



RATH EQUITY, LTD.

**2,632 SF
± 800 SF
OFFICE SPACES
FOR LEASE**

1060 NIMITZVIEW DR.
CINCINNATI, OH 45320

**LEASE RATE:
\$14.00 MG + 2.50 CAM**



PROPERTY OVERVIEW

Located in the dynamic and sought-after area of Anderson Township in Cincinnati, 1060 Nimitzview Drive is a premier commercial office building designed to cater to the needs of modern businesses. This property offers an ideal blend of accessibility, functionality, and aesthetic appeal, making it a standout choice for a variety of professional enterprises.

LEASE PRICE

\$14.00 MG +
2.50 CAM

ZONING

Office

AVAILABLE SF

800 SF +/-
2,632 SF +/-

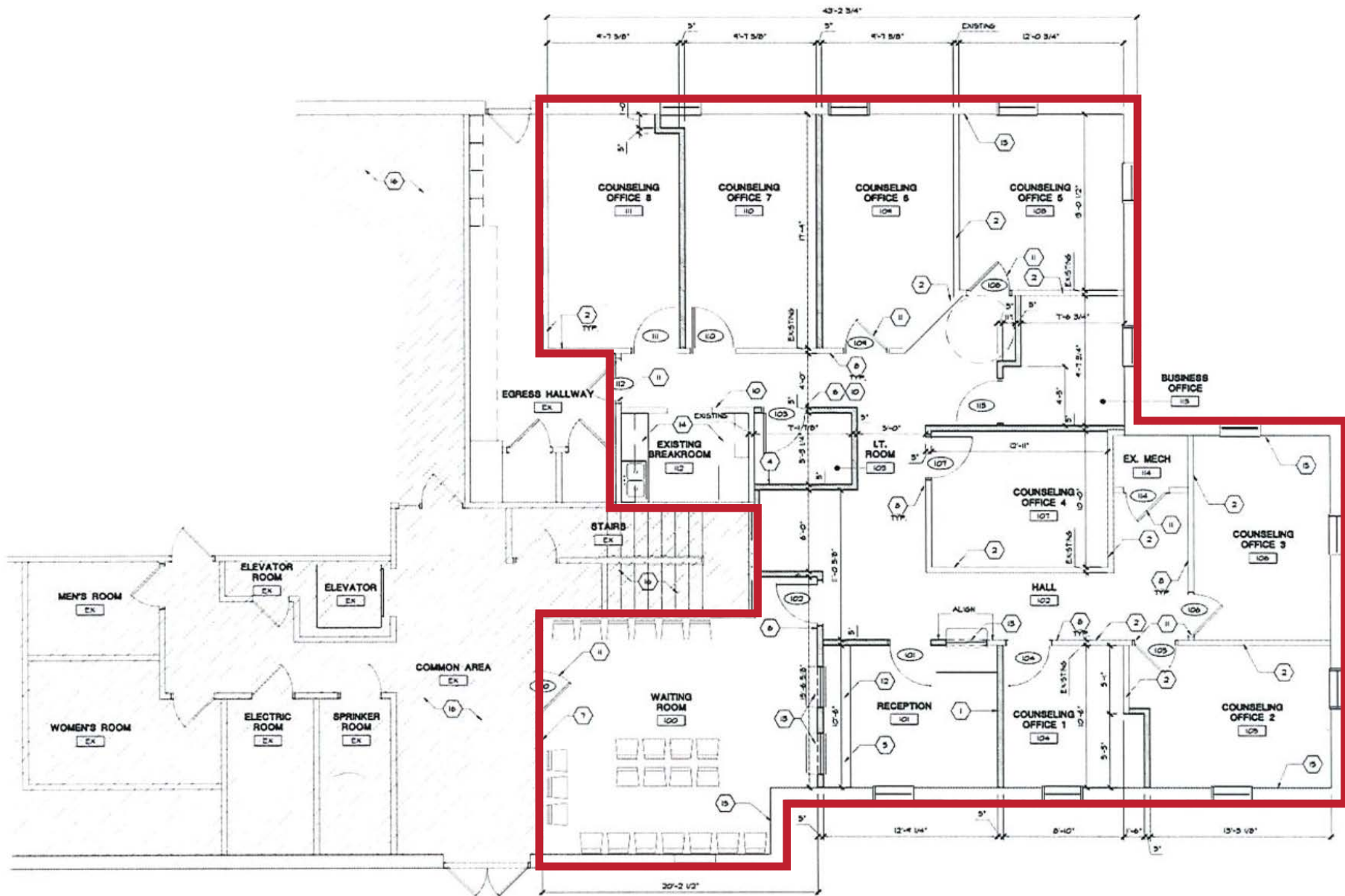
PROPERTY HIGHLIGHTS

- > Located in Anderson Township
- > Great floor layout
- > Timeless brick architecture
- > Elevator
- > 1/4 Mile to I-275
- > Owner/Manager on site
- > 9 ft ceiling height
- > Built 1991 and recently remodeled
- > Separate unit HVAC
- > Dry sprinkler system
- > Fluorescent lighting

PROPERTY PHOTOS

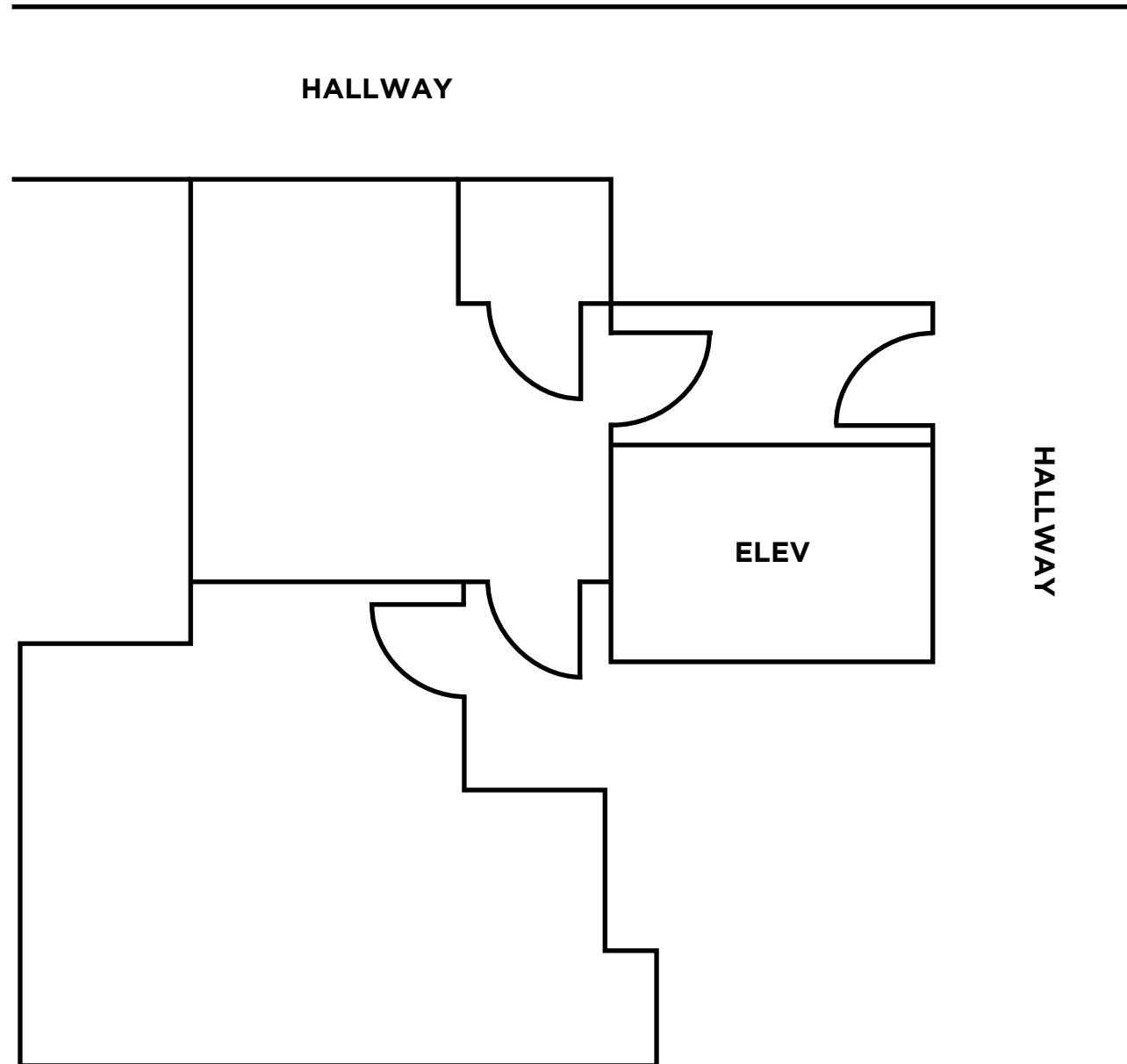


FLOOR PLAN



FLOOR PLAN

SUITE 215
800 SF



PROPERTY AERIAL

FIVE MILE RD | 19,522 VPD

NIMITZVIEW RD



NEARBY AMENITIES



ANDERSON
HIGH
SCHOOL



FIVE MILE RD

BEECHMONT AVE



DEMOGRAPHICS

2023 SUMMARY	1 MILE	3 MILES	5 MILES
Population	9,245	54,675	97,287
Households	3,762	22,073	40,244
Families	2,382	14,472	25,932
Average Household Size	2.42	2.46	2.40
Owner Occupied Housing Units	2,812	17,095	29,192
Renter Occupied Housing Units	950	4,978	11,052
Median Age	43.7	42.4	41.8
Median Household Income	\$96,341	\$92,781	\$81,755
Average Household Income	\$129,575	\$131,481	\$122,024

2028 SUMMARY	1 MILE	3 MILES	5 MILES
Population	9,542	54,344	97,402
Households	3,925	22,194	40,834
Families	2,477	14,497	26,166
Average Household Size	2.39	2.43	2.37
Owner Occupied Housing Units	2,876	17,124	29,541
Renter Occupied Housing Units	1,049	5,070	11,293
Median Age	44.8	43.3	42.6
Median Household Income	\$108,578	\$105,656	\$94,101
Average Household Income	\$148,206	\$149,630	\$138,749



97,287
5-Mile
Population

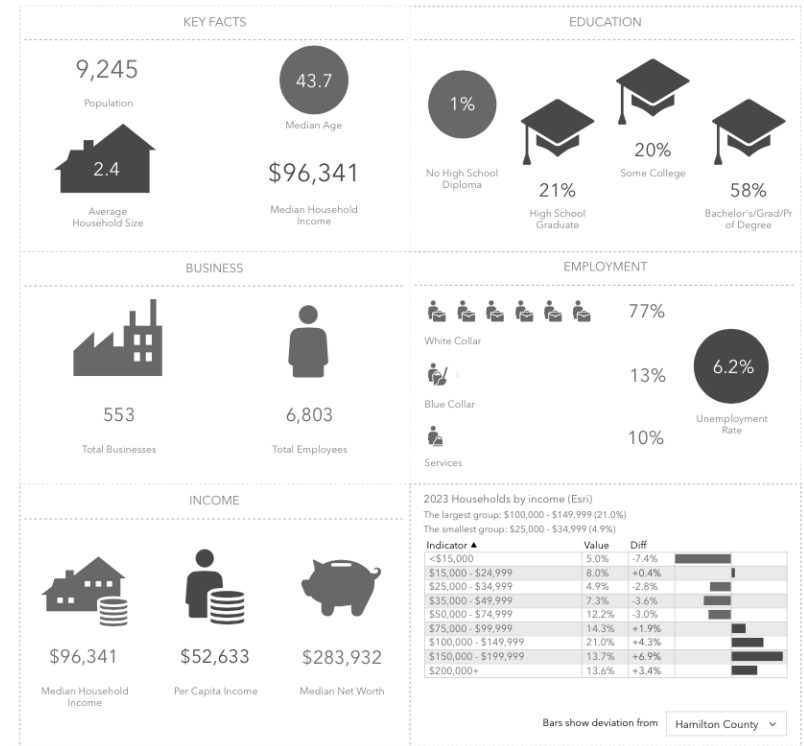


\$81,755
5-Mile Median
Household Income



40,244
5-Mile
Households

1 MILE KEY FACTS



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PRESENTED
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