



**RATH EQUITY, LTD.**

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

6620 CLOUGH PIKE  
CINCINNATI, OH 45244

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**LEASE RATE:  
\$19.50 P/SF MG**

**SALE PRICE:  
\$1,390,000**



## 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 +/-

## PROPERTY 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
  - Exterior Lighting
  - Deck Replacement
  - New Landscaping

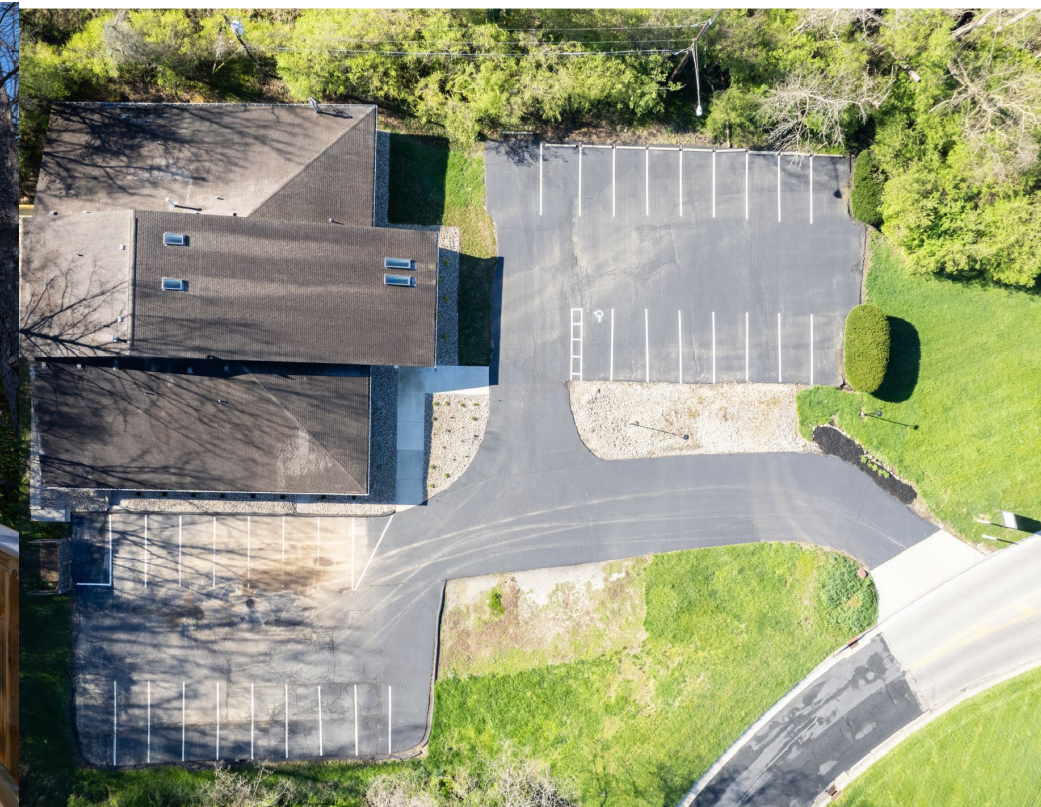


# PROPERTY PHOTOS



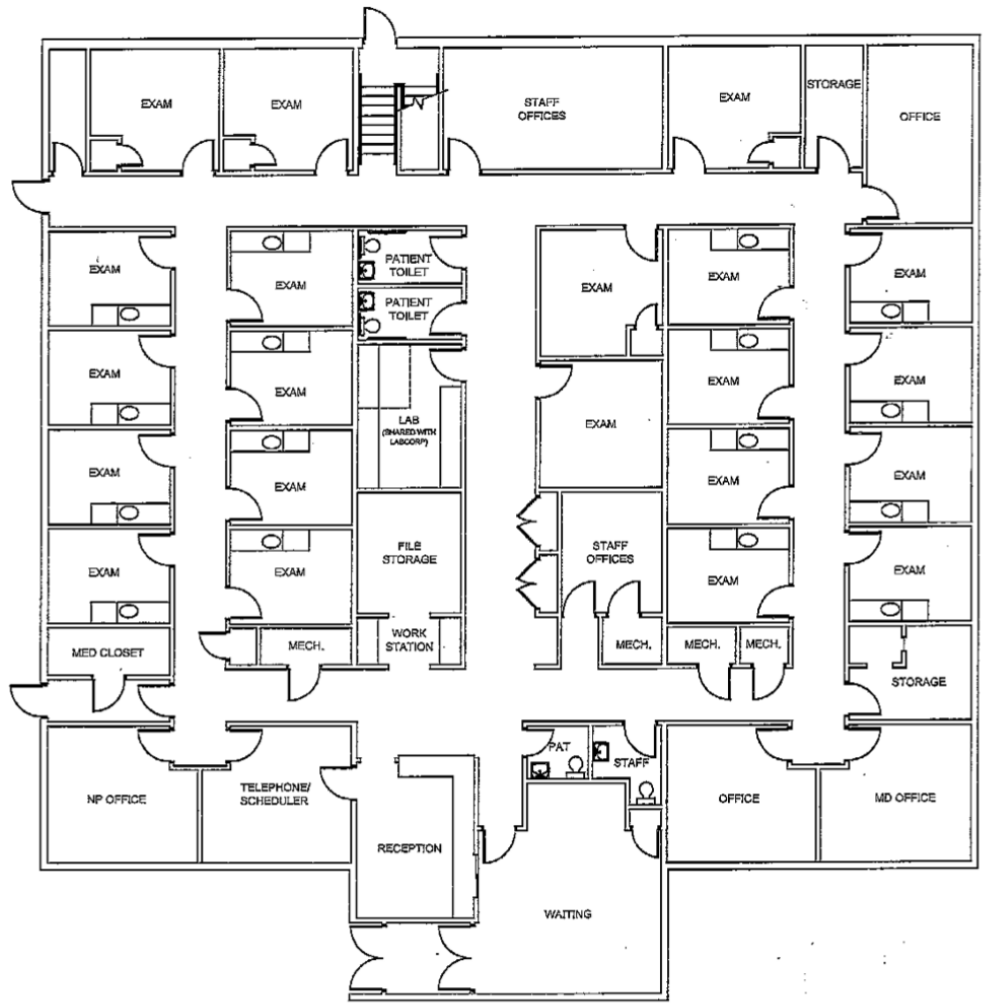


PROPERTY PHOTOS



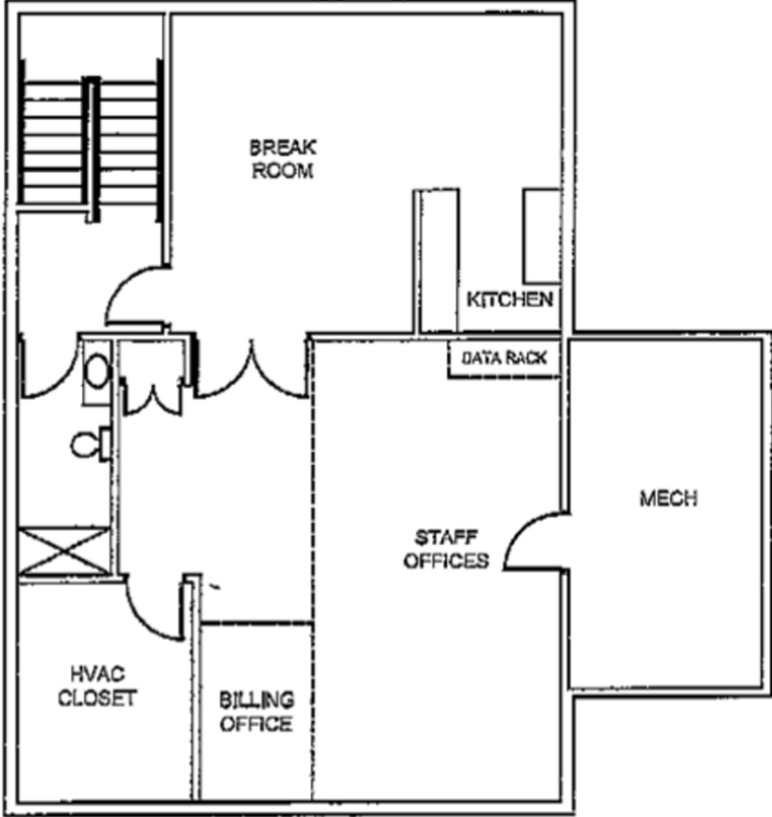


# FLOOR PLAN



FIRST FLOOR

Scale: 3/32" = 1'-0"



SECOND FLOOR

Scale: 3/32" = 1'-0"



# PROPERTY AERIAL



CLOUGH PIKE (16,964 VPD)

ROYALGREEN DR



INTERSTATE 275

INTERSTATE 275

125

ANDERSON HIGH SCHOOL

TARGET  
 HARBOR FREIGHT  
 THE HOME DEPOT  
 ALDI  
 FRESH FOR EVERYONE... KROGER  
 WENDY'S  
 STAPLES The Office Superstore  
 CHICK-FIL-E  
 BIG LOTS!  
 CHASE  
 SHOE CARNIVAL  
 TJ-maxx  
 DOLLAR TREE

OLLIE'S GOOD STUFF CHEAP  
 CHICKEN SALAD CHICK  
 Cane's CHICKEN FINGERES  
 DUNKIN'

Cincinnati Children's

The Christ Hospital<sup>™</sup> Health Network  
 Panera BREAD  
 crumbl cookies  
 BUFFALO WILD WINGS  
 MCDONALD'S

MERCYHEALTH ANDERSON HOSPITAL

FIVE MILE RD

FRESH FOR EVERYONE... KROGER  
 ANDERSON TOWNE CENTER  
 CARRABBA'S ITALIAN GRILL  
 Moe's southwest grill<sup>™</sup>  
 AMC THEATRES  
 CRUNCH FITNESS  
 macy's  
 IHOP  
 CVS pharmacy  
 STARBUCKS COFFEE  
 PNC  
 OUTBACK STEAKHOUSE  
 petco

WILSON ELEMENTARY SCHOOL



TURPIN HIGH SCHOOL



# DEMOGRAPHICS

## 2023 SUMMARY

	1 MILE	3 MILES	5 MILES
Population	8,507	52,506	139,278
Households	3,333	21,107	60,121
Families	2,230	13,683	34,504
Average Household Size	2.55	2.47	2.30
Owner Occupied Housing Units	2,765	16,027	40,651
Renter Occupied Housing Units	568	5,080	19,470
Median Age	41.9	42.2	40.7
Median Household Income	\$114,327	\$97,196	\$87,839
Average Household Income	\$163,710	\$135,773	\$132,966

## 2028 SUMMARY

	1 MILE	3 MILES	5 MILES
Population	8,533	52,284	139,104
Households	3,391	21,244	60,726
Families	2,250	13,722	34,704
Average Household Size	2.52	2.44	2.27
Owner Occupied Housing Units	2,763	16,052	41,177
Renter Occupied Housing Units	628	5,192	19,548
Median Age	42.5	43.2	41.6
Median Household Income	\$127,090	\$109,729	\$102,492
Average Household Income	\$183,834	\$155,115	\$150,689



**139,278**  
5-Mile  
Population

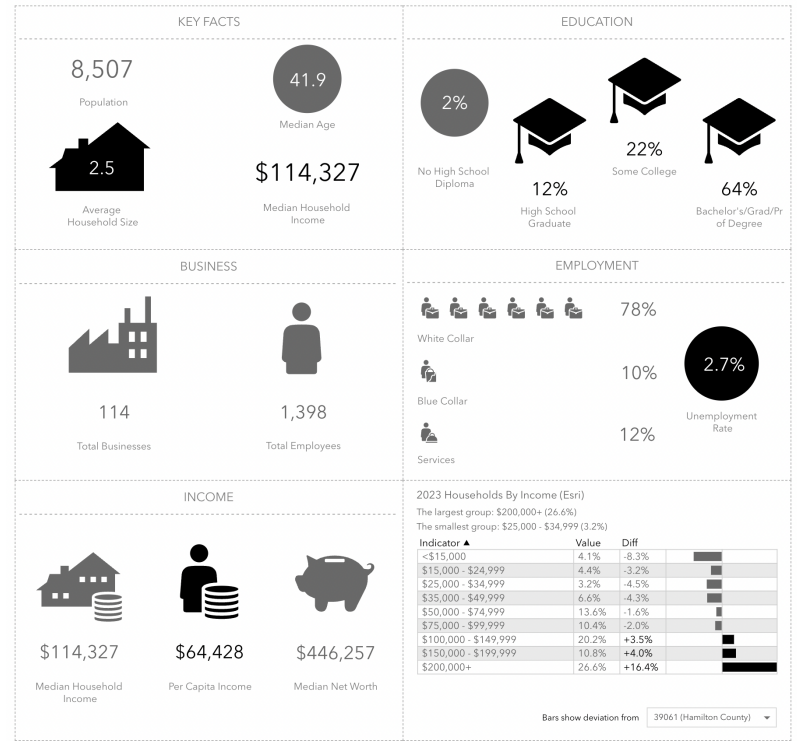


**\$87,839**  
5-Mile Median  
Household Income



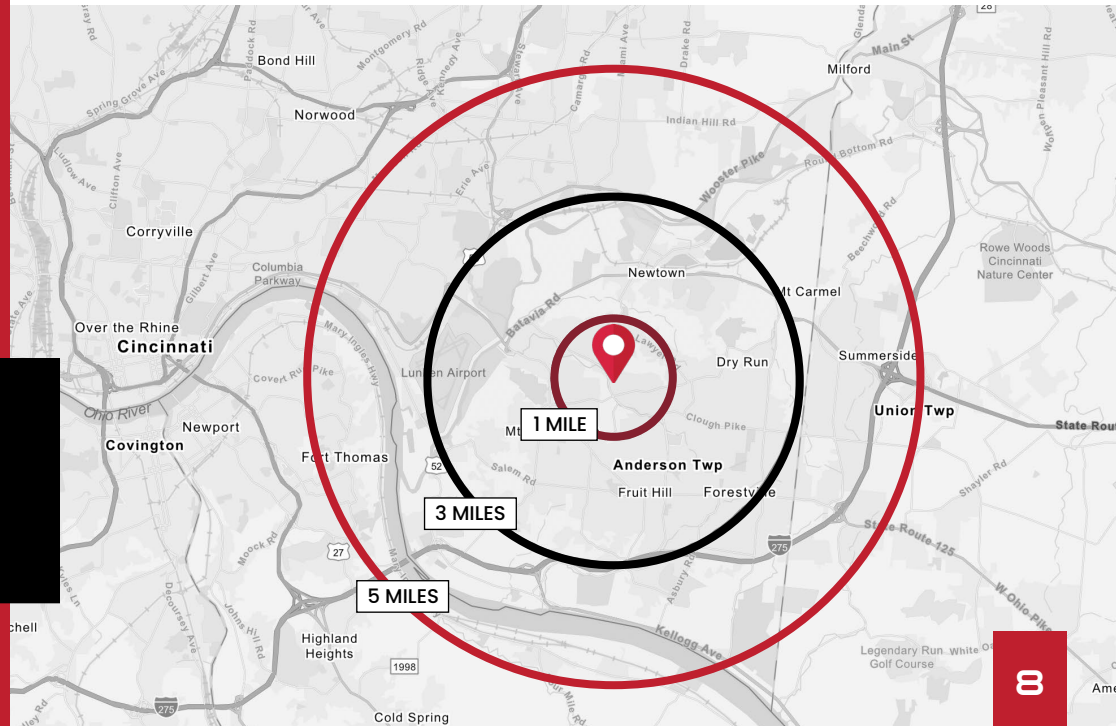
**60,121**  
5-Mile  
Households

# 1 MILE KEY FACTS



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

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