

OFFICE / RETAIL SPACE AVAILABLE

500 OHIO PIKE

Cincinnati, OH 45255



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 **LEE &
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COMMERCIAL REAL ESTATE SERVICES

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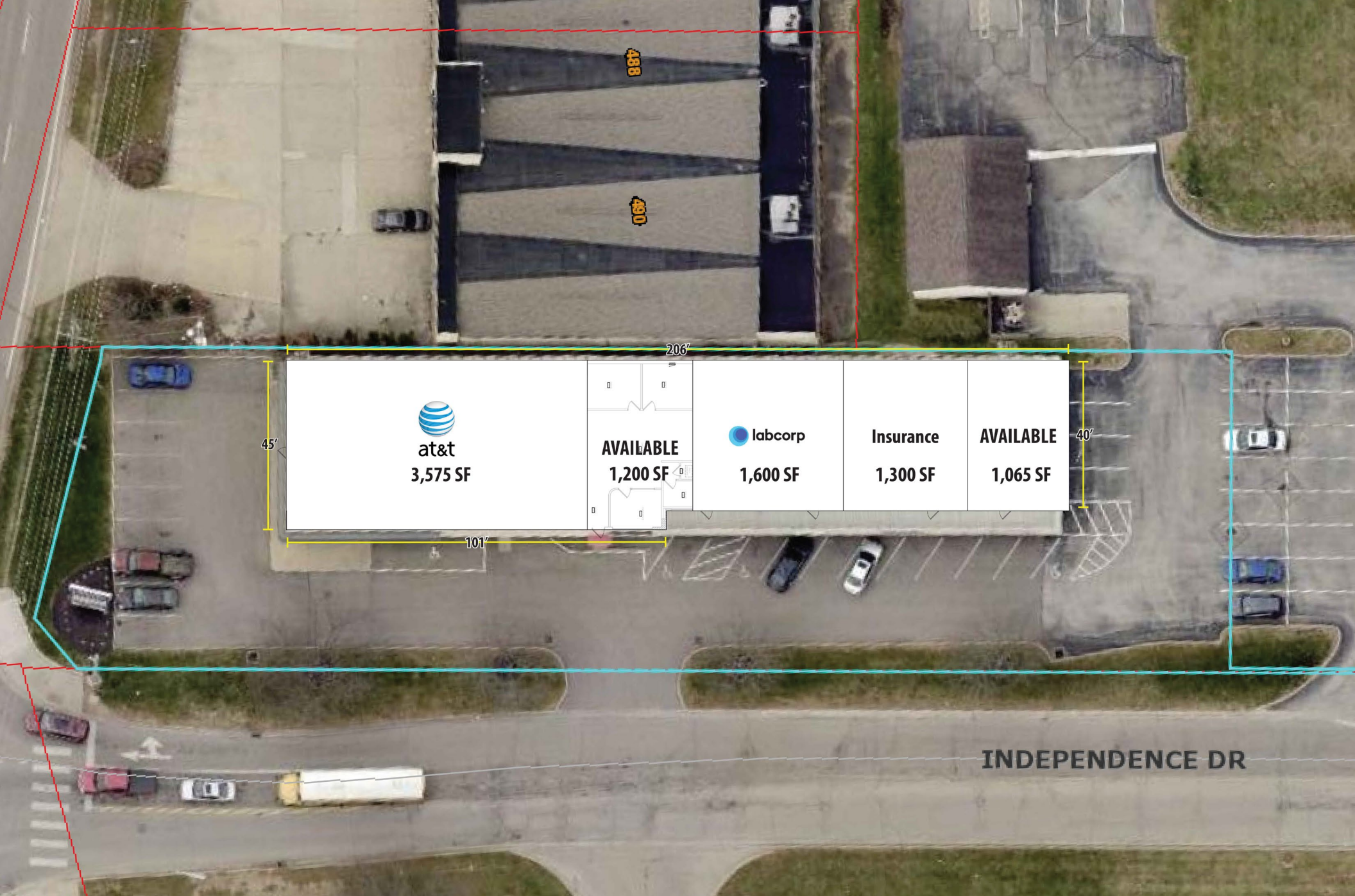
Cincinnati, OH 45255

AVAILABLE: 1,200 SF Office/Retail Space
1,065 SF End Cap Retail Space

LEASE RATE: \$15.00 PSF NNN + \$3.88

- Fully finished-out office space with large common area, 2 private offices, conference room, and restroom
- Retail shopping center on busy Ohio Pike (State Route 125) near Anderson and fast-growing Union Township
- Directly across from Home Depot on Independence Drive
- Property is just a quarter mile west of the I-275/Ohio Pike Interchange with roughly 30,000 VPD on Ohio Pike
- In close proximity to many local traffic drivers including Kroger, Target, Home Depot, Mike's Car Wash, Buffalo Wings & Rings, and numerous restaurants and other retailers






at&t
3,575 SF

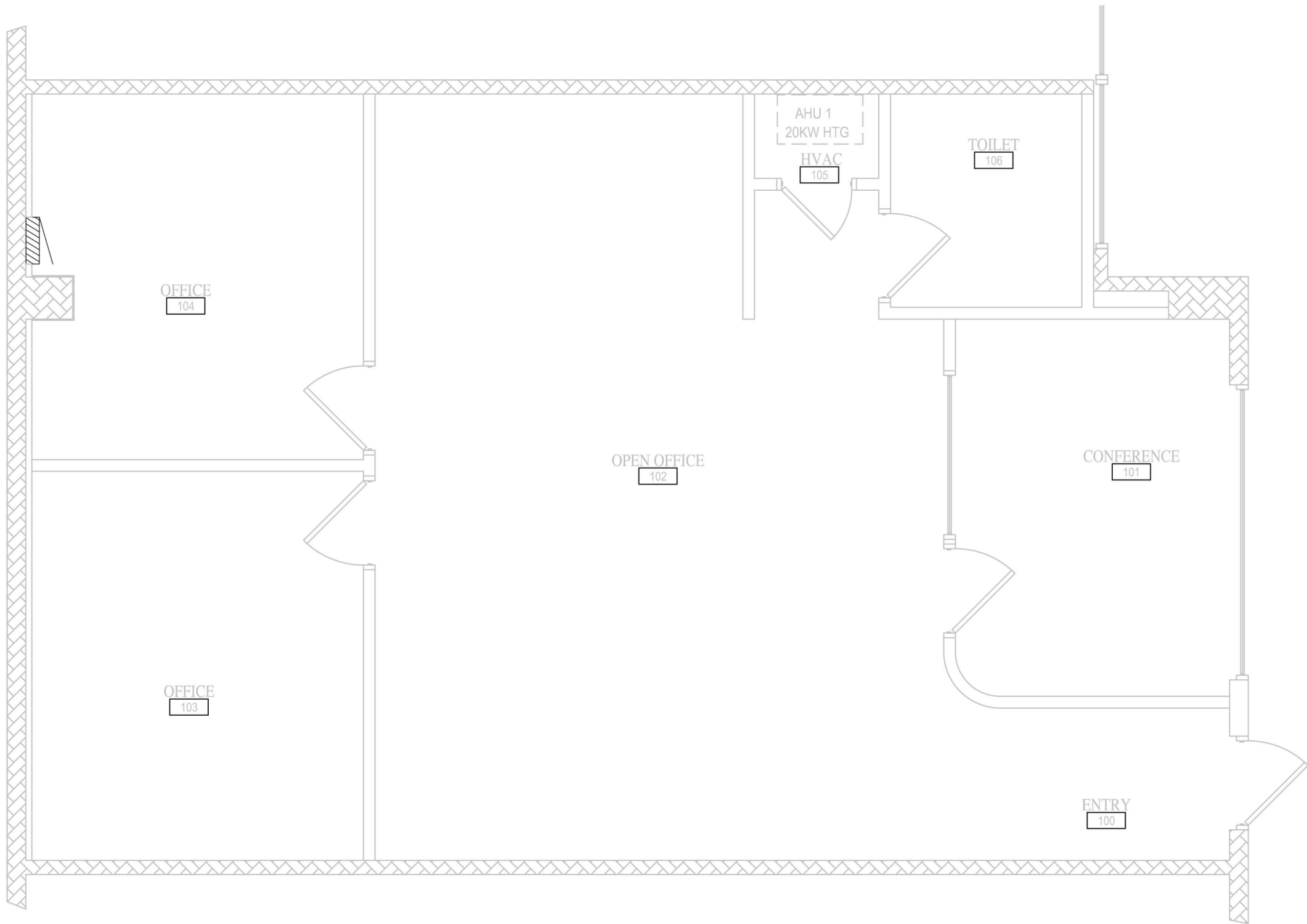
AVAILABLE
1,200 SF

 **labcorp**
1,600 SF

Insurance
1,300 SF

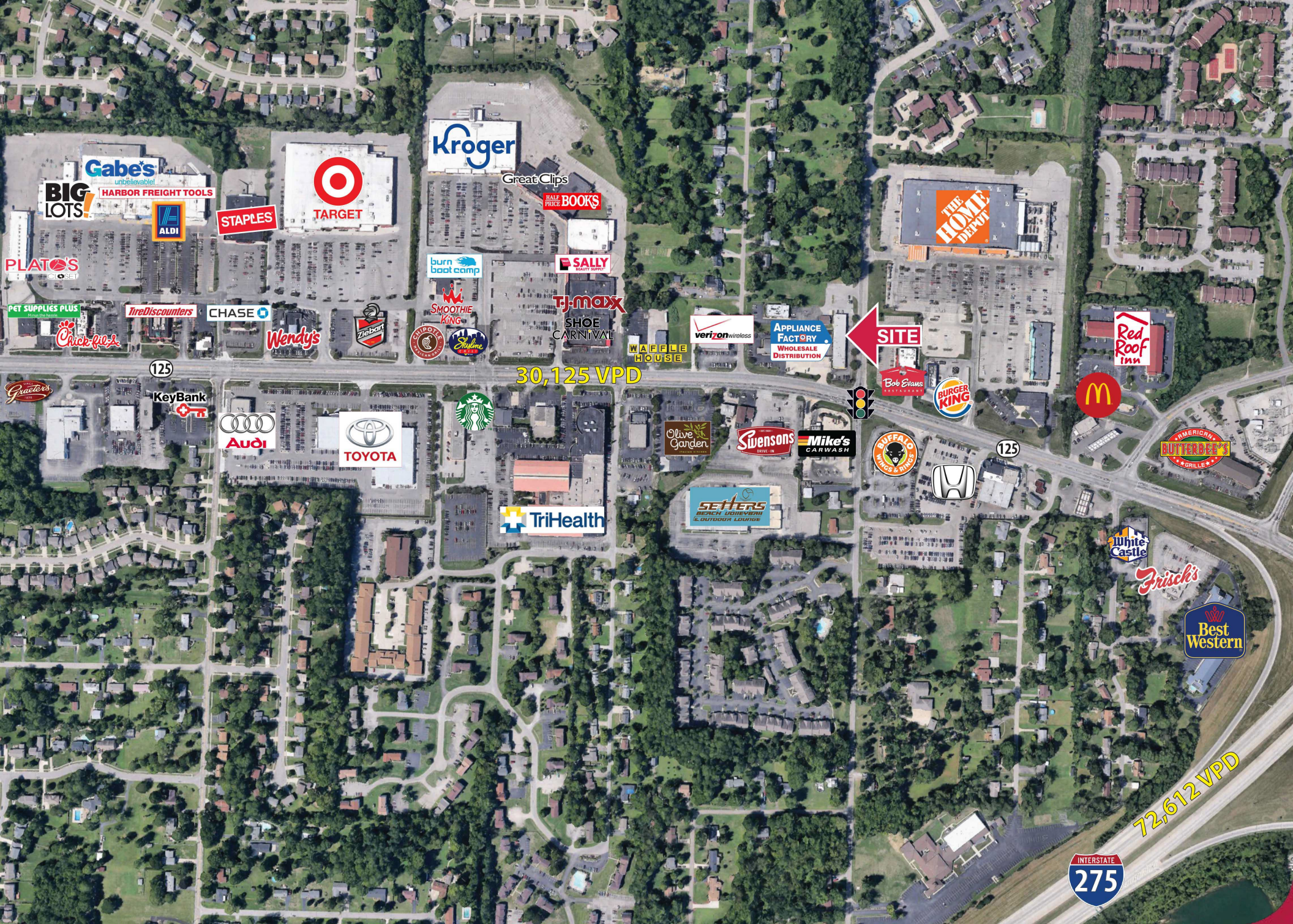
AVAILABLE
1,065 SF

INDEPENDENCE DR









	1 mi radius	3 mi radius	5 mi radius
Population			
2021 Estimated Population	8,954	53,234	117,482
2026 Projected Population	8,942	54,353	119,569
2010 Census Population	8,931	51,380	114,047
2000 Census Population	9,574	49,992	108,044
Projected Annual Growth 2021 to 2026	-	0.4%	0.4%
Historical Annual Growth 2000 to 2021	-0.3%	0.3%	0.4%
Households			
2021 Estimated Households	3,776	21,542	47,309
2026 Projected Households	3,811	22,166	48,541
2010 Census Households	3,712	20,530	45,196
2000 Census Households	3,827	19,747	42,057
Projected Annual Growth 2021 to 2026	0.2%	0.6%	0.5%
Historical Annual Growth 2000 to 2021	-	0.4%	0.6%
Age			
2021 Est. Population Under 10 Years	11.6%	11.9%	12.4%
2021 Est. Population 10 to 19 Years	11.1%	12.0%	12.1%
2021 Est. Population 20 to 29 Years	14.7%	11.7%	11.8%
2021 Est. Population 30 to 44 Years	18.9%	19.0%	20.2%
2021 Est. Population 45 to 59 Years	18.4%	19.2%	19.2%
2021 Est. Population 60 to 74 Years	18.1%	18.6%	17.7%
2021 Est. Population 75 Years or Over	7.3%	7.5%	6.6%
2021 Est. Median Age	39.2	40.6	39.3
Marital Status & Gender			
2021 Est. Male Population	48.9%	48.5%	48.9%
2021 Est. Female Population	51.1%	51.5%	51.1%
2021 Est. Never Married	30.6%	26.4%	27.2%
2021 Est. Now Married	51.2%	52.5%	52.7%
2021 Est. Separated or Divorced	13.4%	14.5%	14.3%
2021 Est. Widowed	4.7%	6.6%	5.8%
Income			
2021 Est. HH Income \$200,000 or More	4.9%	9.8%	9.9%
2021 Est. HH Income \$150,000 to \$199,999	6.4%	8.6%	8.5%
2021 Est. HH Income \$100,000 to \$149,999	17.5%	17.0%	17.9%
2021 Est. HH Income \$75,000 to \$99,999	11.8%	13.2%	13.6%
2021 Est. HH Income \$50,000 to \$74,999	24.8%	19.6%	18.7%
2021 Est. HH Income \$35,000 to \$49,999	11.5%	10.2%	10.3%
2021 Est. HH Income \$25,000 to \$34,999	9.4%	7.5%	7.3%
2021 Est. HH Income \$15,000 to \$24,999	2.7%	6.7%	6.7%
2021 Est. HH Income Under \$15,000	11.0%	7.3%	7.1%
2021 Est. Average Household Income	\$86,223	\$107,786	\$106,846
2021 Est. Median Household Income	\$68,071	\$77,940	\$80,712
2021 Est. Per Capita Income	\$36,367	\$43,649	\$43,060
2021 Est. Total Businesses	368	2,095	3,375
2021 Est. Total Employees	3,406	25,253	41,182

