

MEDICAL/OFFICE FOR LEASE

RED BANK VILLAGE

3960 Red Bank Road | Cincinnati, OH 45227



Dan McDonald
dan.mcdonald@lee-associates.com
C 513.608.2984

John Rickert
jrickert@lee-associates.com
C 513.588.1117

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

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OFFICE SPACE FOR LEASE

RED BANK VILLAGE

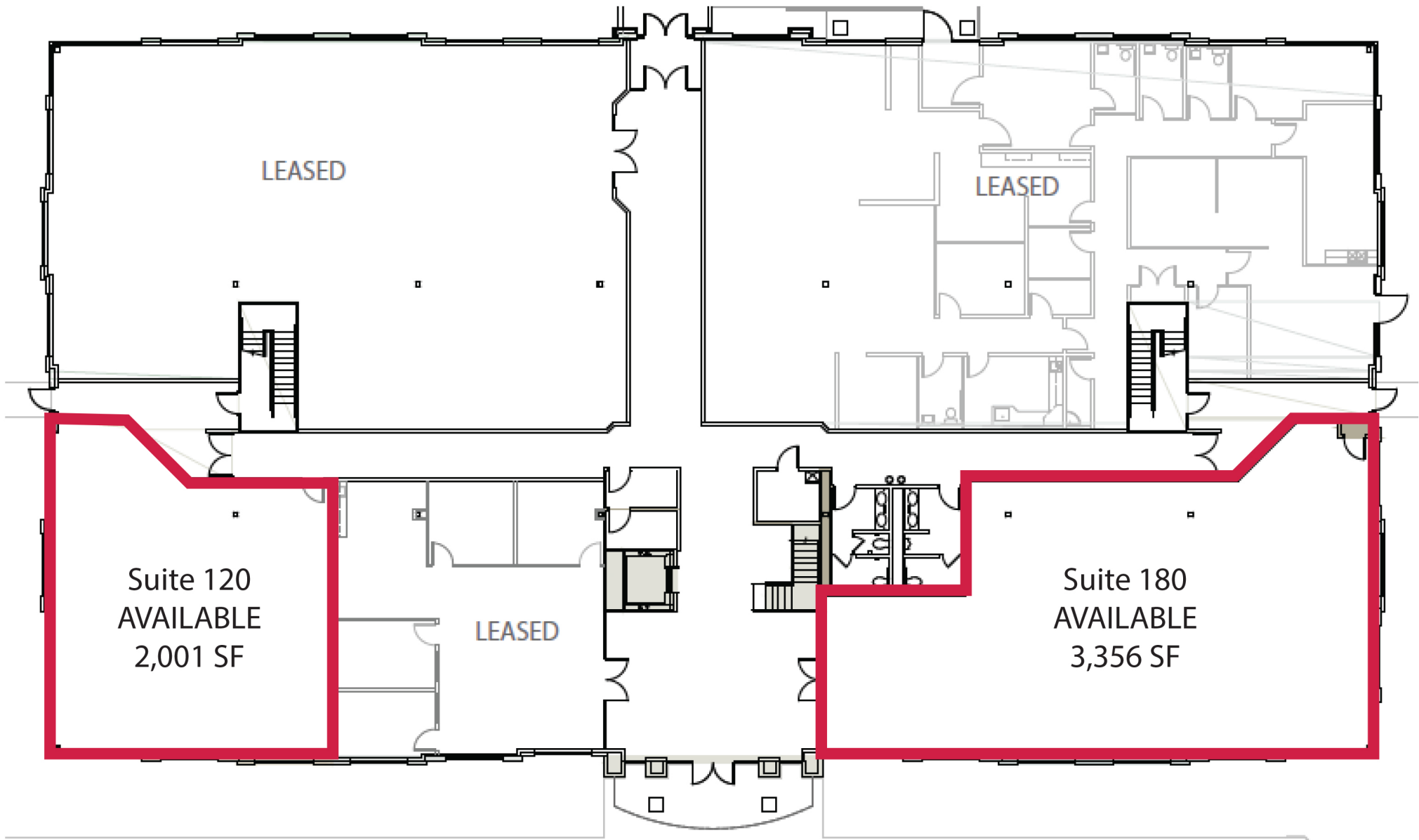


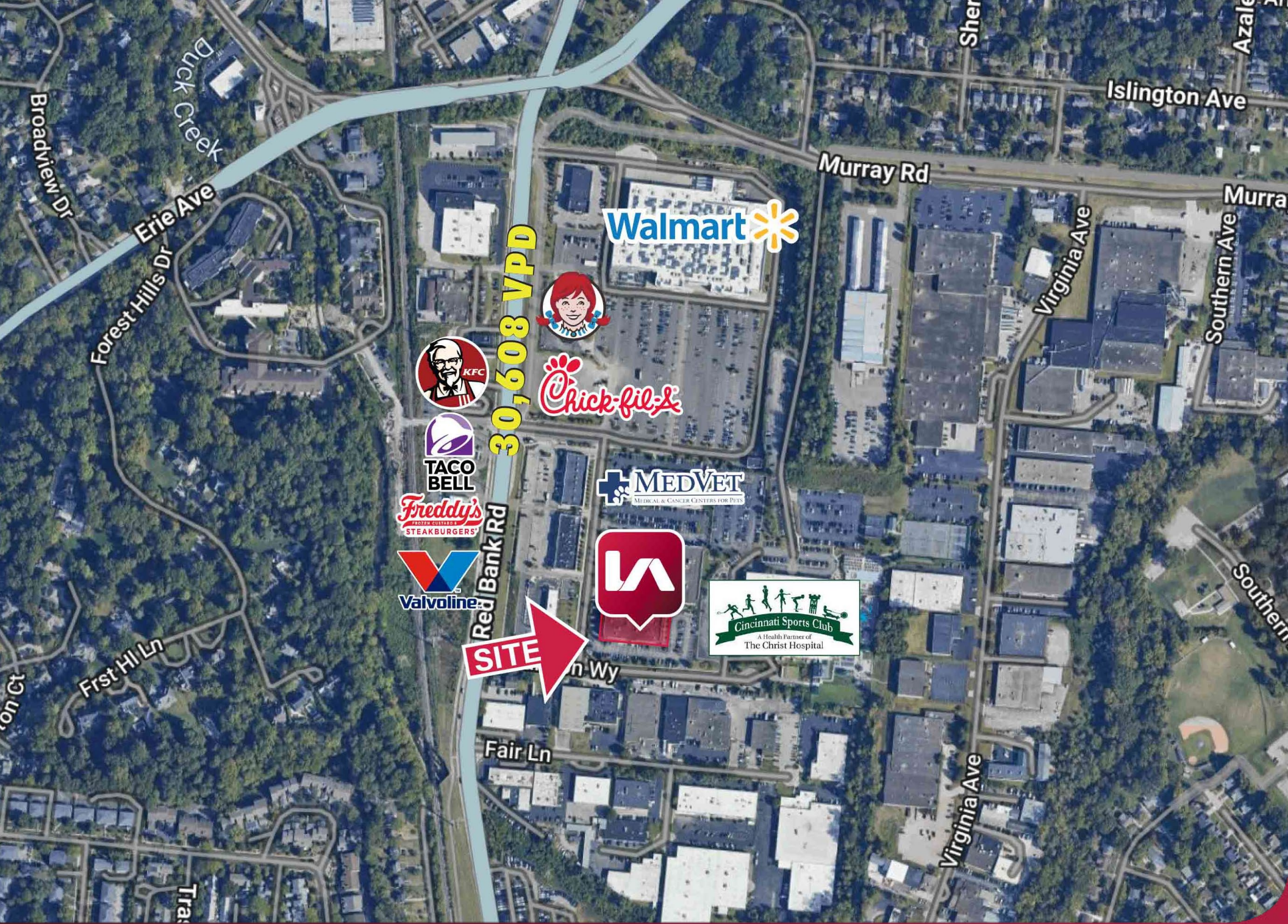
AVAILABILITY

For Lease: 2,001 SF - \$13.75 N
 3,356 SF - \$16.00 N (1st Generation)
 OPEX = \$7.58 + Electric

KEY HIGHLIGHTS

- Medical / office leasing opportunity in the Red Bank corridor
- Monument signage available
- Professional office environment
- Positioned within a mixed-use development including Walmart, Bob Sumerel, Pizza Hut, MedVet, Jimmy John's, and more
- Adjacent to Cincinnati Sports Club
- Convenient access to I-71 and US-50
- Visibility along Red Bank Expressway





30,608 VPD

SITE

Walmart



Chick-fil-®



Freddy's
STEAKBURGERS



MEDVET
MEDICAL & CANCER CENTERS FOR PETS



Cincinnati Sports Club
A Health Partner of
The Christ Hospital



562

70,612 VPD

INTERSTATE 71

INTERSTATE 71

Graphite Oakley
316 Units

Oakley Station
\$51 M
119 Townhomes

three oaks
30 Acres
\$100 M
Residential Development

BOULEVARD
451 Luxury Apartments

OAKLEY SQUARE

target, Kroger, meijer, Olive Garden, wayfair, PETS MARTH, Cane's, Chick-fil-ä, URBAN AFB, SMOOTHIE KING, tropical CAFE, McALISTERS, CAVA, Starbucks, planet fitness, MIKE'S CARWASH, MADTREE, COZUMEL, crossroads church

MEDPAGE

Ridge Road
29,000 VPD

INTERSTATE 71

Madison Road
24,275 VPD

DREXEL
AT OAKLEY
200 Luxury Apartments

HYDE PARK
Golf & Country Club

Red Bank Road
30,608 VPD

Walmart

TACO BELL, KFC, Freddy's

SITE

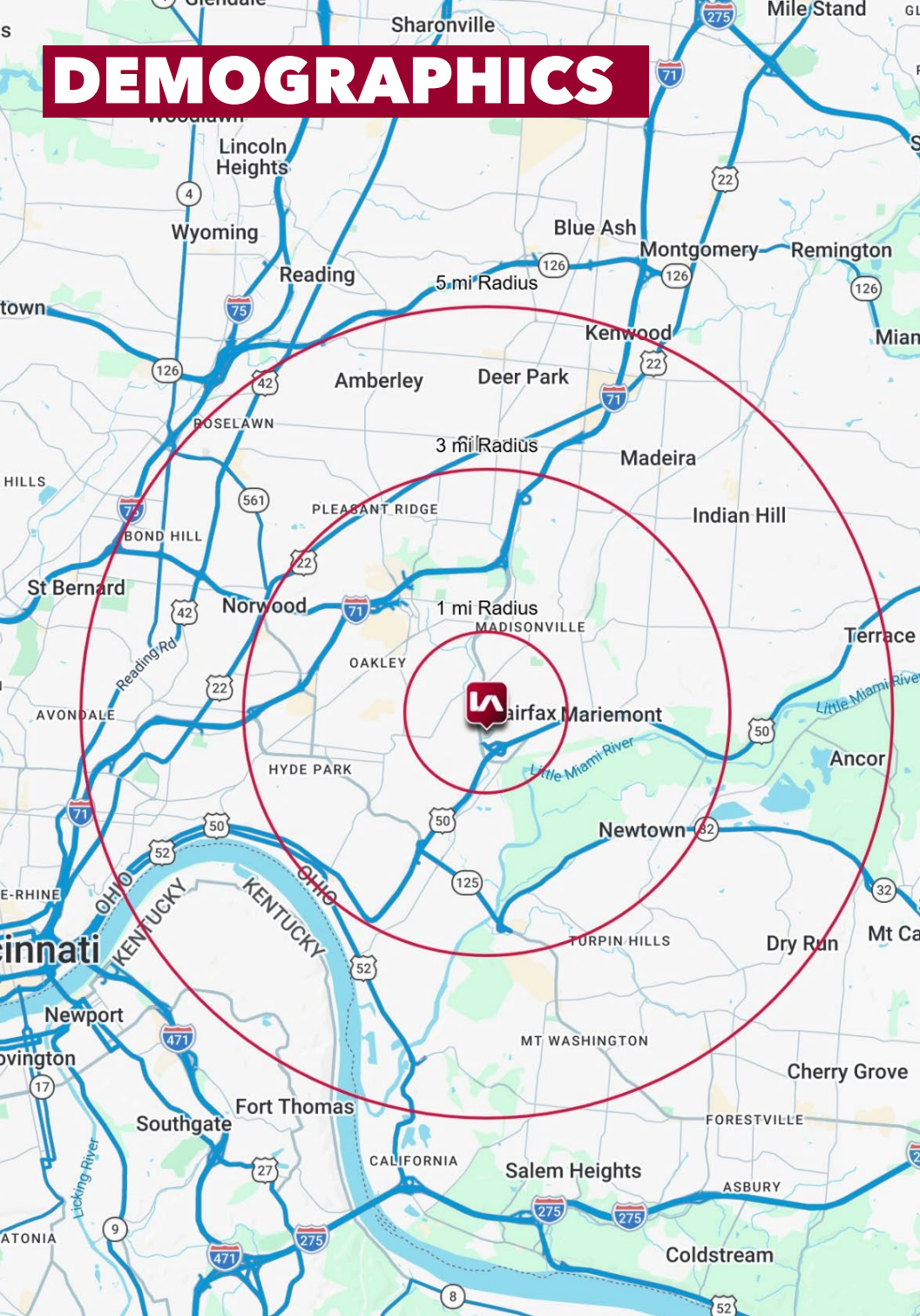
ROOKWOOD PLAZA

BJ's, TJ-maxx, OLD NAVY, GAP, HomeGoods, Potbelly, QDOBA, KREI, Ford's GARAGE, Starbucks, FIVE GUYS WORLD MARKET, DSW, P.F. CHANG'S, WHOLE FOODS MARKET, BIBIBOP

HYDE PARK PLAZA

Kroger, KOHL'S, Burlington, KAWA REVOLVING SUSHI, Marshalls, five BELOW, KFOI, STAPLES

DEMOGRAPHICS



| | 1 MI RADIUS | 3 MI RADIUS | 5 MI RADIUS |
|--|-------------|-------------|-------------|
| POPULATION | | | |
| 2025 Estimated Population | 9,333 | 80,494 | 217,459 |
| 2030 Projected Population | 9,478 | 80,978 | 216,838 |
| 2020 Census Population | 9,385 | 79,218 | 215,550 |
| 2010 Census Population | 8,989 | 74,238 | 208,223 |
| Projected Annual Growth 2025 to 2030 | 0.3% | 0.1% | - |
| Historical Annual Growth 2010 to 2025 | 0.2% | 0.5% | 0.3% |
| HOUSEHOLDS | | | |
| 2025 Estimated Households | 4,842 | 39,078 | 99,663 |
| 2030 Projected Households | 4,902 | 39,169 | 99,032 |
| 2020 Census Households | 4,751 | 38,082 | 96,933 |
| 2010 Census Households | 4,570 | 35,666 | 93,555 |
| Projected Annual Growth 2025 to 2030 | 0.2% | - | -0.1% |
| Historical Annual Growth 2010 to 2025 | 0.4% | 0.6% | 0.4% |
| AGE | | | |
| 2025 Est. Population Under 10 Years | 10.2% | 11.5% | 11.6% |
| 2025 Est. Population 10 to 19 Years | 9.2% | 9.9% | 11.8% |
| 2025 Est. Population 20 to 29 Years | 17.4% | 17.2% | 14.5% |
| 2025 Est. Population 30 to 44 Years | 25.4% | 24.1% | 22.1% |
| 2025 Est. Population 45 to 59 Years | 13.5% | 14.9% | 16.1% |
| 2025 Est. Population 60 to 74 Years | 15.4% | 15.3% | 16.8% |
| 2025 Est. Population 75 Years or Over | 8.8% | 7.0% | 7.0% |
| 2025 Est. Median Age | 37.3 | 36.1 | 37.5 |
| MARITAL STATUS & GENDER | | | |
| 2025 Est. Male Population | 48.3% | 49.2% | 49.7% |
| 2025 Est. Female Population | 51.7% | 50.8% | 50.3% |
| 2025 Est. Never Married | 43.1% | 40.3% | 39.3% |
| 2025 Est. Now Married | 39.4% | 43.1% | 42.2% |
| 2025 Est. Separated or Divorced | 12.1% | 11.9% | 13.4% |
| 2025 Est. Widowed | 5.5% | 4.7% | 5.1% |
| INCOME | | | |
| 2025 Est. HH Income \$200,000 or More | 18.1% | 20.0% | 16.4% |
| 2025 Est. HH Income \$150,000 to \$199,999 | 11.6% | 11.8% | 10.2% |
| 2025 Est. HH Income \$100,000 to \$149,999 | 20.0% | 15.9% | 15.3% |
| 2025 Est. HH Income \$75,000 to \$99,999 | 11.9% | 12.3% | 11.6% |
| 2025 Est. HH Income \$50,000 to \$74,999 | 13.9% | 14.3% | 14.9% |
| 2025 Est. HH Income \$35,000 to \$49,999 | 8.9% | 9.1% | 9.7% |
| 2025 Est. HH Income \$25,000 to \$34,999 | 5.1% | 5.3% | 6.6% |
| 2025 Est. HH Income \$15,000 to \$24,999 | 3.2% | 3.7% | 4.8% |
| 2025 Est. HH Income Under \$15,000 | 7.3% | 7.6% | 10.4% |
| 2025 Est. Average Household Income | \$143,992 | \$157,715 | \$137,478 |
| 2025 Est. Median Household Income | \$103,046 | \$105,682 | \$93,946 |
| 2025 Est. Per Capita Income | \$74,847 | \$76,707 | \$63,255 |
| 2025 Est. Total Businesses | 525 | 3,807 | 9,213 |
| 2025 Est. Total Employees | 17,173 | 55,041 | 135,887 |