



Office Space

For Sale & Lease

11223 Cornell Park Dr Blue Ash, OH 45242



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Property Highlights

- 1,906 - 3,036 sq. ft. spaces available
- 87 parking spaces
- Unit is furnished with bathrooms/kitchenettes
- Walking distance to various restaurants and hotels
- Easy access to I-71 and I-275
- Park-like setting
- Value-Add

Sale Price:	\$1,190,000
Lease Rate:	\$8 SF/yr (NNN)
Building Size:	16,760 SF
Available SF:	1,906 - 3,036 SF
Lot Size:	2.05 Acres

For More Information

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FRONT BUILDING - FIRST FLOOR



FRONT BUILDING - SECOND FLOOR AVAILABLE SPACE





Population	3 Miles	5 Miles	10 Miles
Total Population	51,017	150,285	596,846
Average Age	43	42	41
Average Age (Male)	42	40	39
Average Age (Female)	44	43	42
Households & Income	3 Miles	5 Miles	10 Miles
Total Households	20,349	60,482	238,328
# of Persons per HH	2.5	2.5	2.5
Average HH Income	\$154,109	\$142,236	\$129,887
Average House Value	\$447,188	\$408,964	\$363,090

2020 American Community Survey (ACS)

