



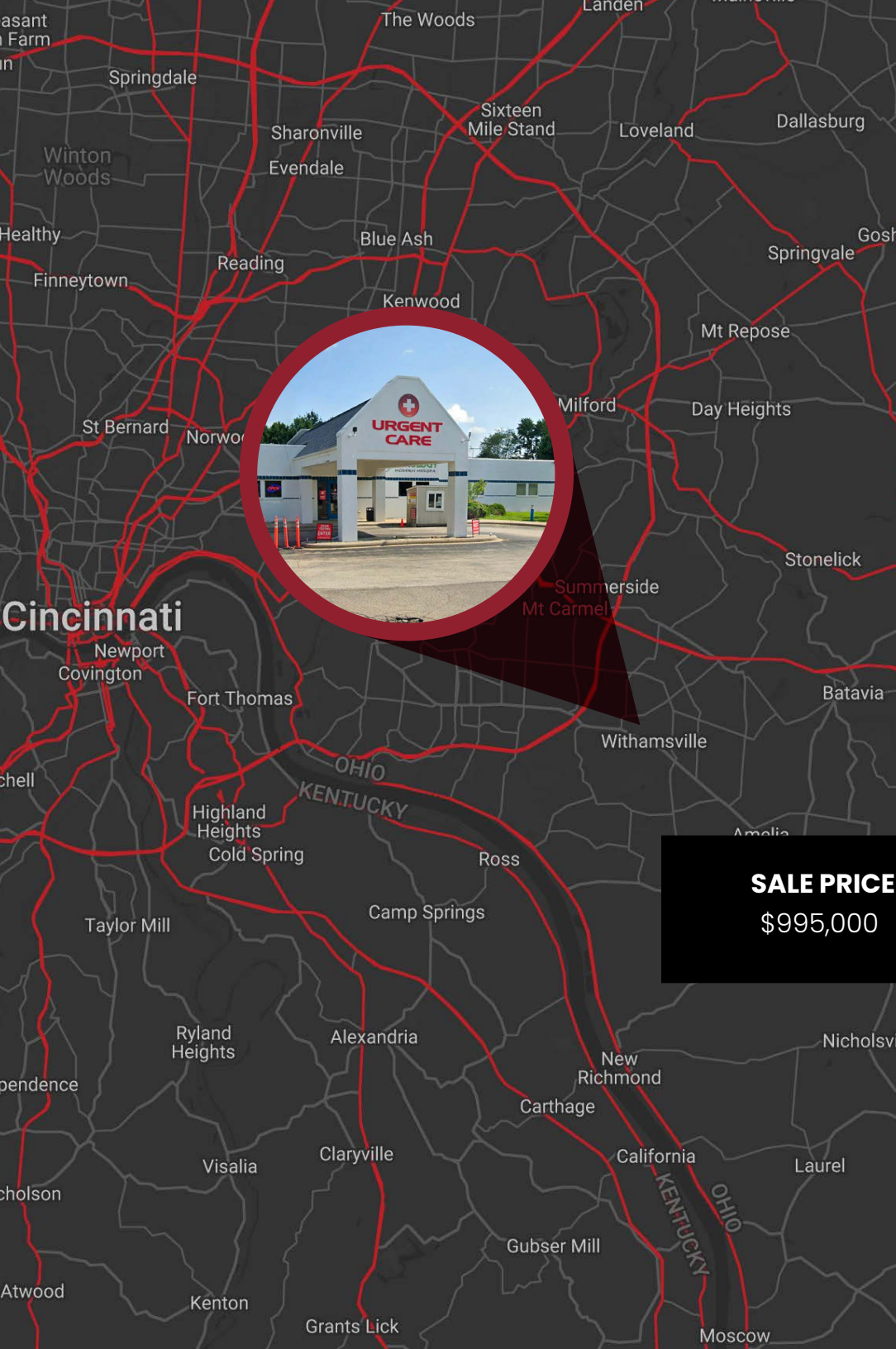
RATH EQUITY, LTD.

**5,954 SF
MEDICAL BUILDING
FOR SALE
OR LEASE**

872 STATE ROUTE 125
CINCINNATI, OH 45245

**SALE PRICE:
\$995,000**

**LEASE:
NEGOTIABLE**



PROPERTY OVERVIEW

Eastside Urgent Care has been in business at this location for 20 years. The property is located just 1.5 miles from Interstate 275 on the bustling and growing Ohio State Route 125 development corridor in Clermont County on Cincinnati's east side just outside of Hamilton County and affluent Anderson Township. The property has high end finishes and was recently remodeled. The building is on a slab.

LOCATION OVERVIEW

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.

SALE PRICE

\$995,000

LEASE PRICE

NEGOTIABLE

TOTAL SF

5,954

PROPERTY HIGHLIGHTS

- > Long-term tenant
- > 5,954 SF Class B Office
- > 40 parking spaces
- > Convenient location just 1.5 miles from Interstate 275
- > Near restaurants and shopping

PROPERTY PHOTOS



PROPERTY PHOTOS



PROPERTY VIDEO



<https://my.matterport.com/show/?m=WJmCRJBgS9E>

NEARBY AMENITIES



EASTGATE MALL



Target, Chick-fil &, Harbor Freight, TJ-maxx, Kroger, Staples, Pet Supplies Plus, Half Price Books, Starbucks Coffee, Chase, Waffle House, Wendy's, Auto Zone

Jungle Jim's International Market, Sam's Club, Starbucks Coffee, Walmart, Hobby Lobby, Meijer, Dick's Sporting Goods, HomeGoods, Best Buy, Chick-fil &, Michaels, PetSmart, Aldi, Longhorn Steakhouse, Burlington

Lowe's, Beechmont Ford, The Home Depot, 9 Goodwill, Walgreens, Family Dollar, Red Lobster, Beechmont Rollarena



OHIO PIKE (42,204 VPD)



DEMOGRAPHICS

2022 SUMMARY	1 MILE	3 MILES	5 MILES
Population	6,993	49,499	108,158
Households	2,994	21,086	43,763
Families	1,763	13,283	29,171
Average Household Size	2.28	2.32	2.45
Owner Occupied Housing Units	1,679	13,988	31,102
Renter Occupied Housing Units	1,315	7,097	12,660
Median Age	39.0	39.8	39.5
Median Household Income	\$63,173	\$74,310	\$80,011
Average Household Income	\$89,123	\$102,011	\$110,998

2027 SUMMARY	1 MILE	3 MILES	5 MILES
Population	6,992	49,758	108,937
Households	3,011	21,404	44,421
Families	1,766	13,379	29,442
Average Household Size	2.27	2.30	2.43
Owner Occupied Housing Units	1,746	14,272	31,786
Renter Occupied Housing Units	1,265	7,133	12,635
Median Age	39.2	40.6	40.2
Median Household Income	\$70,219	\$81,747	\$90,704
Average Household Income	\$100,461	\$114,733	\$125,935



108,158

5-Mile
Population



\$80,011

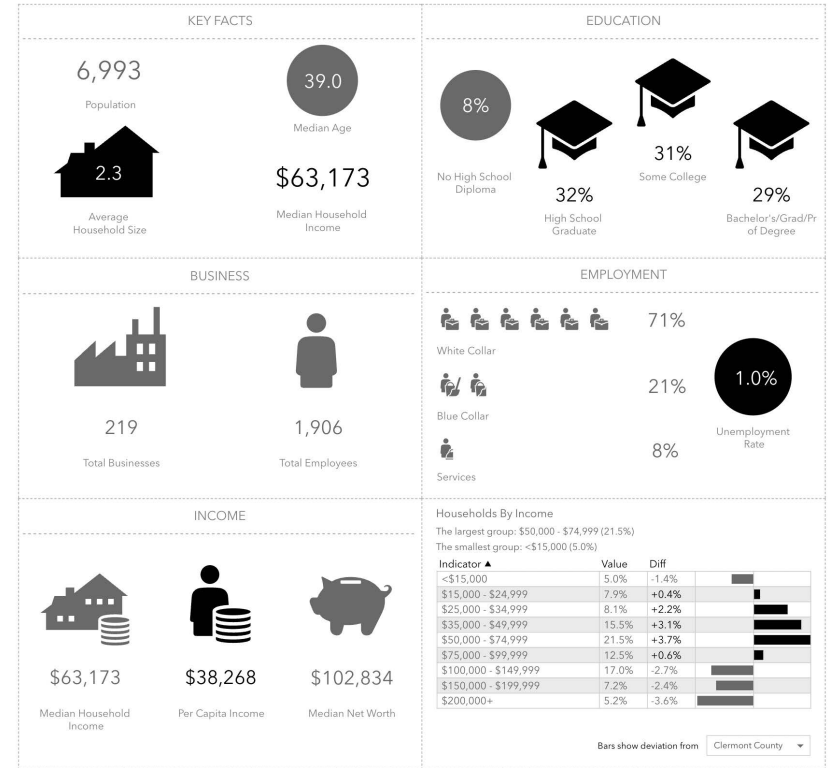
5-Mile Median
Household Income



43,763

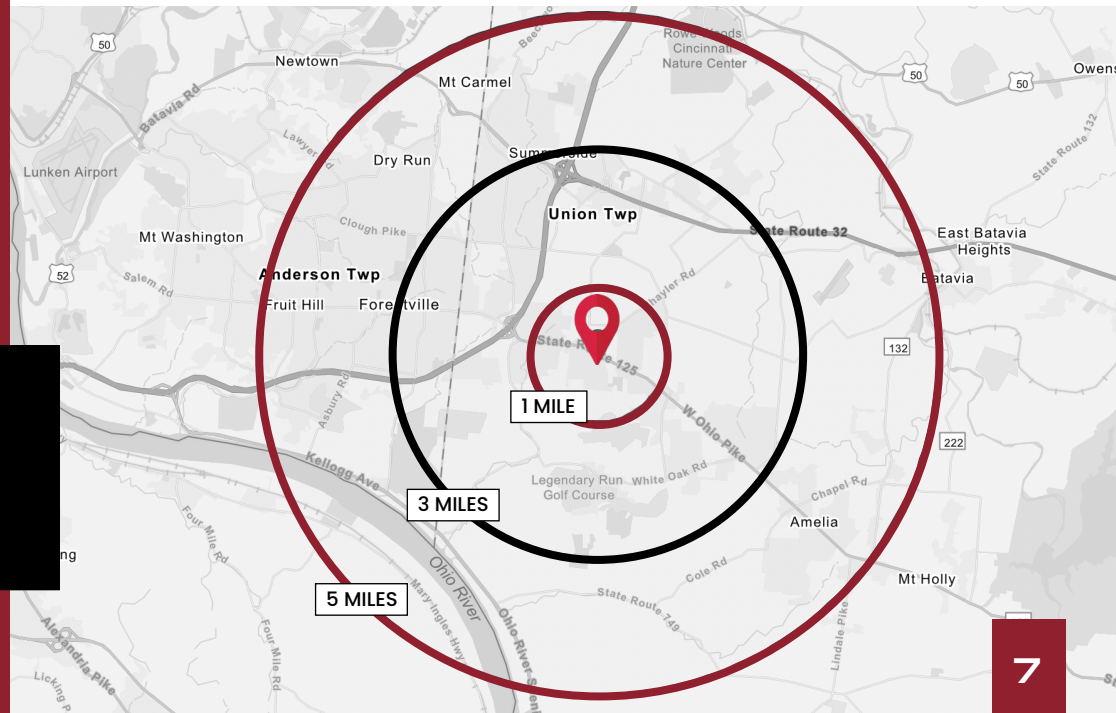
5-Mile
Households

1 MILE KEY FACTS



This infographic contains data provided by Eri, Eri and Data Axi. The vintage of the data is 2021, 2026.

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