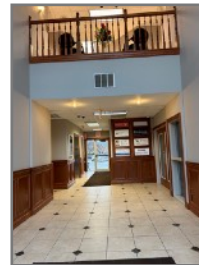


OFFICE SPACES FOR LEASE or
BUILDING FOR SALE (owner/occupant)

7237 Cincinnati Dayton Road

West Chester, OH 45069



Property Highlights

- 4,385 RSF (bank w/3 drive-thru lanes that may be demised to approx 2,385 SF and 2,000 SF)
- Building signage available for larger suite
- Both suites on 1st/main floor
- Dental practice patient list available for purchase
- High visibility and convenient location-minutes to SR 129 & I-75
- Close proximity to Liberty Center, Cincinnati Children's hospital and Voice of America Center with high demographics
- Individual secured private entry for each suite
- Monument signage available on both roads
- Ample parking & no earnings tax
- \$12.50 PSF NNN (OpEx of approximately \$5.00)

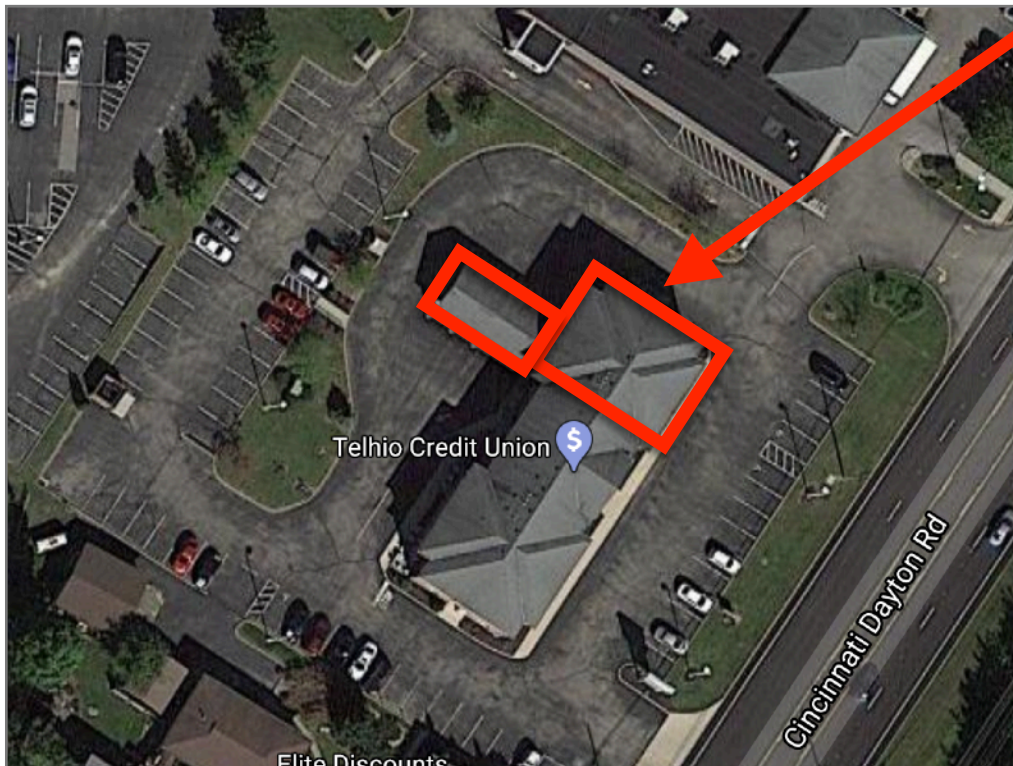


North Ridge Realty Group
7182 Liberty Centre Drive, Suite M | West Chester, OH 45069 | 513.860.5050

www.nrrg.com

Susan Stretch | c: 513.315.8522 | susan@nrrg.com
Marshall Stretch | c: 513.504.8232 | marshall@nrrg.com

**BANK/OFFICE
SPACE
& DRIVE-THRU
MAY BE DEMISED**



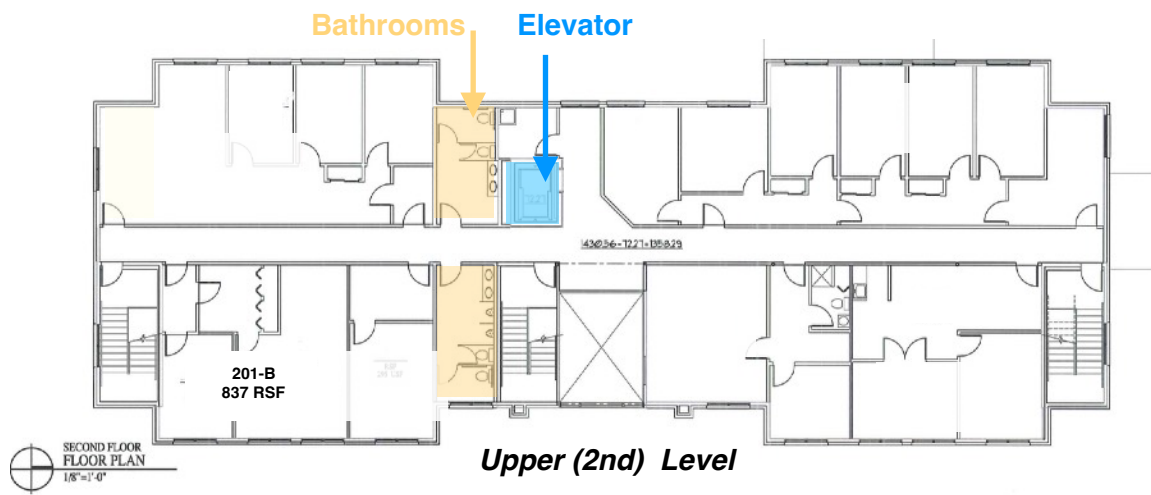
Demographics	
Average Household Income	\$108,891
Projected Household Income (2022)	\$120,000
Median Household Income	\$88,177
Projected Median Household Income (2022)	\$94,431
Total Population	64,141
Projected Population (2022)	66,371
Total Businesses	3,180
Total Employees	60,278
Median Age	39

*The assurance of expertise.
The reputation for results.*

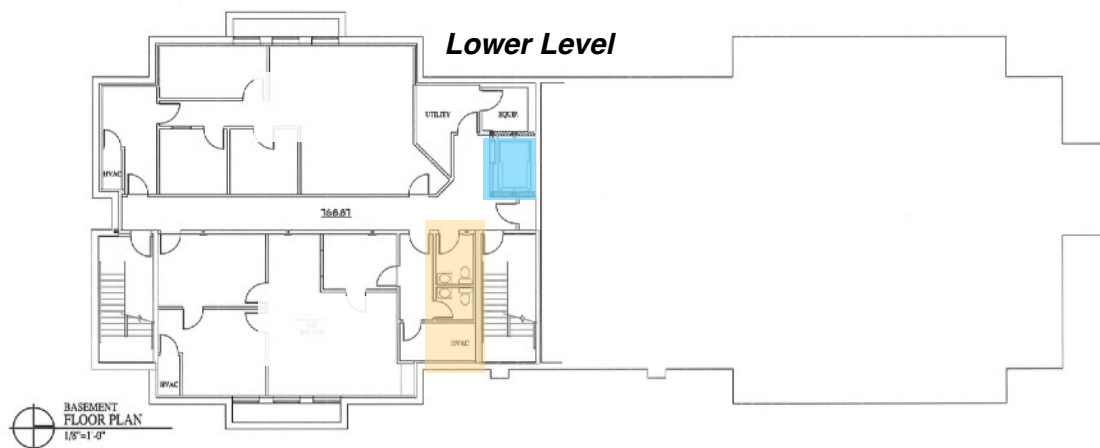
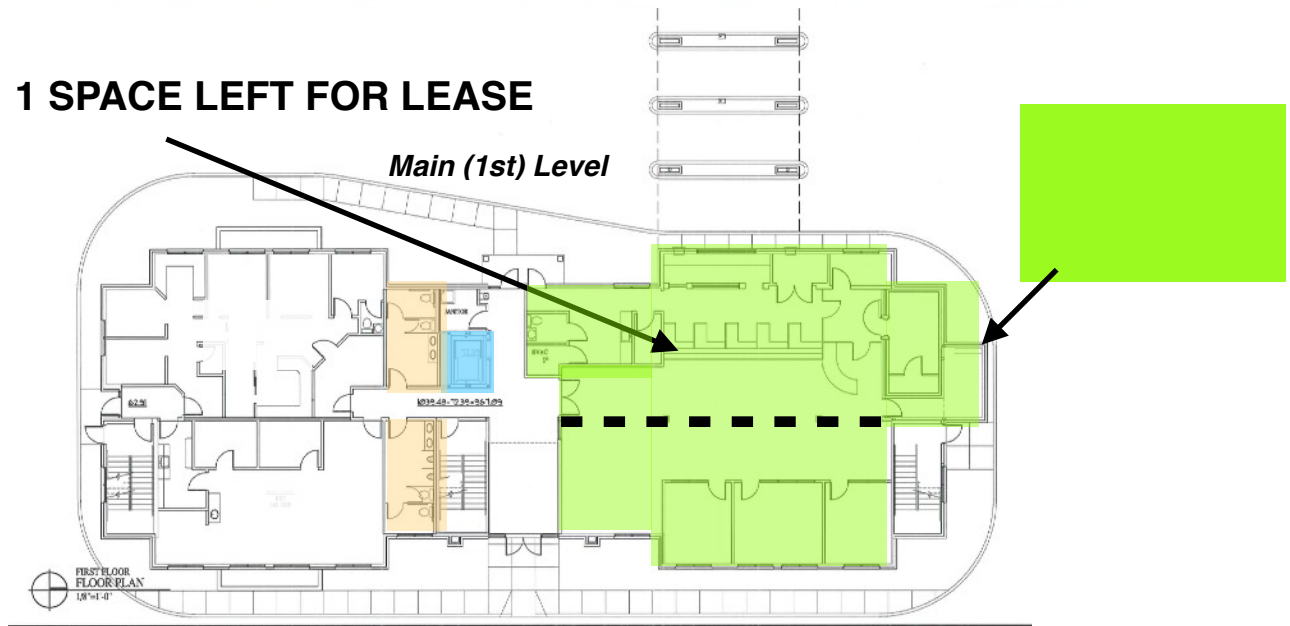
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1 SPACE LEFT FOR LEASE

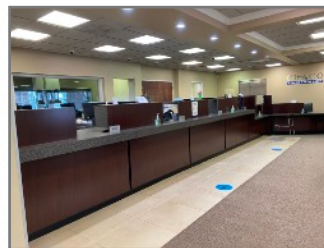
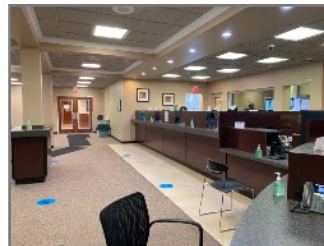
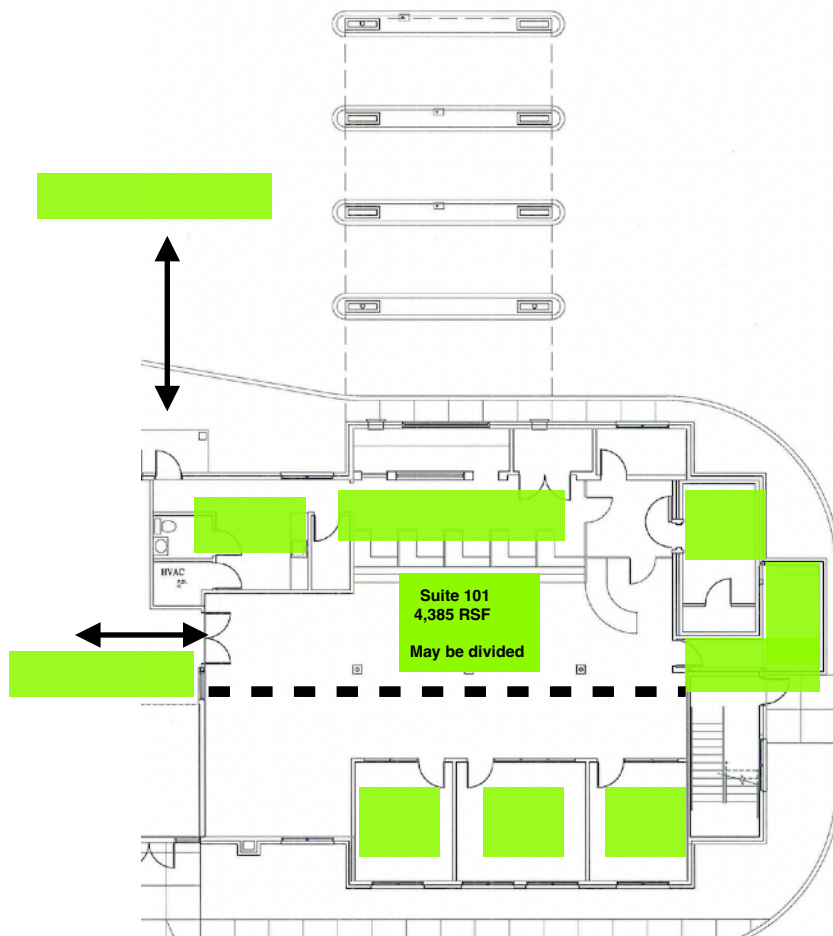


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Features of Suite 101 - Turnkey Bank Space or Convert to Traditional Office Space or Could Divide

OCCUPANCY WITHIN 30 DAYS

- End cap unit with LOTS of windows
- 3 private offices with glass walls and windows
- Large open area and storage
- Entry off main corridor and rear private door
- Private restroom and kitchenette
- Vault room with safety deposit boxes
- 5 teller desks
- Area for ATM and outside deposit box
- 3 drive-through lanes
- Prominent signage on 2 marquis road signs and building signage available

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