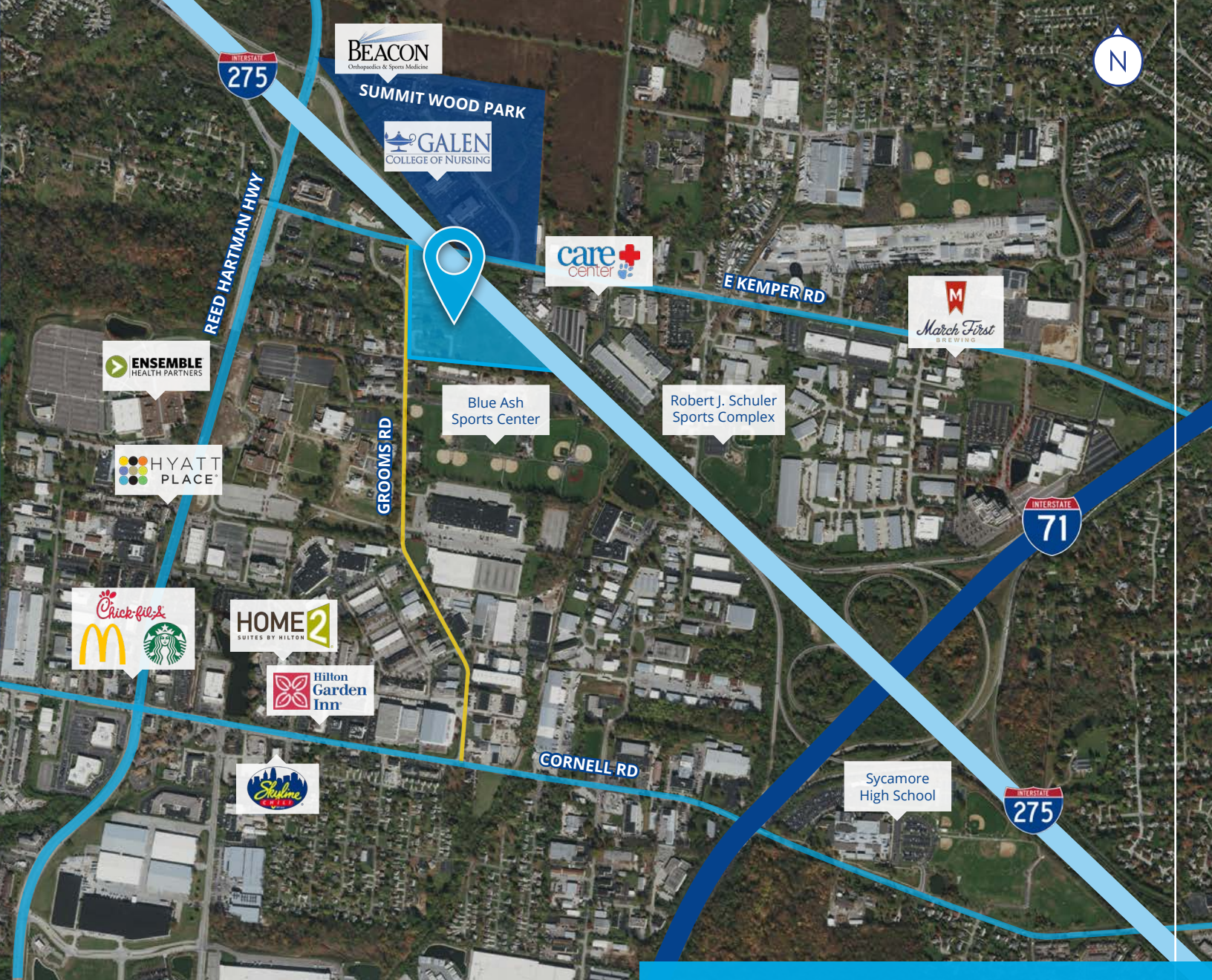
- 17 acres with I-275 frontage view
- Class A Office Medical Campus
- Build to suit for 20,000 – 200,000 SF Office or Medical
- Convenient access to I-275 and I-71
- 0% earnings tax
- Sycamore Township

# Traffic Counts

- I-275 at I-71  
**123,500**
- Reed Hartman at E Kemper Rd  
**33,867**
- Cornell Rd at Reed Hartman  
**29,347**

# Potential Site Plan





# Demographics

5-mile radius\*



143,830

Total Population



147,177

Projected Population (2026)



\$127,150

Average Household Income



\$140,717

Projected Average Household Income (2026)



8,645

Total Businesses



41.9

Median Age

# Average Household Spending



\$7,242  
Groceries



\$8,457  
Healthcare



\$5,102  
Eating Out

\*based on 2021 estimates

# Contact Us

## Sloane Nichols

Brokerage Senior Vice President  
sloane.nichols@colliers.com  
+1 513 562 2239

## Elaine Gillespie

Brokerage Senior Vice President  
elaine.gillespie@colliers.com  
+1 513 562 2238



Colliers

Colliers | Cincinnati  
425 Walnut Street, Suite 1200  
Cincinnati, Ohio 45202  
[colliers.com/cincinnati](http://colliers.com/cincinnati)

Copyright © 2022 Colliers International.  
Information herein has been obtained from  
sources deemed reliable, however its accuracy  
cannot be guaranteed. The user is required to  
conduct their own due diligence and verification.



Dayton, OH  
44 min via I-75 N

Columbus, OH  
1 hr 24 min via I-71 N

▲ Cincinnati, OH  
21 min via I-71 S

▲ Cincinnati/Northern Kentucky  
International Airport  
35 min via I-71 S and I-275 W