

RATH EQUITY, LTD.

**OFFICE SPACE
FOR LEASE**

7320 YANKEE ROAD
LIBERTY TOWNSHIP, OH 45044

**OFFERED AT
11.95 NNN**

Common Amenities include
High End Conference room and
High End Cafeteria

PROPERTY OVERVIEW

Rath Equity is proud to announce For Lease 7320 Yankee Road, Liberty Township, OH 45044. This space offers a tenant with high end executive finishes, common conference room and common break-area/cafeteria. This property is located in close proximity to I-75, walking distance to numerous restaurants and retail businesses. The space is complete with private offices along the exterior, and open floor plans in the middle, kitchenette, conference rooms, reception and meetings areas.

LEASE RATE
11.95 NNN

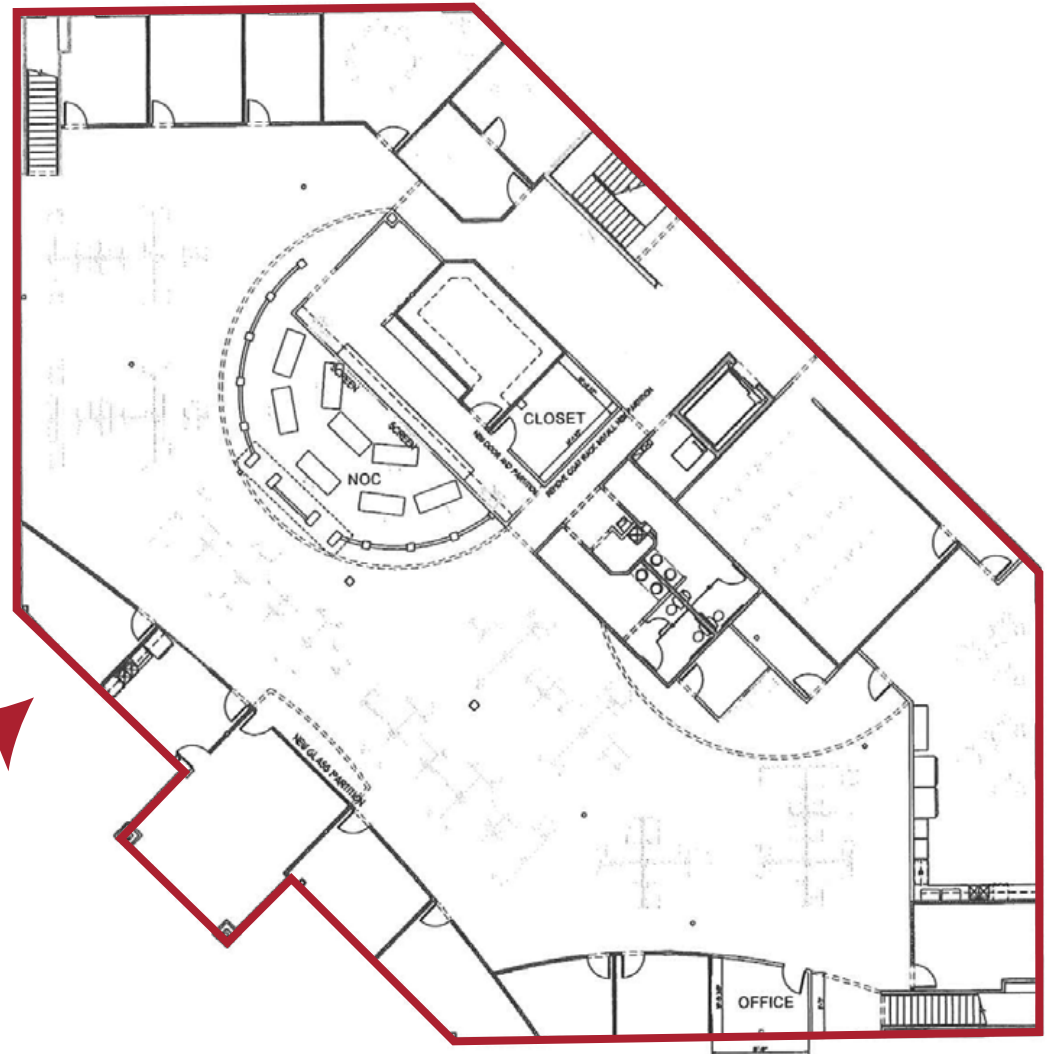
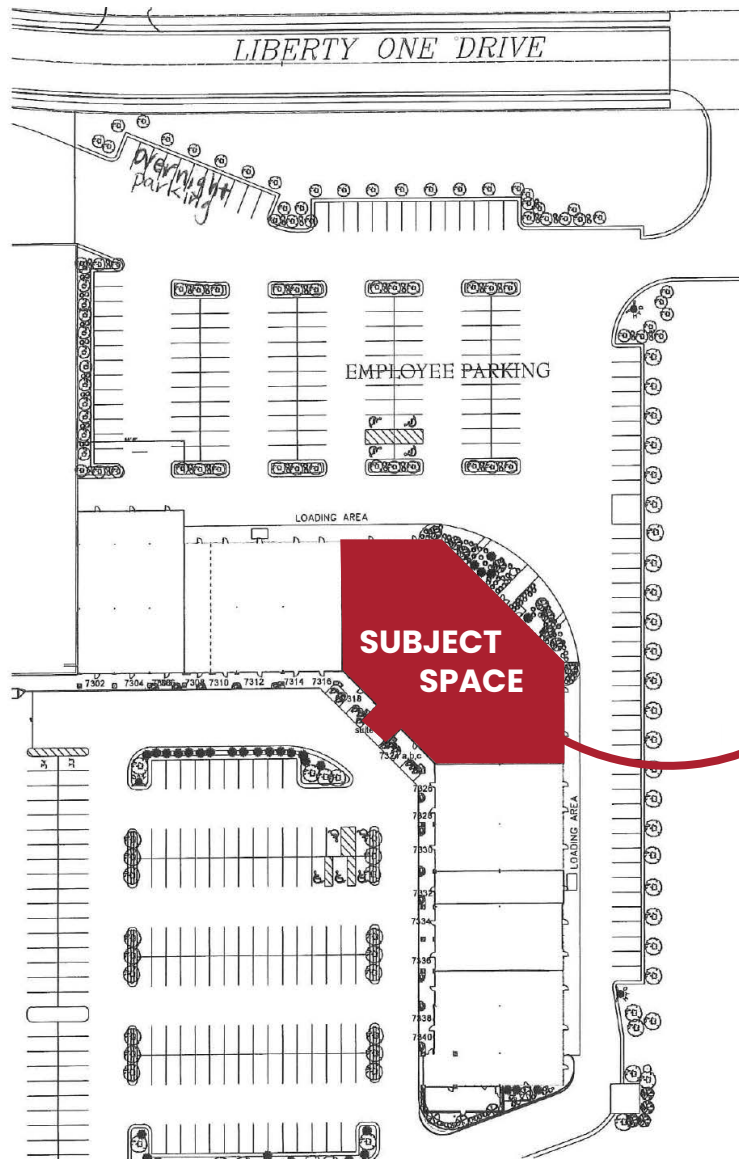
SQ FT
14,523

PROPERTY HIGHLIGHTS

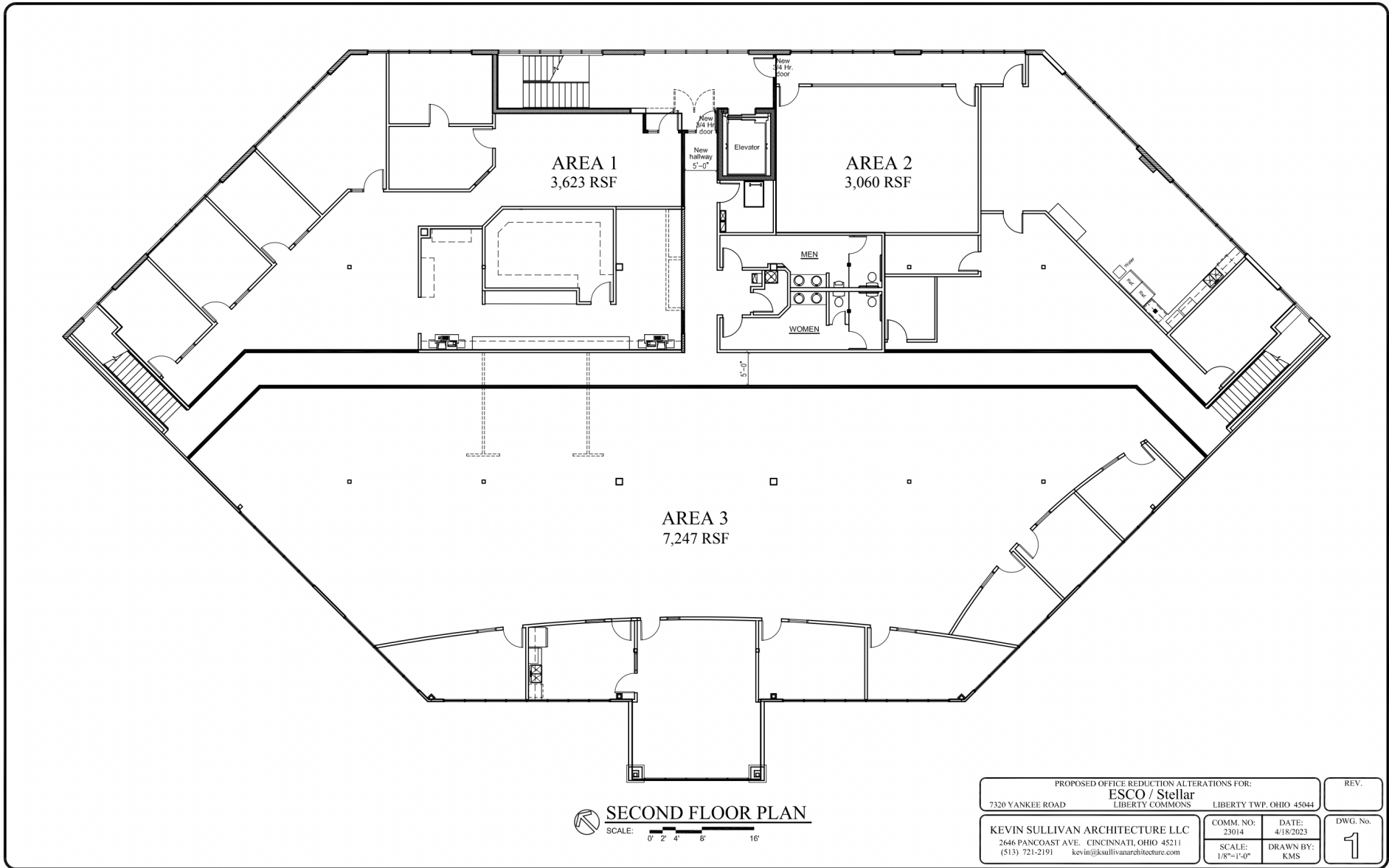
- › 14,523 s.f. available immediately
 - Space can be subdivided into:
 - 1,200
 - 3,600
 - 6,100
- › Move-in ready
- › Common conference room
- › Common break-area/cafeteria
- › Walk to an abundance of nearby amenities
- › Exterior office and interior open floor plan
- › Close Proximity to I-75
- › Separate Lobby and entrance for the office space
- › Dedicated elevator in the Lobby
- › Available storage/logistical/packaging space on the ground floor with easy access for deliveries



FLOOR PLANS



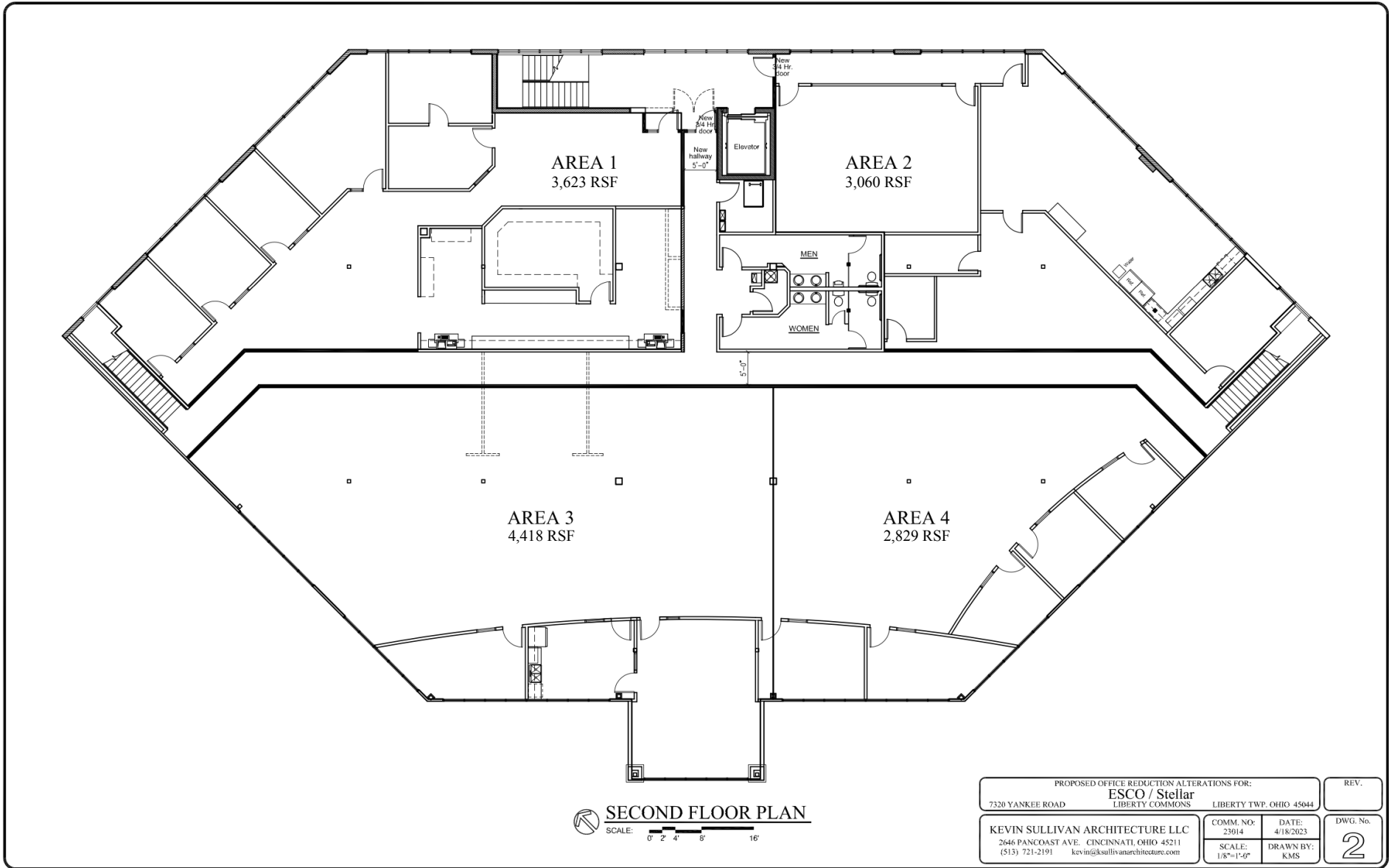
FLOOR PLAN - CONFIGURATION 1



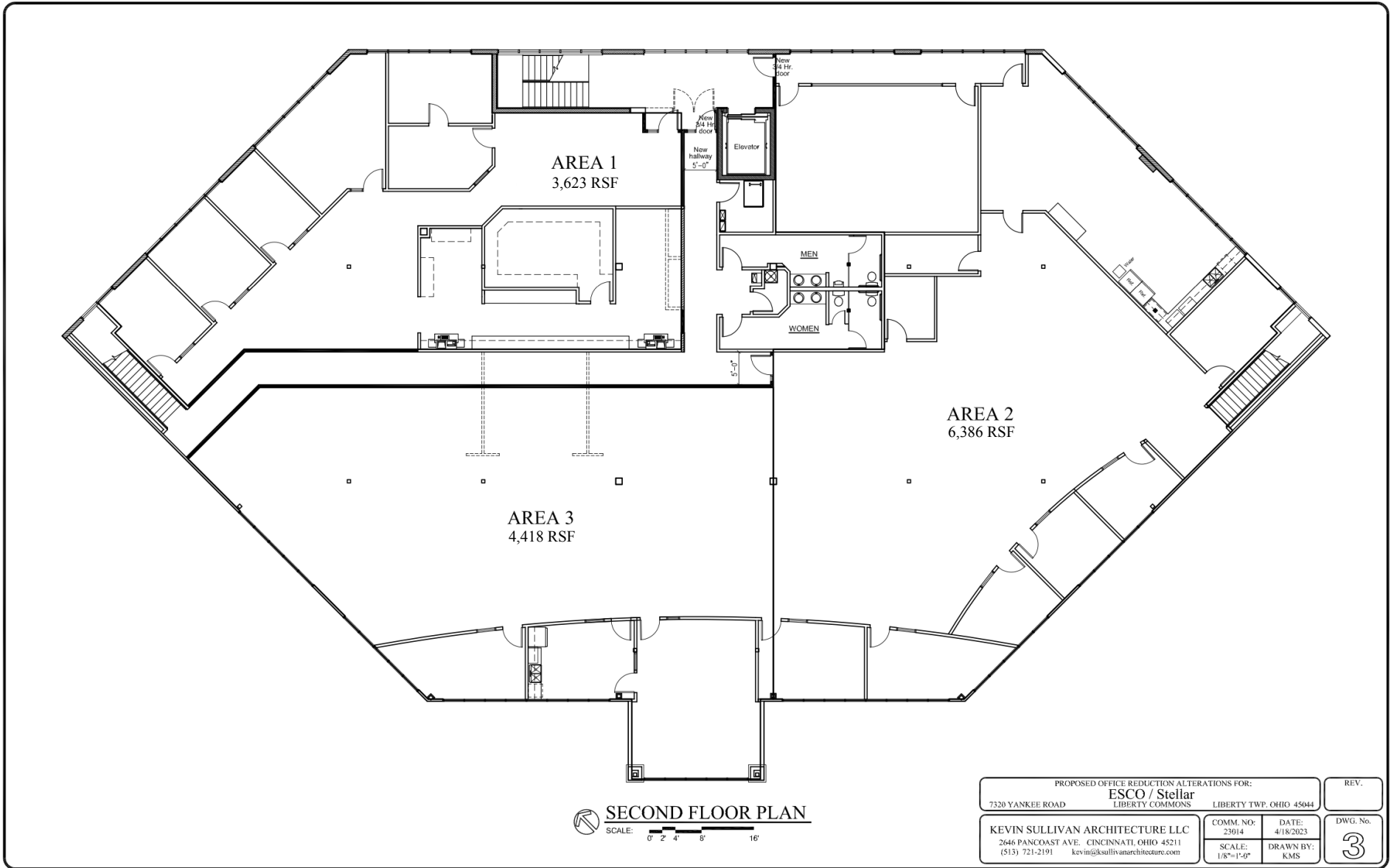
SECOND FLOOR PLAN
 SCALE: 0' 2' 4' 8' 16'

PROPOSED OFFICE REDUCTION ALTERATIONS FOR:		REV.
ESCO / Stellar		
7320 YANKEE ROAD	LIBERTY COMMONS	LIBERTY TWP. OHIO 45044
KEVIN SULLIVAN ARCHITECTURE LLC	COMM. NO: 23014	DATE: 4/18/2023
2446 PANCOAST AVE. CINCINNATI, OHIO 45211	SCALE: 1/8"=1'-0"	DRAWN BY: KMS
(513) 721-2191	kevin@sullivanarchitecture.com	DWG. No. 1

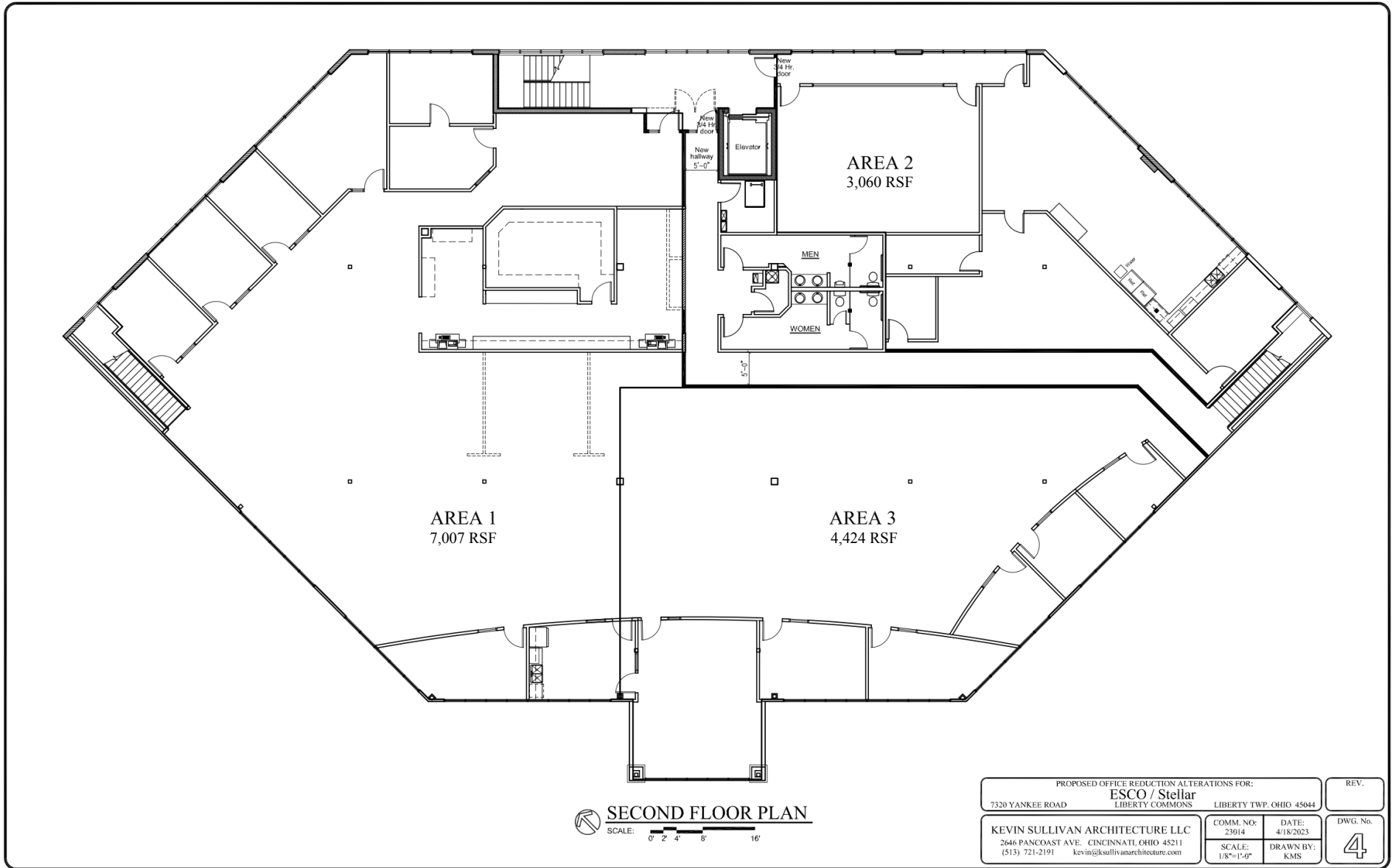
FLOOR PLAN - CONFIGURATION 2



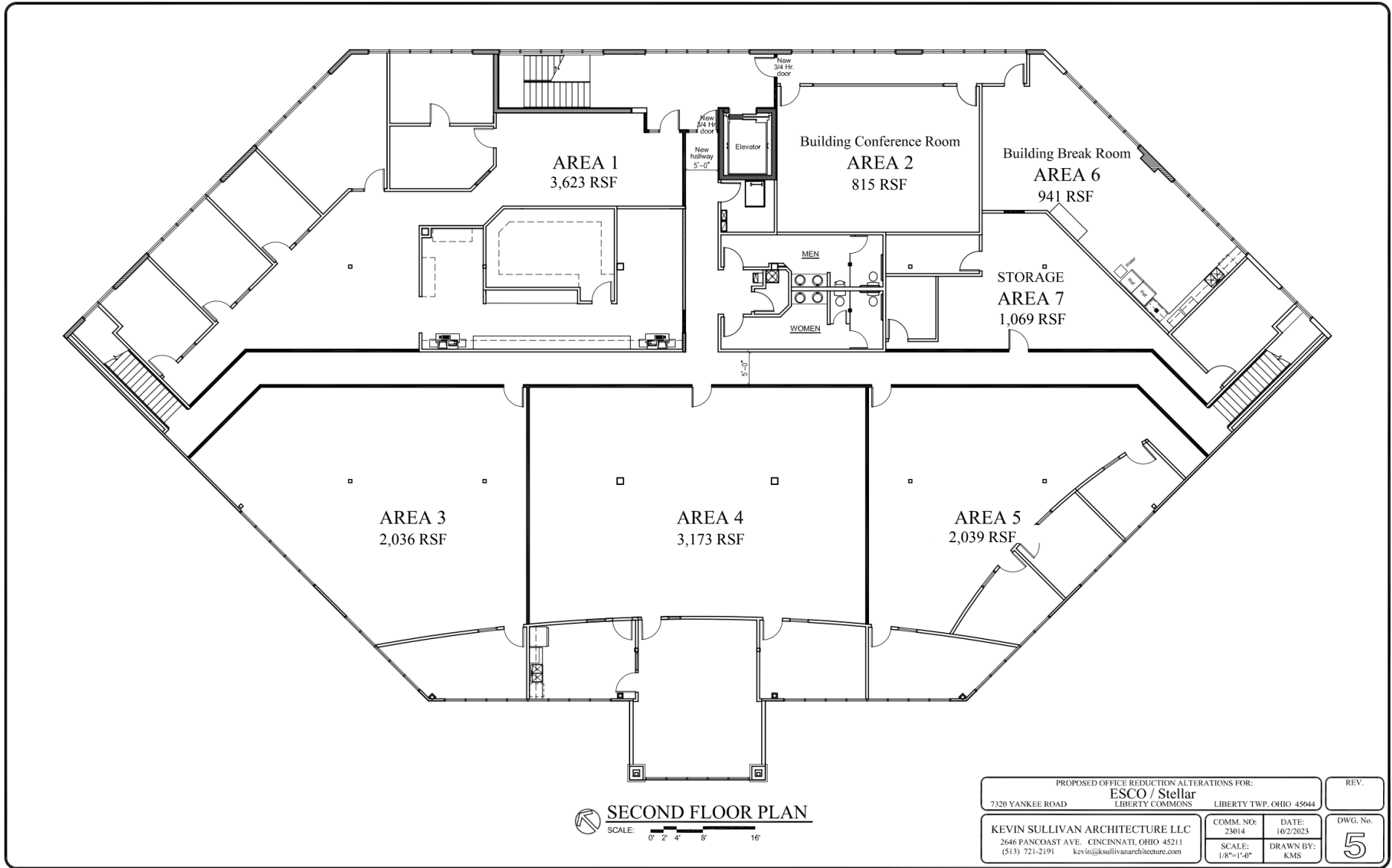
FLOOR PLAN - CONFIGURATION 3



FLOOR PLAN - CONFIGURATION 4



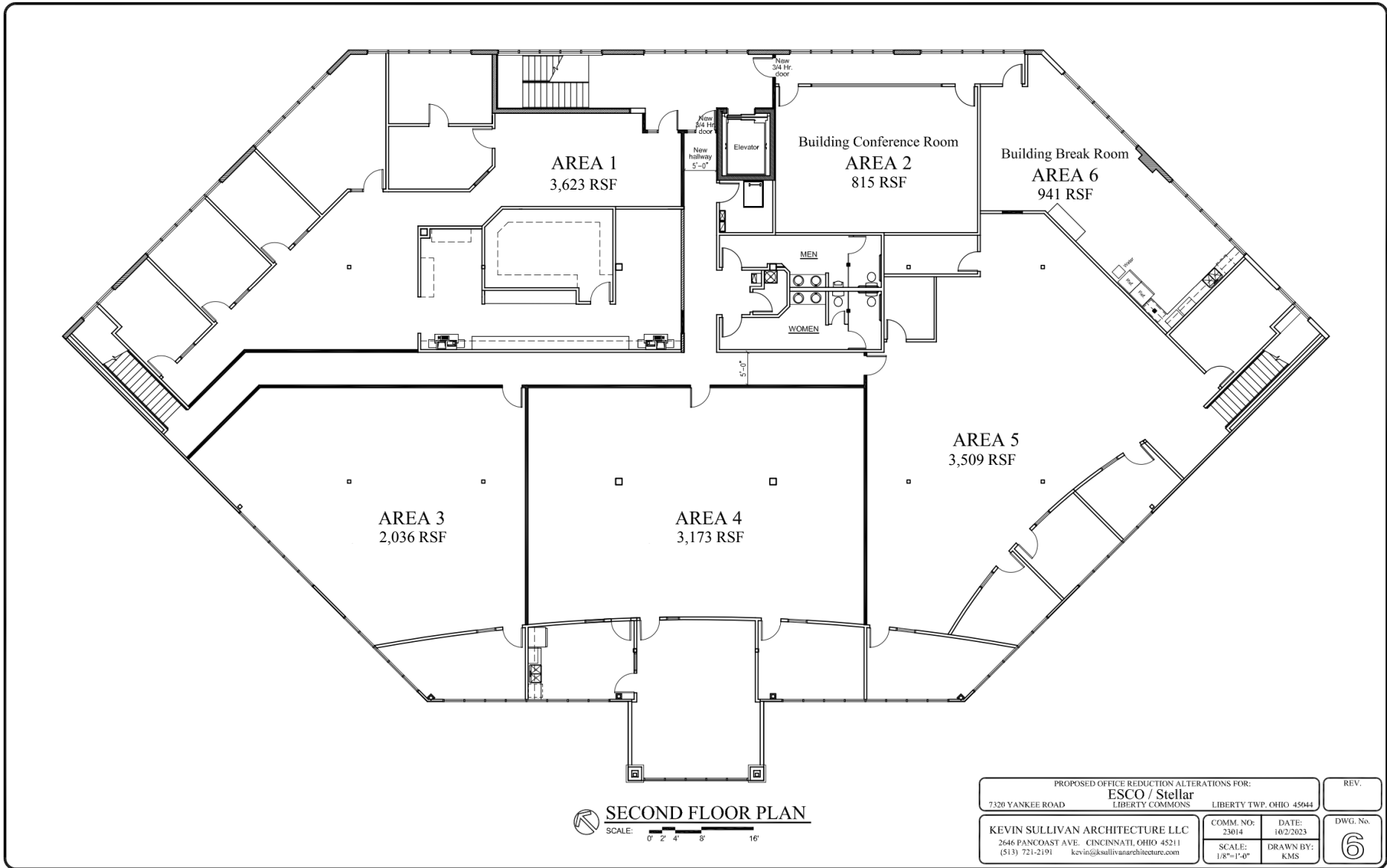
FLOOR PLAN - CONFIGURATION 5



SECOND FLOOR PLAN
SCALE: 0' 2' 4' 8' 16'

PROPOSED OFFICE REDUCTION ALTERATIONS FOR:				REV.
ESCO / Stellar				
7320 YANKEE ROAD	LIBERTY COMMONS	LIBERTY TWP. OHIO 45044		
KEVIN SULLIVAN ARCHITECTURE LLC	COMM. NO:	DATE:	DWG. No.	
2646 PANCOAST AVE. CINCINNATI, OHIO 45211	23014	10/2/2023	5	
(513) 721-2191 kevin@sullivanarchitecture.com	SCALE:	DRAWN BY:		
	1/8"=1'-0"	KMS		

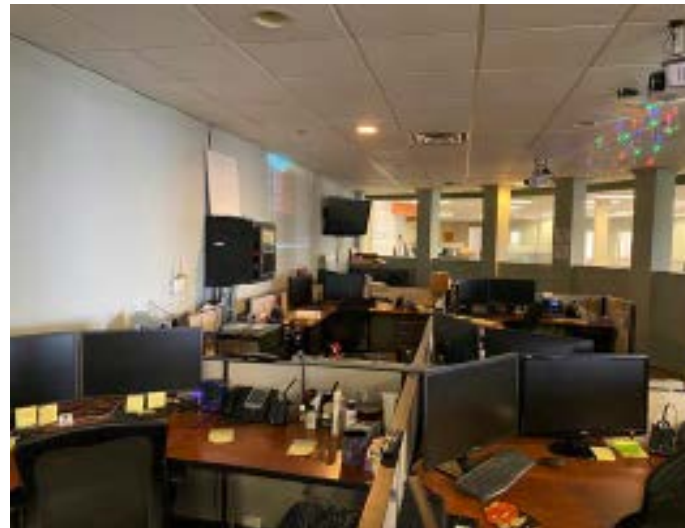
FLOOR PLAN - CONFIGURATION 6



SECOND FLOOR PLAN
 SCALE: 0' 2' 4' 8' 16'

PROPOSED OFFICE REDUCTION ALTERATIONS FOR:		REV.
ESCO / Stellar		
7320 YANKEE ROAD	LIBERTY COMMONS	LIBERTY TWP. OHIO 45044
KEVIN SULLIVAN ARCHITECTURE LLC	COMM. NO:	DATE:
2646 PANCOAST AVE. CINCINNATI, OHIO 45211	23014	10/2/2023
(513) 721-2191 kevin@sullivanarchitecture.com	SCALE:	DRAWN BY:
	1/8"=1'-0"	KMS
		6

PROPERTY PHOTOS



PROPERTY AERIAL

CINCINNATI DAYTON RD



129

LIBERTY WAY



PUTTERS

DQ SMOOTHIE KING

HOT HEAD BURRITOS



CINCINNATI DAYTON RD

Kroger Jersey Mike's SUBS Gold Star BURGER KING PNC EUROPEAN WAX CENTER TAKE 5 SUPERMARKET Raymond's PIZZA FIRST WATCH THE DAYTIME CAFE FIRST FINANCIAL BANK The Christ Hospital Outpatient Center



JET'S PIZZA GREEK ISLANDS

129

CVS pharmacy GET AIR TRANSFORM YOUR PHARMACY

LIBERTY WAY

Talbots chico's Dillard's DICK'S SPORTING GOODS H&M The Cheesecake Factory TACO BELL COOPER'S HAWK WINERY & RESTAURANTS Eddie Bauer BUFFALO WILD WINGS KONA GRILL kitchen • sushi • cocktails BIBIBOP APPLE TREE DENTAL Access • Compassion • Excellence RUSTY DRUMMER francesca's COLLECTIONS

1 MILE KEY FACTS

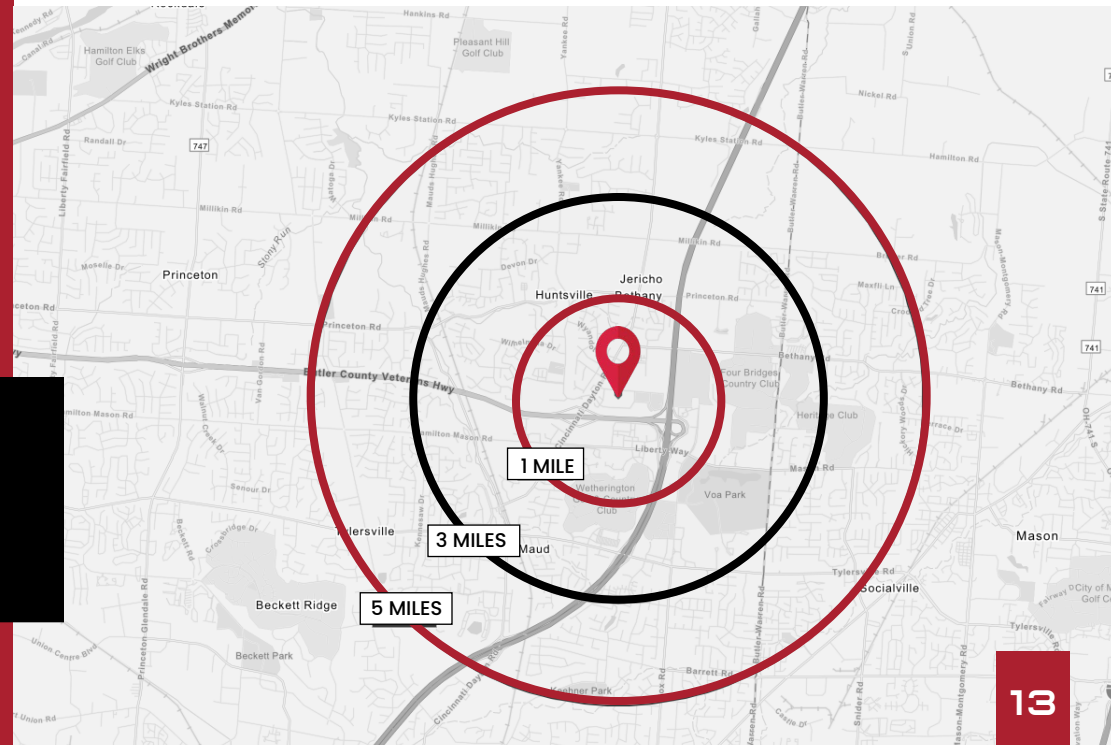
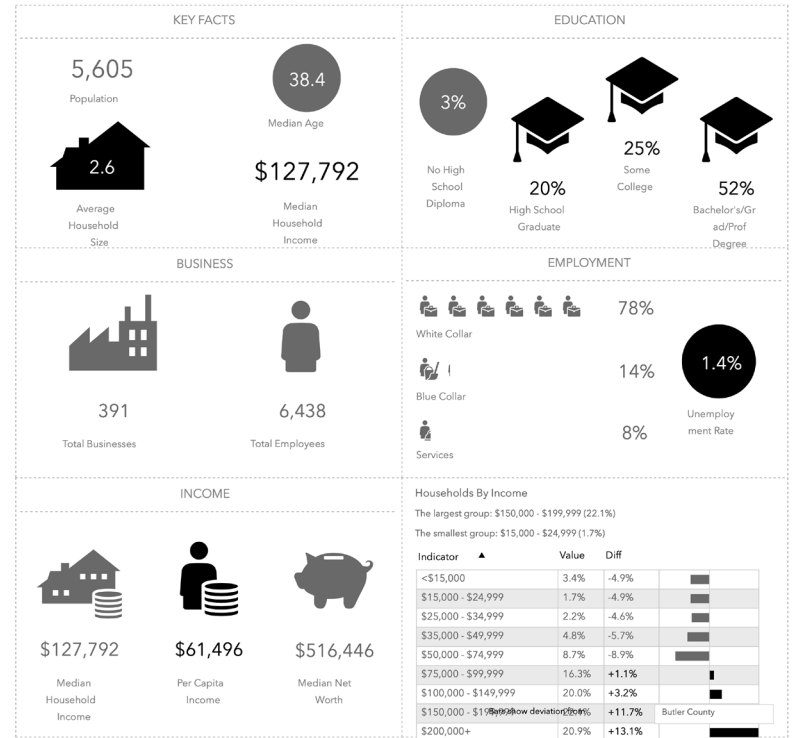
DEMOGRAPHICS

2022 SUMMARY

	1 MILE	2 MILE	3 MILE
Population	5,605	20,525	56,950
Households	2,109	7,546	19,728
Families	1,724	6,026	15,893
Average Household Size	2.64	2.71	2.87
Owner Occupied Housing Units	1,839	6,468	16,510
Renter Occupied Housing Units	270	1,078	3,218
Median Age	38.4	38.5	37.2
Median Household Income	\$127,792	\$118,178	\$120,199
Average Household Income	\$161,248	\$156,730	\$156,509

2027 SUMMARY

	1 MILE	2 MILE	3 MILE
Population	6,033	21,166	58,437
Households	2,280	7,808	20,296
Families	1,867	6,231	16,329
Average Household Size	2.63	2.70	2.87
Owner Occupied Housing Units	1,841	6,576	16,909
Renter Occupied Housing Units	439	1,232	3,386
Median Age	38.8	39.0	37.7
Median Household Income	\$151,602	\$135,421	\$136,781
Average Household Income	\$181,387	\$176,443	\$175,617



137,699
5-Mile
Population



\$118,716
5-Mile Median
Household Income



48,739
5-Mile
Households