



12124 SHERATON LANE

OFFICE SPACE AVAILABLE FOR LEASE

12124 SHERATON LANE
CINCINNATI, OH 45246

12124 Sheraton Lane offers 2500 square feet of office space for lease including 4 private offices, as well as general office space. Ideally located on the busy hard corner of Rt 4 and Crescentville Rd with signage opportunity.

ROBERT MERKT
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2,500
SQ FT



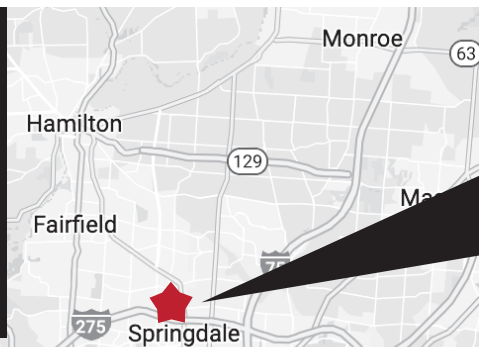
\$14.95 MG
RENTAL RATE
HOMEFRONT NURSING
AGENCY
513-771-1812

FREE
PARKING

KEY HIGHLIGHTS

- ✓ 2,500 sq. ft. available
- ✓ Rental Rate: \$14.95 MFG
- ✓ First Floor suite with great access
- ✓ 4 Private Offices
- ✓ General Office Space
- ✓ 4 signs available
- ✓ Hard Corner at busy Rt 4 and Crescentville Rd
- ✓ Great visibility from Ohio State Route 4
- ✓ On site ownership
- ✓ Ample free parking

- ✓ Located at busy corner of Route 4 and Crescentville Rd
- ✓ Frontage with great visibility along Route 4
- ✓ 47,046 VPD on Route 4
- ✓ 12,210 VPD on Crescentville Rd



Ideally located minutes from I-275 and I-75, and only 20 minutes from downtown Cincinnati.





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CRESCENTVILLE RD (12,210 VPD)

ST RTE 4 (47,046 VPD)

SHERATON LN

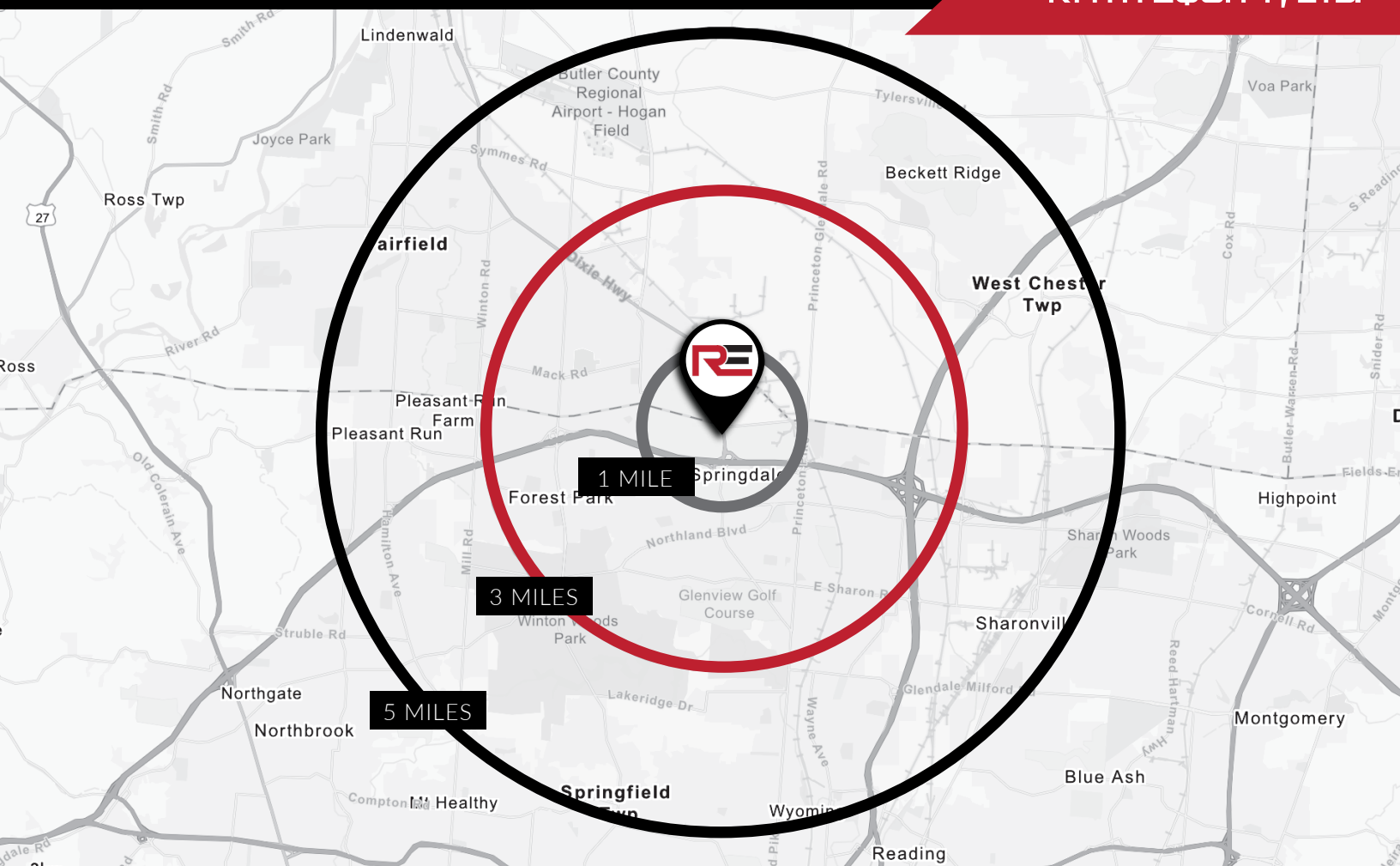


NEARBY AMENITIES



CINCINNATI OHIO

Cincinnati is Ohio's largest metropolitan area and the nation's 29th-largest. Metropolitan Cincinnati has the twenty-eighth largest economy in the US and the fifth largest in the Midwest, after Chicago, Minneapolis-St. Paul, Detroit, and St. Louis. Due to its abundant amenities, Cincinnati is a magnet for start-ups. Several Fortune 500 companies are headquartered here, such as Procter & Gamble, The Kroger Company, and Fifth Third Bank. General Electric has headquartered their Global Operations Center in Cincinnati. The Kroger Company and the University of Cincinnati are the largest employers in the city.



2021 SUMMARY	1 MILE	3 MILES	5 MILES
Population	7,941	54,320	142,546
Households	3,549	22,282	56,339
Families	1,942	13,286	37,012
Average Household Size	2.20	2.41	2.50
Owner Occupied Housing Units	1,824	12,516	36,096
Renter Occupied Housing Units	1,725	9,766	20,243
Median Age	39.0	38.1	39.3
Median Household Income	\$55,166	\$60,479	\$68,992
Average Household Income	\$64,012	\$76,913	\$92,593

2026 SUMMARY	1 MILE	3 MILES	5 MILES
Population	8,035	54,705	144,544
Households	3,589	22,428	57,138
Families	1,940	13,268	37,341
Average Household Size	2.20	2.41	2.50
Owner Occupied Housing Units	1,875	12,765	37,082
Renter Occupied Housing Units	1,714	9,663	20,057
Median Age	38.9	38.7	40.0
Median Household Income	\$58,312	\$65,246	\$75,876
Average Household Income	\$70,221	\$85,327	\$103,005

CONTACT FOR MORE INFORMATION:

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RATH EQUITY, LTD.