



# 12124 SHERATON LANE

## OFFICE SPACE AVAILABLE FOR LEASE

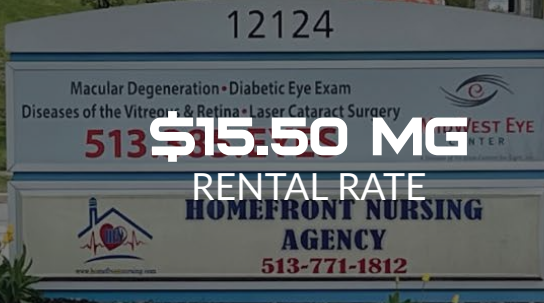
12124 SHERATON LANE  
CINCINNATI, OH 45246

12124 Sheraton Lane offers 2,402 square feet of office space for lease including 4 private offices, as well as general office space. Ideally located on the busy hard corner of Rt 4 and Cresentville Rd with signage opportunity.

**ROBERT MERKT**  
SENIOR ADVISOR  
ROBERT@RATHEQUITY.COM  
513-886-2333  
RATHEQUITY.COM



**2,402**  
SQ FT



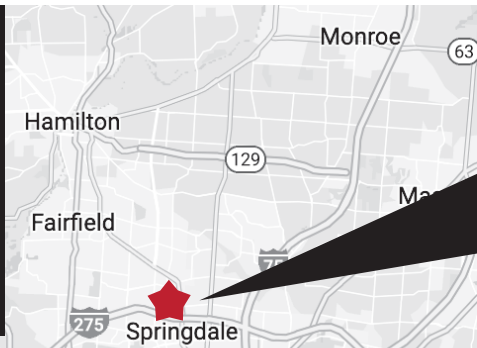
**\$15.50 MG**  
RENTAL RATE  
**HOMEFRONT NURSING**  
**AGENCY**  
513-771-1812

**FREE**  
PARKING

## KEY HIGHLIGHTS

- ✓ 2,402 sq. ft. available
- ✓ Rental Rate: \$15.50 MFG
- ✓ First Floor suite with great access
- ✓ 4 Private Offices
- ✓ General Office Space
- ✓ 4 signs available
- ✓ Hard Corner at busy Rt 4 and Crescentville Rd
- ✓ Great visibility from Ohio State Route 4
- ✓ On site ownership
- ✓ Ample free parking

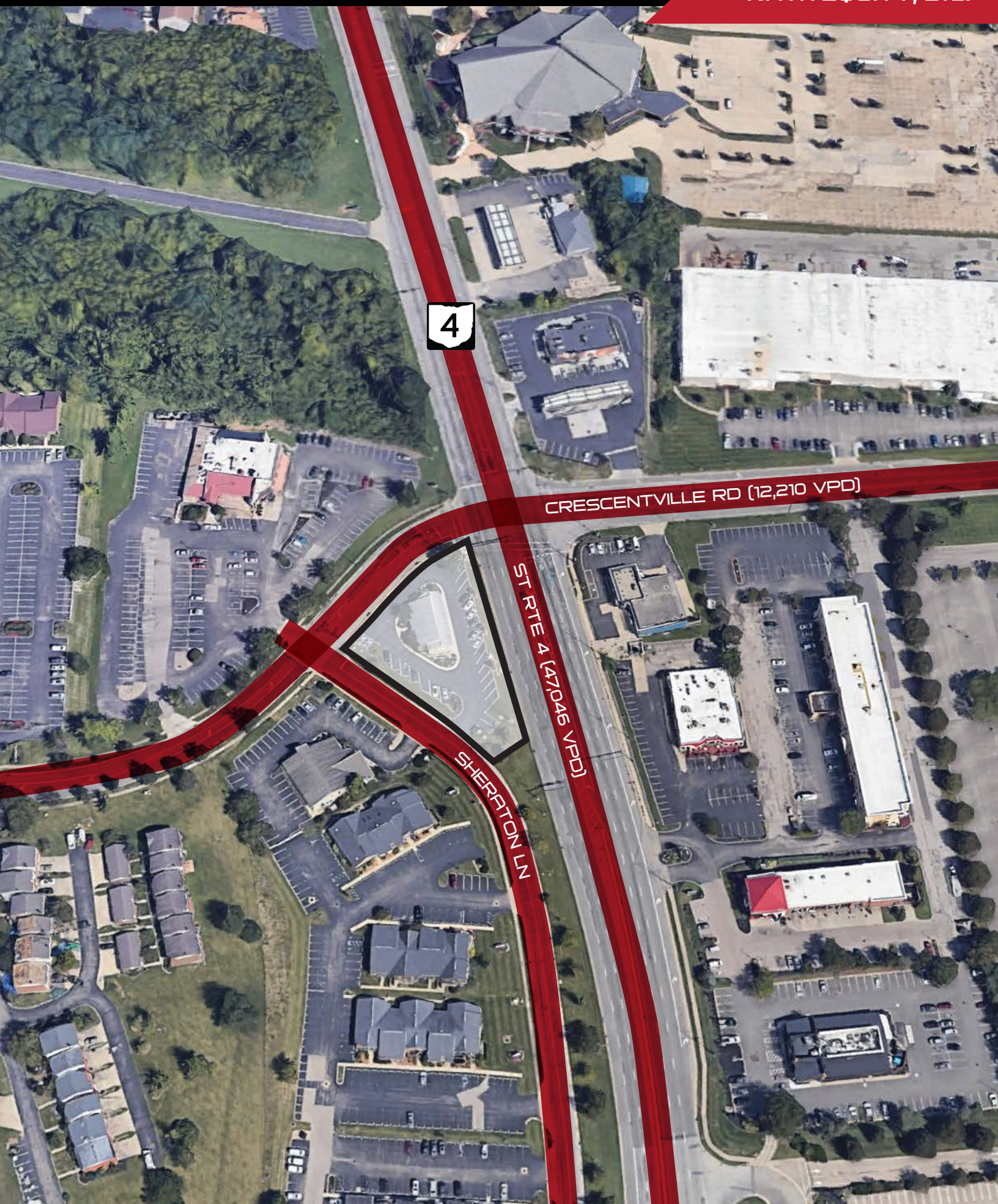
- ✓ Located at busy corner of Route 4 and Crescentville Rd
- ✓ Frontage with great visibility along Route 4
- ✓ 47,046 VPD on Route 4
- ✓ 12,210 VPD on Crescentville Rd



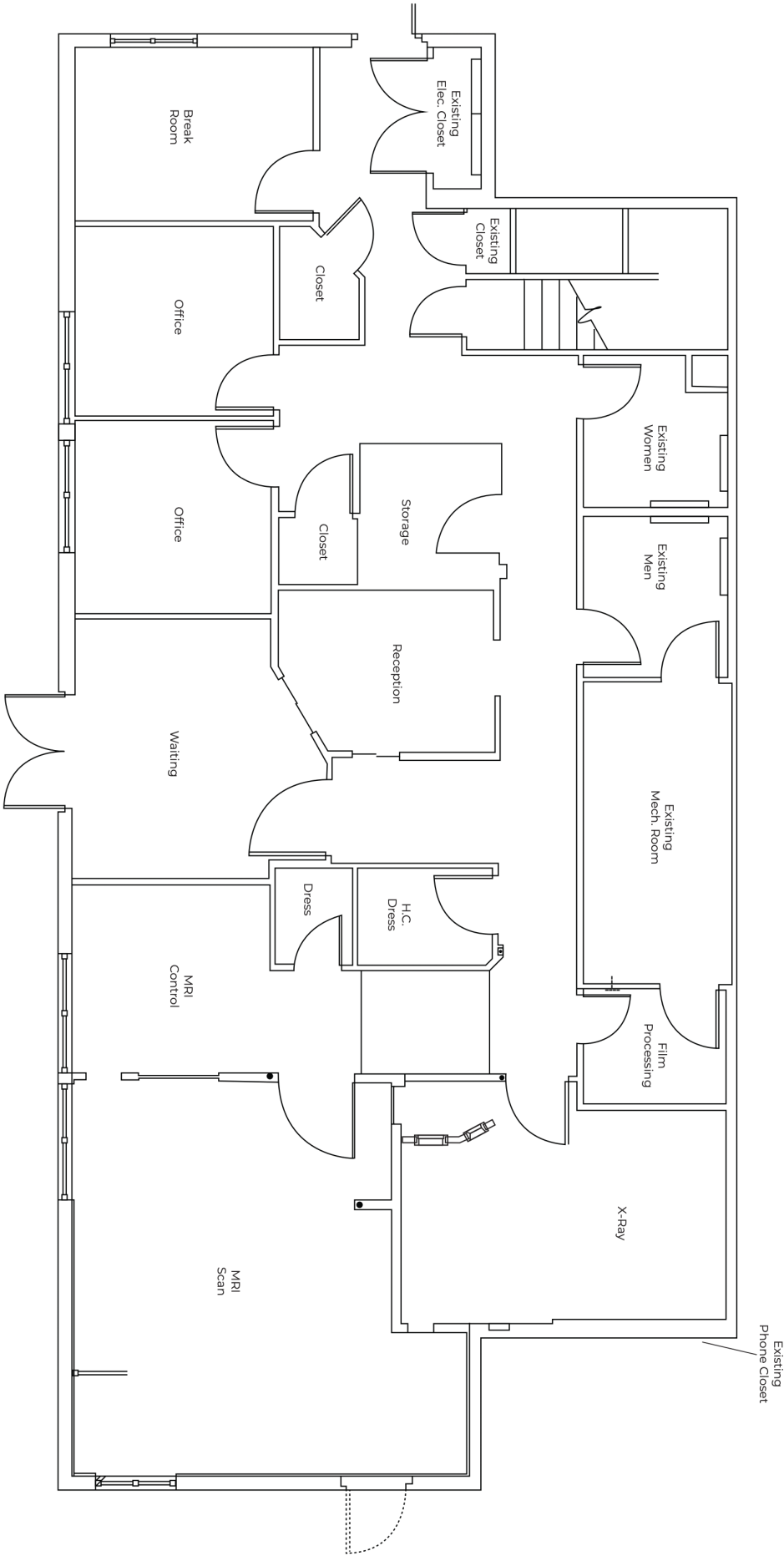
Ideally located minutes from I-275 and I-75, and only 20 minutes from downtown Cincinnati.













# NEARBY AMENITIES



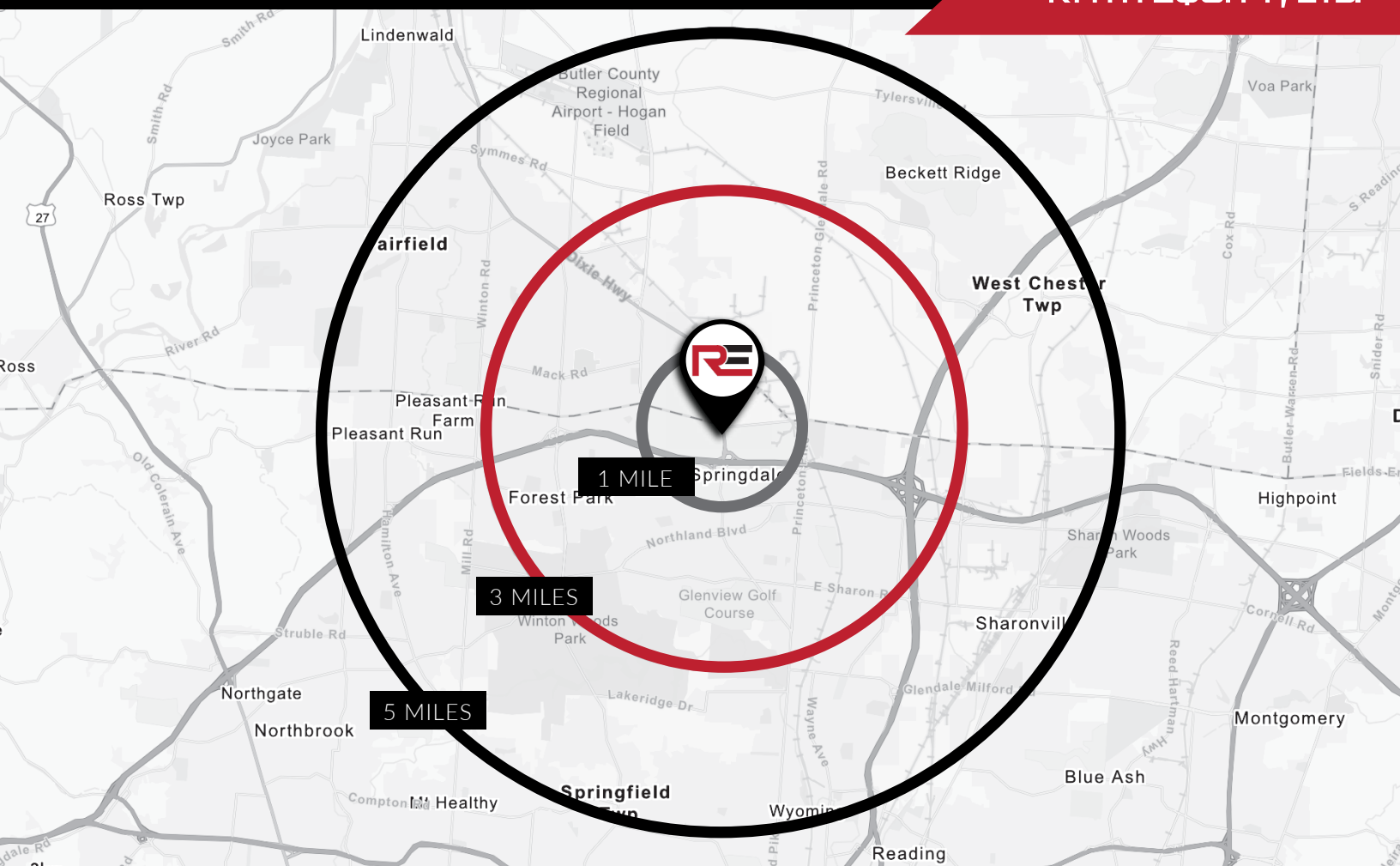
# CINCINNATI OHIO

**#1**  
CITY TO LIVE  
IN OHIO

U.S. News & World  
Report, 2021

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.





2024 SUMMARY	1 MILE	3 MILES	5 MILES
Population	7,117	56,810	143,901
Households	3,118	23,047	56,940
Families	1,753	13,578	36,371
Average Household Size	2.21	2.44	2.50
Owner Occupied Housing Units	1,657	12,773	36,497
Renter Occupied Housing Units	1,461	10,274	20,443
Median Age	41.1	37.7	39.1
Median Household Income	\$61,201	\$65,681	\$76,435
Average Household Income	\$76,270	\$87,843	\$105,760

2029 SUMMARY	1 MILE	3 MILES	5 MILES
Population	7,221	57,576	144,617
Households	3,164	23,381	57,386
Families	1,771	13,601	36,216
Average Household Size	2.21	2.44	2.49
Owner Occupied Housing Units	1,706	13,079	37,170
Renter Occupied Housing Units	1,458	10,302	20,216
Median Age	42.4	39.1	40.2
Median Household Income	\$70,280	\$76,733	\$87,245
Average Household Income	\$88,873	\$103,559	\$123,057

**CONTACT FOR MORE INFORMATION:**

**ROBERT MERKT**  
SENIOR ADVISOR  
[ROBERT@RATHEQUITY.COM](mailto:ROBERT@RATHEQUITY.COM)  
513-886-2333  
[RATHEQUITY.COM](http://RATHEQUITY.COM)



**RATH EQUITY, LTD.**