

FOR LEASE

7237 Cincinnati Dayton Road

Suite 101

West Chester, OH 45069



Property Highlights

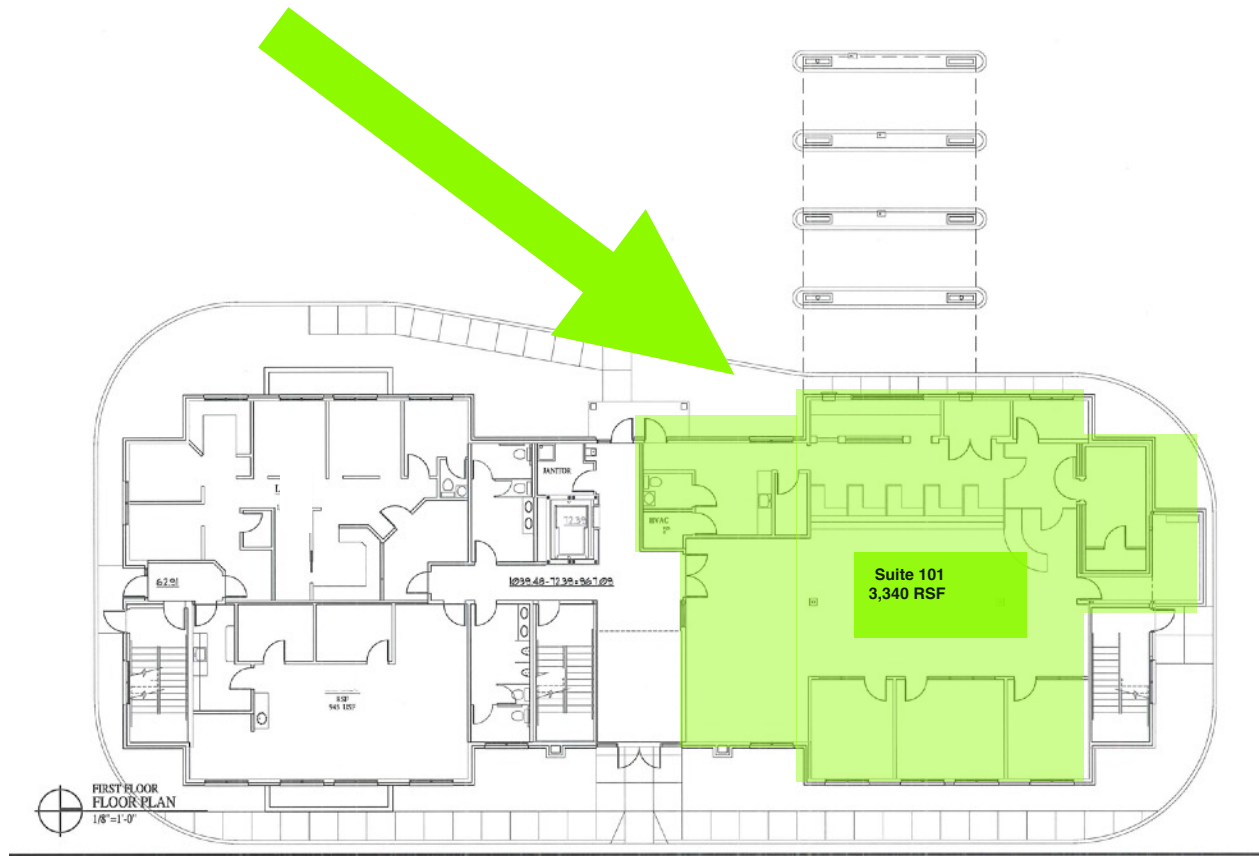
- Suite 101: 3,340 SF (currently set up for bank/credit union)
- Amenities within suite: 5 teller stations, 2 room walk-in vault with safe deposit boxes, 3 drive through lanes + ATM lane, night drop depository, security system, 3 private offices, kitchenette, 2 storage closets & private restroom
- Minutes to SR 129 & I-75, Liberty Center, Cincinnati Children's hospital, Voice of America Center & more!
- Monument signage
- Ample parking
- No earnings tax
- Existing office furniture negotiable
- Offered at \$23.00 PSF NNN



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



Property Details

| | |
|---------------|---|
| Location | West Chester, OH 45069 (Butler County) |
| Building Type | Multi-tenant professional office building |
| Available RSF | 3,340 (current set up is for bank/credit union) |
| Construction | Brick exterior, traditional architecture |
| Signage | Monument |
| Occupancy | Immediate |
| Lease Term | 3-5 years |
| Lease Rates | \$23.00 RSF NNN (OpEx \$5.00 RSF) |

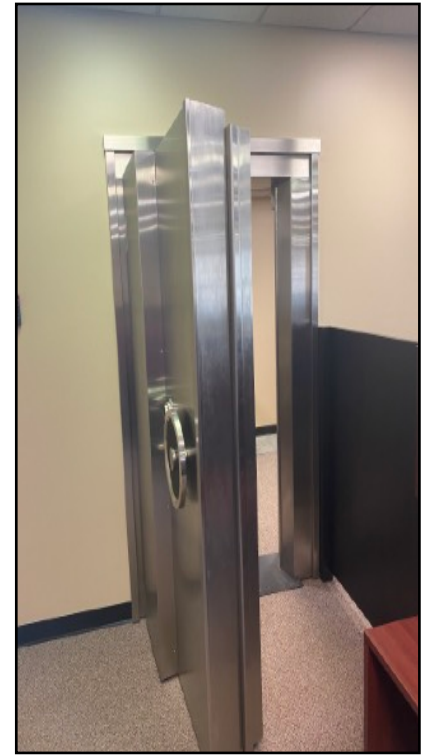
| Demographics | |
|--|-----------|
| Average Household Income | \$108,891 |
| Projected Household Income (2022) | \$120,000 |
| Median Household Income | \$88,177 |
| Projected Median Household Income (2022) | \$94,431 |
| Total Population | 64,141 |
| Projected Population (2022) | 66,371 |
| Total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

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

www.nrrg.com



Disclaimer: The Realtor involved in selling the premises is relying on all information provided herein or supplied by owner or owner's sources in connection with the Real Estate. We cannot guarantee this information.



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

www.nrrg.com



Disclaimer: The Realtor involved in selling the premises is relying on all information provided herein or supplied by owner or owner's sources in connection with the Real Estate. We cannot guarantee this information.