

MEDICAL/CLINICAL OFFICE AVAILABLE
5520 CHEVIOT ROAD
Cincinnati, OH 45247



OFFERING SUMMARY

BUILDING:	27,893 SF
FOR SALE:	Subject to Offer
AVAILABLE SF:	2,500 - 17,399 SF
PARKING:	110 Spaces
ACRES:	2.27
LEASE RATE:	\$16.95 SF/YR (NNN)
AVAILABLE:	Immediate
CO-TENANT:	DAVITA DIALYSIS New 10-Year Lease Extension

PROPERTY HIGHLIGHTS

- 17,399 SF former TriHealth Oncology Center available for lease (divisible)
- Davita Dialysis just signed a new 10-year extension
- Extensive renovations and updates 2017
- Exam rooms, pharmacy, labs, research offices, open treatment areas
- Corner of Cheviot and North Bend Roads
- 0.6 miles from I-74, 1.6 miles from Mercy West Hospital
- Green Township - No Earnings Tax!
- Signalized Ingress/Egress
- **32,992 ADT on Cheviot Road**
- **48,474 ADT on I-74**
- **14,258 ADT on N Bend Road**

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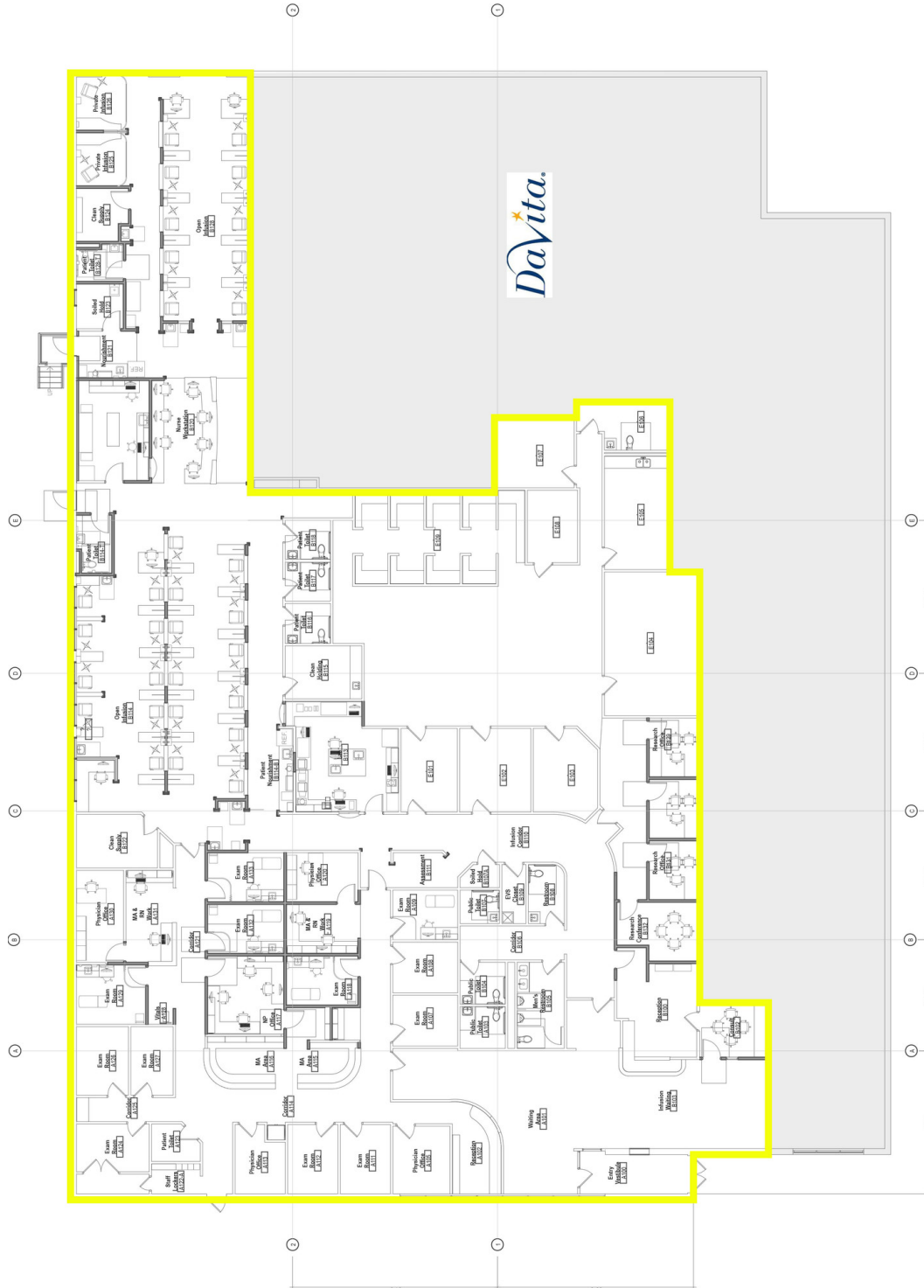
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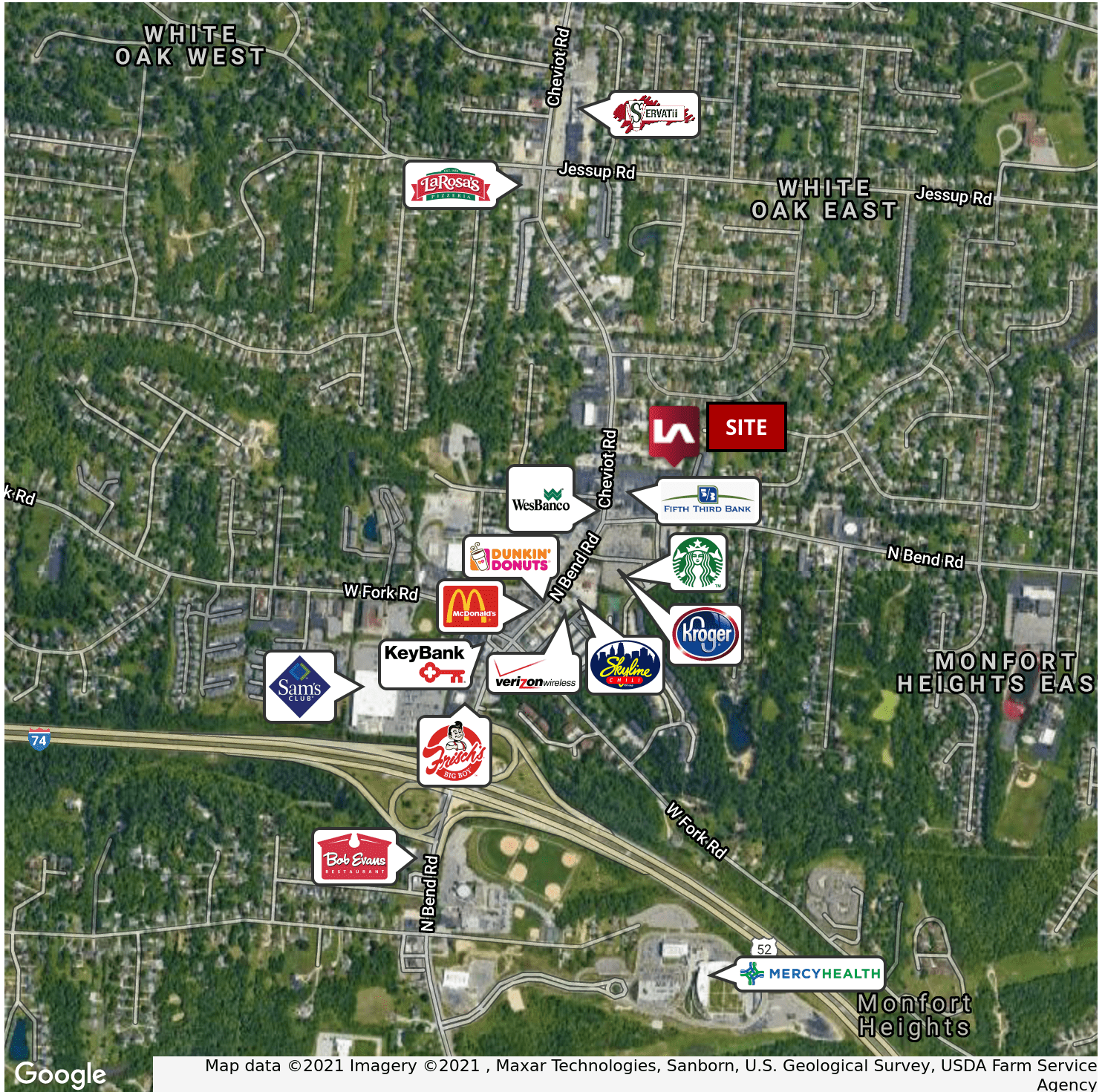
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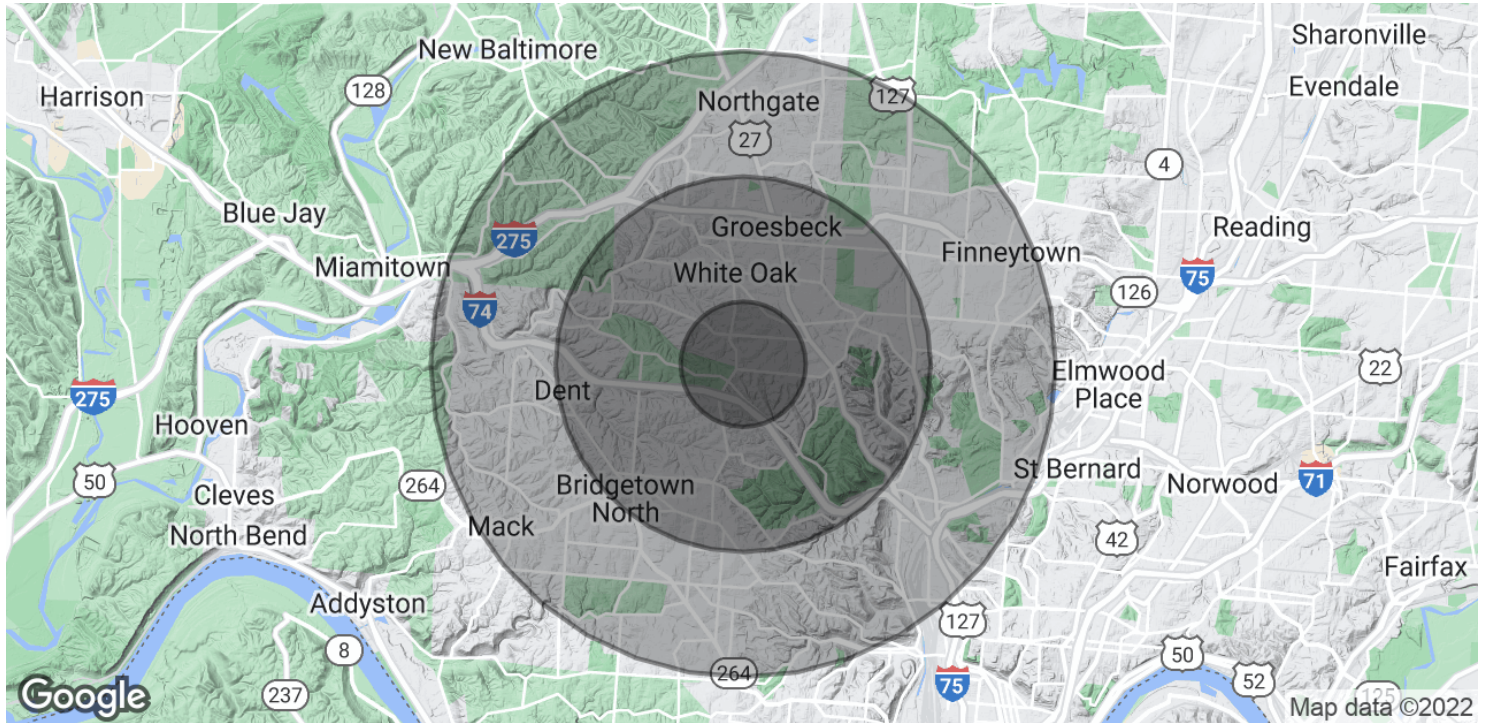
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COMMERCIAL REAL ESTATE SERVICES



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	9,536	80,722	240,601
Average age	38.2	38.2	37.3
Average age (Male)	39.2	36.5	35.0
Average age (Female)	36.4	39.2	38.9

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	3,913	33,855	100,988
# of persons per HH	2.4	2.4	2.4
Average HH income	\$66,856	\$61,221	\$55,373
Average house value	\$160,066	\$166,407	\$159,163

* Demographic data derived from 2010 US Census

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