



RE
RATH EQUITY, LT

**8,546 SF
MEDICAL BUILDING
FOR LEASE
AND SALE**

6620 CLOUGH PIKE
CINCINNATI, OH 45244

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PROPERTY OVERVIEW

This exceptional property boasts 16 meticulously designed exam room suites, complemented by a state-of-the-art X-Ray imaging room. With recent renovations, including a new HVAC system installed in 2021, this facility offers modern comfort and efficiency. Situated strategically along the area's thriving retail and office corridor, it enjoys high daily traffic counts exceeding 14,000 vehicles, ensuring excellent visibility and accessibility. Just minutes away from I-275, with over 62,000 vehicles passing daily, and in close proximity to the recently expanded Mercy Health Anderson Hospital, this location offers unparalleled convenience for both medical professionals and patients. Nestled in a densely populated and affluent area, with an impressive average household income of \$163,000 within a 1-mile radius and more than 136,000 residents within a 5-mile radius, this property represents a prime lease opportunity.

LEASE PRICE

\$19.50 P/SF MG

SALE PRICE

\$1,390,000

AVAILABLE SF

8,546 SF +/-

LEASE HIGHLIGHTS

- > 16 Exam Room Suites and Newly Built Out X-Ray Imaging Room
- > Misc. renovations over the years including HVAC being replaced in 2021
- > Positioned Along Area's Retail & Office Corridor.
- > Features Easy Access and Excellent Visibility with Daily Traffic Counts Exceeding 14k Vehicles.
- > Minutes from Interstate-275 (62k+ VPD).
- > In Close Proximity to Mercy Health Anderson Hospital - One of the Largest Hospitals in Greater Cincinnati. It has a Staff of about 1,250 including 640 Medical Personnel. Recently Completed a \$74M Hospital Expansion.
- > Densely Populated and Affluent Area: Features an Average Household Income of \$163+ within a 1-Mile Radius and more than 136k People Residing within a 5-Mile Radius.
- > Recent Property Upgrades:
 - Seal Coat and Stripping of the Parking Lot
 - Building Painting
 - New Landscaping
 - Exterior Lighting
 - Deck Replacement

RE
RATH EQUITY, LTD.

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