

# FOR SALE OR LEASE

11452 Springfield Pike Cincinnati, OH 45246

# NAI Bergman

## PRICE REDUCED



## Retail | 4,000 SF

- 4,000 sf Commercial Garage on .47 Acre
- Near busy corner of Springfield Pike & Northland Blvd. - .9 mi from I-275
- 5 Bays - 10' x 10' Doors
- Lifts in Place - - Large Storage Area - Large Showroom
- Strong Traffic and Population
- PRICE REDUCED: \$549,000
- Lease Rate: \$4,000/MO NNN

### DEMOGRAPHICS

STATS	POPULATION	AVG. HH INCOME
1 MILE	5,767	\$66,668
3 MILES	51,050	\$71,929
5 MILES	155,047	\$77,370



David Metz  
+1 513 322 6302  
dmetz@bergman-group.com

Cindy Metz  
+1 513 322 6303  
cmetz@bergman-group.com

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4695 Lake Forest Drive  
Cincinnati, OH 45242  
bergmancommercial.com

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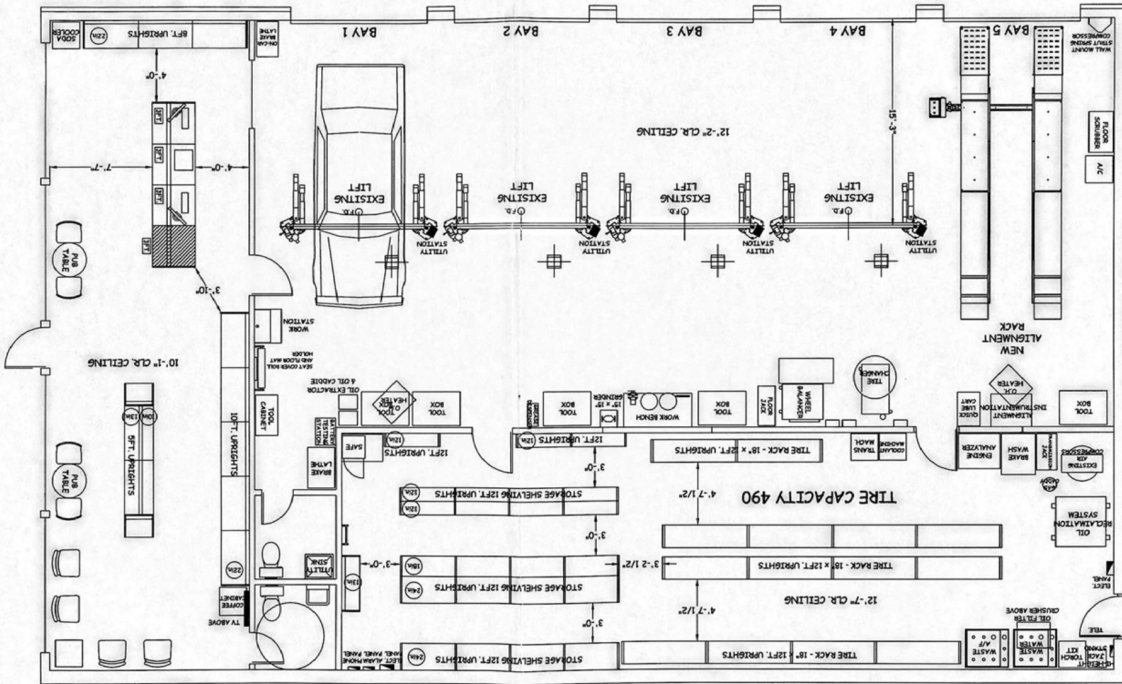
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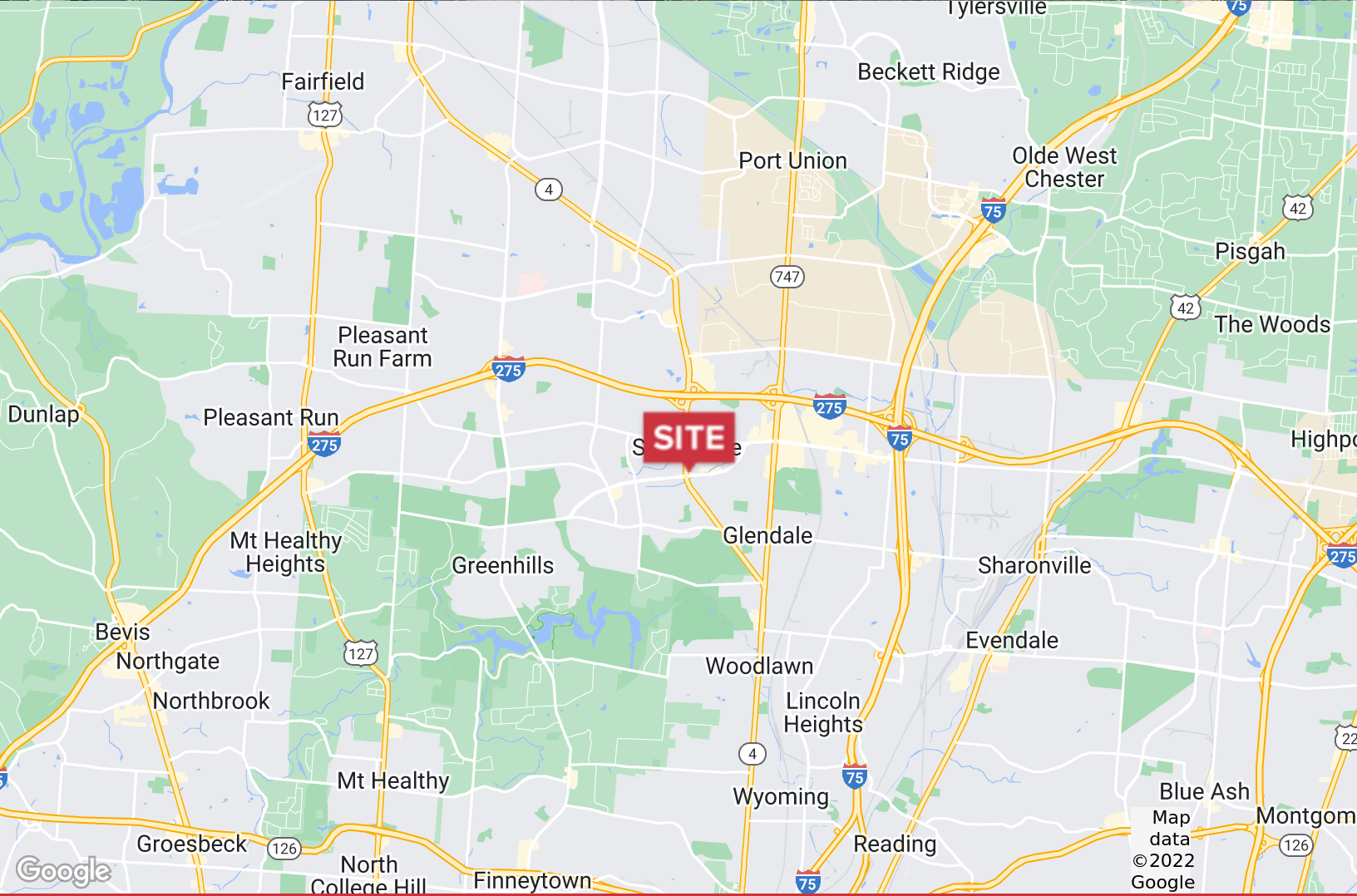
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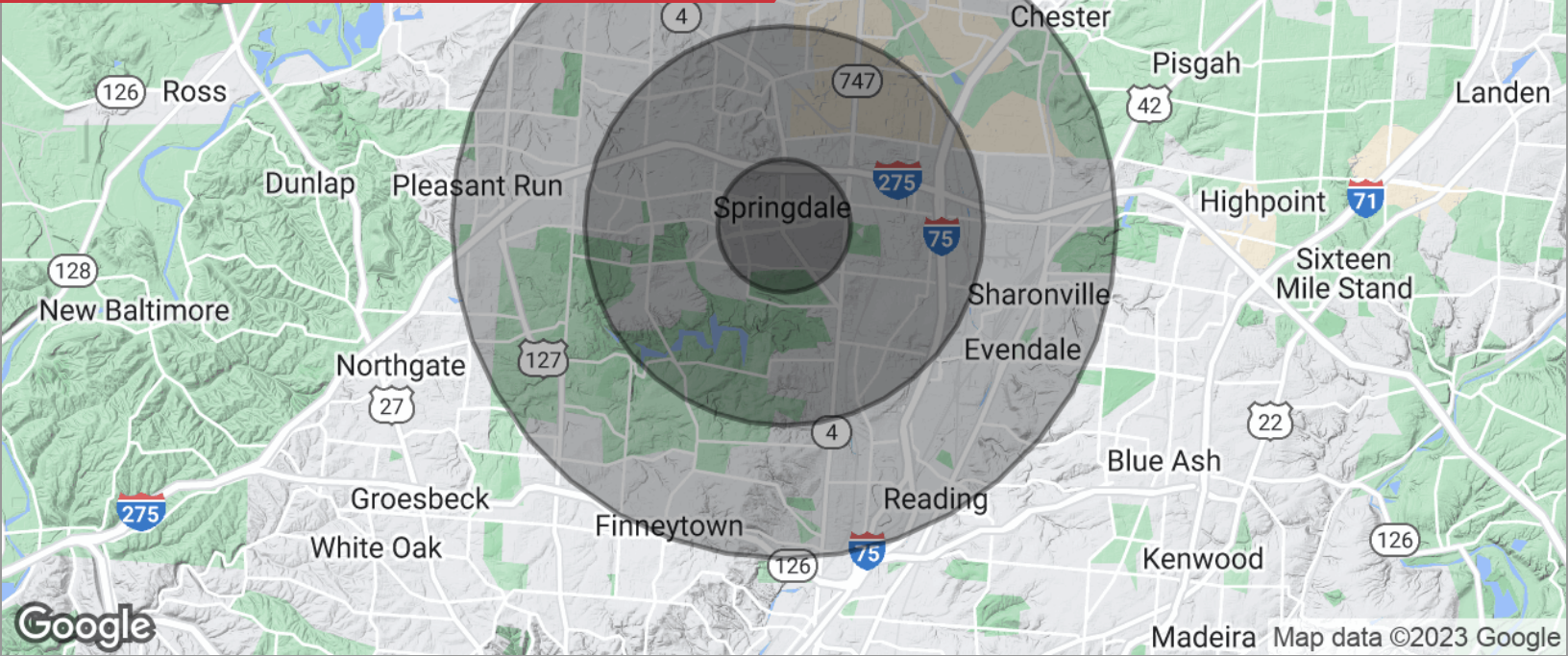
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## POPULATION

	1 MILE	3 MILES	5 MILES
Total population	5,767	51,050	155,047
Median age	42.7	37.8	39.2
Median age (male)	43.9	34.4	36.4
Median age (Female)	41.1	40.7	41.7

## HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	2,675	21,815	67,493
# of persons per HH	2.2	2.3	2.3
Average HH income	\$66,668	\$71,929	\$77,370
Average house value	\$125,933	\$131,393	\$145,807

\* Demographic data derived from 2020 ACS - US Census

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