

**6752 Cincinnati-Dayton Rd.
Liberty Township, OH
45044**



**Office Suites For Lease
4,329 & 8,606 SF
(potential of 16,603 SF)**



AVAILABLE:

All suites on 2nd floor with large windows, elevator and stair accessibility and ample parking - potential to have the entire 2nd floor (16,603 SF) and building signage depending on SF leased

8,606 SF - Suite 201

4,329 SF - Suite 202 (occupancy 9/30/24 & turnkey)

USES:

Professional office

OFFERED AT:

Motivated landlord - contact agent for details
\$5.35 PSF OpEx (2022)

LOCATION:

Minutes to I-75 at the Liberty Way exit and SR 129, Liberty Centre, Cincinnati Children's Hospital, Voice of America Center & much more

CO-TENANTS: Penn Station, Smoothie King, Crasto Orthodontics, Fireside Cafe, El Rancho restaurant, Elite Smoke Shop and Bank of America ATM

SUMMARY:

- TIA available for qualified tenants & term
- Individual secured private entry off main hallway
- Elevator and stair access
- Highly developed commercial and residential area with lots of national retailers within a 1/2 mile
- Monument signage (possible building signage)
- No earnings tax

North Ridge Realty Group

7182 Liberty Centre Drive, Suite M
West Chester, OH 45069

Marshall Stretch

VP Sales & Leasing
513.504.8232 Mobile

Susan Stretch

Senior Vice President
513.315.8522 Mobile

OVERVIEW

6752 Cin-Day Rd
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Office Suites For
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NEARBY NATIONAL TENANTS:

Kroger Marketplace, Starbucks, First Watch, Chipotle, Gold Star, Burger King, Dairy Queen and many more

Lakota East High School is 1/2 mile away with 800+ students and Liberty Collective which is an 18,000 SF entertainment complex on 3.44 acres featuring 5 restaurant concepts, a coffee/breakfast bar, an ice cream shop and 3 bars including a wine/bourbon bar.

SUITE INFO:

Suite 201 - 8,606 SF (immediate occupancy)

- 6 private offices, large kitchen, conference room/office, & large bull pen area and 2 walls of large windows for a bright and sunny space

Suite 205 SF - 4,329 SF (occupancy 9/30/24)

- Private offices, reception & waiting area, kitchen, & conference room with a wall of large windows - turn-key space with cubicles and desks



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AERIAL MAP

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SITE PHOTOS

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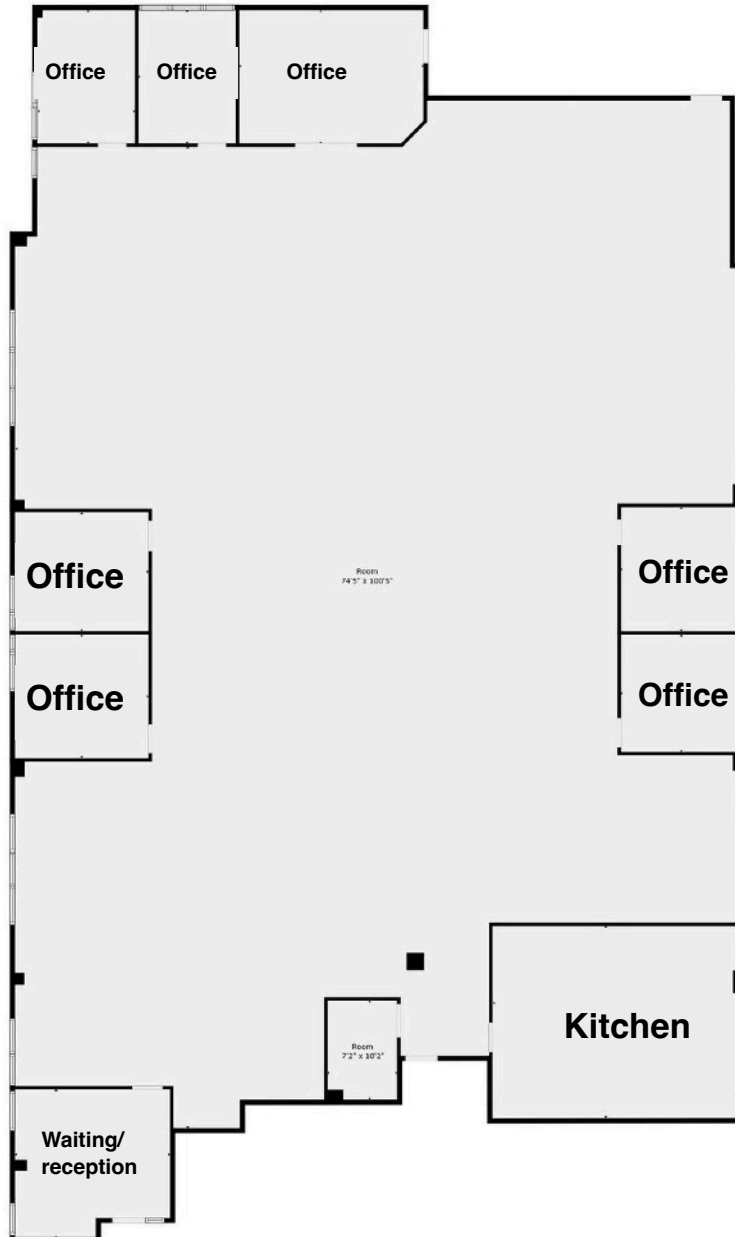
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FLOOR PLAN

8,606 SF

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DEMOGRAPHICS

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Demographic Summary Report

6752 Cincinnati Dayton Rd, Liberty Township, OH 45044			
Building Type: General Retail	Total Available: 12,294 SF		
Secondary: Storefront Retail/Office	% Leased: 81.07%		
GLA: 45,455 SF	Rent/SF/Yr: Negotiable		
Year Built: 2009			
			
Radius	1 Mile	5 Mile	10 Mile
Population			
2028 Projection	4,857	143,994	500,082
2023 Estimate	4,680	138,635	484,418
2010 Census	3,898	119,719	432,488
Growth 2023 - 2028	3.78%	3.87%	3.23%
Growth 2010 - 2023	20.06%	15.80%	12.01%
2023 Population by Hispanic Origin	146	5,966	30,197
2023 Population	4,680	138,635	484,418
White	3,769 80.53%	108,790 78.47%	381,738 78.80%
Black	500 10.68%	9,950 7.18%	53,394 11.02%
Am. Indian & Alaskan	5 0.11%	324 0.23%	1,428 0.29%
Asian	245 5.24%	16,142 11.64%	34,204 7.06%
Hawaiian & Pacific Island	2 0.04%	260 0.19%	1,017 0.21%
Other	159 3.40%	3,168 2.29%	12,637 2.61%
U.S. Armed Forces	0	121	239
Households			
2028 Projection	1,604	49,715	186,464
2023 Estimate	1,543	47,786	180,476
2010 Census	1,276	40,905	160,475
Growth 2023 - 2028	3.95%	4.04%	3.32%
Growth 2010 - 2023	20.92%	16.82%	12.46%
Owner Occupied	1,303 84.45%	39,791 83.27%	127,884 70.86%
Renter Occupied	240 15.55%	7,995 16.73%	52,592 29.14%
2023 Households by HH Income	1,543	47,786	180,477
Income: <\$25,000	63 4.08%	2,697 5.64%	22,041 12.21%
Income: \$25,000 - \$50,000	113 7.32%	4,836 10.12%	28,339 15.70%
Income: \$50,000 - \$75,000	96 6.22%	6,399 13.39%	29,772 16.50%
Income: \$75,000 - \$100,000	156 10.11%	6,587 13.78%	24,858 13.77%
Income: \$100,000 - \$125,000	193 12.51%	5,884 12.31%	20,922 11.59%
Income: \$125,000 - \$150,000	180 11.67%	4,163 8.71%	12,548 6.95%
Income: \$150,000 - \$200,000	449 29.10%	8,553 17.90%	19,675 10.90%
Income: \$200,000+	293 18.99%	8,667 18.14%	22,322 12.37%
2023 Avg Household Income	\$155,646	\$138,451	\$109,937
2023 Med Household Income	\$145,902	\$114,335	\$85,144



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3/28/2024

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