

Cornell Road Office Complex

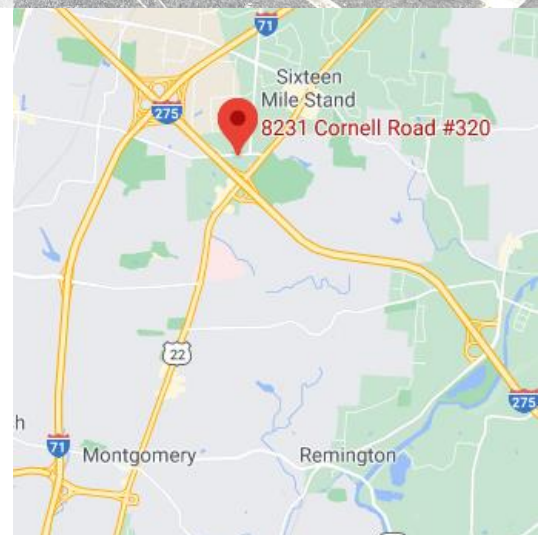
8231 Cornell Road, Suite 320
Montgomery, Ohio 45249

6,000 SF of Medical Condo
Asking \$900,000 for Sale



Building Highlights

Tremendous accessibility from Cornell Road
Convenient access to I-275 (less than ½ a mile)
Built in 2006 & meticulously designed for medical use
Central laboratory station for maximum efficiency
An abundant shared surface parking area
Grade level access from the parking area
Monument signage available on Cornell
Owner may consider a sale-leaseback
Class A finishes with modern design
Asking \$900,000 for Sale



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REPUBLIC
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Location Facts & Demographics



CITY, STATE

Cincinnati, OH

POPULATION

59,323

AVG. HH SIZE

2.52

MEDIAN HH INCOME

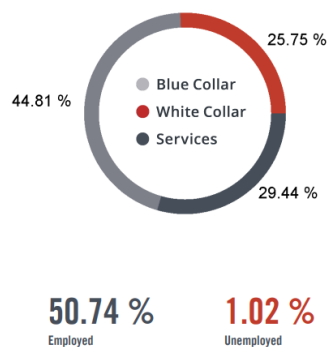
\$91,579

HOME OWNERSHIP

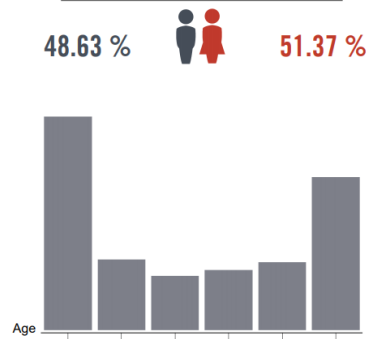
Renters: **6,716**

Owners: **17,015**

EMPLOYMENT



GENDER & AGE



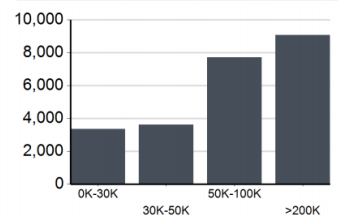
RACE & ETHNICITY

White: **75.81 %**
Asian: **11.04 %**
Native American: **0.00 %**
Pacific Islanders: **0.00 %**
African-American: **7.56 %**
Hispanic: **3.08 %**
Two or More Races: **2.51 %**

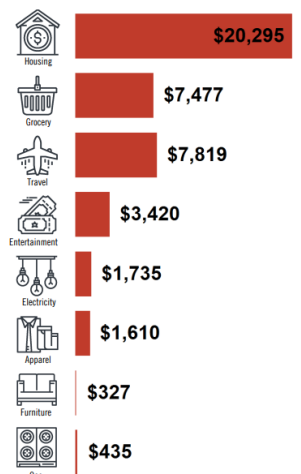
EDUCATION

High School Grad: **17.76 %**
Some College: **16.91 %**
Associates: **6.36 %**
Bachelors: **58.64 %**

INCOME BY HOUSEHOLD



HH SPENDING



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