



Nat Comisar Group
Nat Comisar
Executive Sales Vice President

OFFICE CONDO FOR SALE

5630 BRIDGETOWN ROAD 2

BRIDGETOWN, OH



NAT COMISAR

513-378-5801

ncomisar@sibcyclyne.com

MAURA MAY BLACK

513-919-5611

mblack@sibcyclyne.com

THE NAT COMISAR GROUP, MAURA MAY BLACK,
AND SIBCY CLINE REALTORS® IS PROUD TO PRESENT
5630 Bridgetown Road 2 • Bridgetown, OH 45248

MLS# 1891671

Versatile 1st Floor Office Condo with Ample Parking.
6 Offices, Conference Room, Kitchenette & 2 Bathrooms.



Scan the QR
code to view
the full listing!

All information is believed to be accurate but not guaranteed. 



Nat Comisar Group
Nat Comisar
Executive Sales Vice President

OFFICE CONDO FOR SALE

5630 BRIDGETOWN ROAD 2

BRIDGETOWN, OH

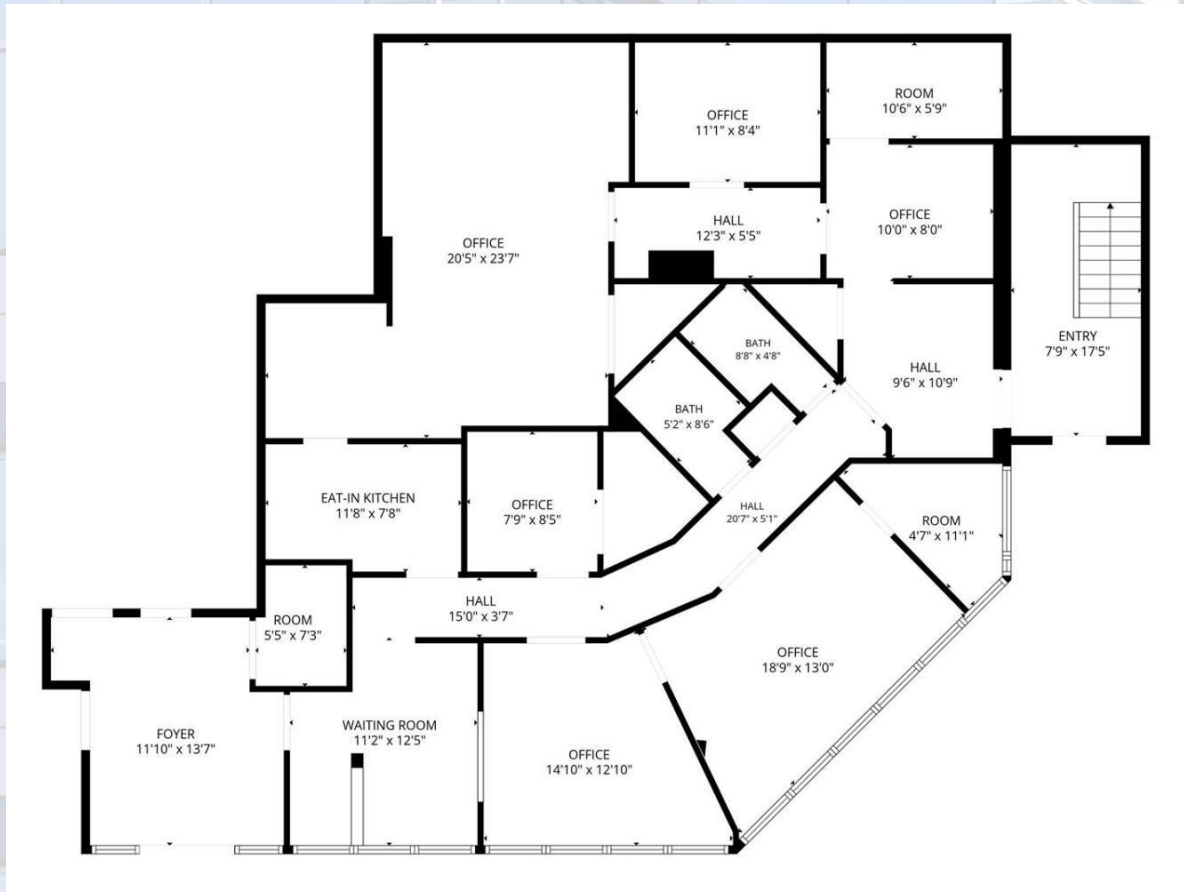
CONTENTS

PHOTOS

LOCATION INFORMATION

DEMOGRAPHICS

MAPS





Nat Comisar Group
Nat Comisar
Executive Sales Vice President

OFFICE CONDO FOR SALE

5630 BRIDGETOWN ROAD 2
BRIDGETOWN, OH



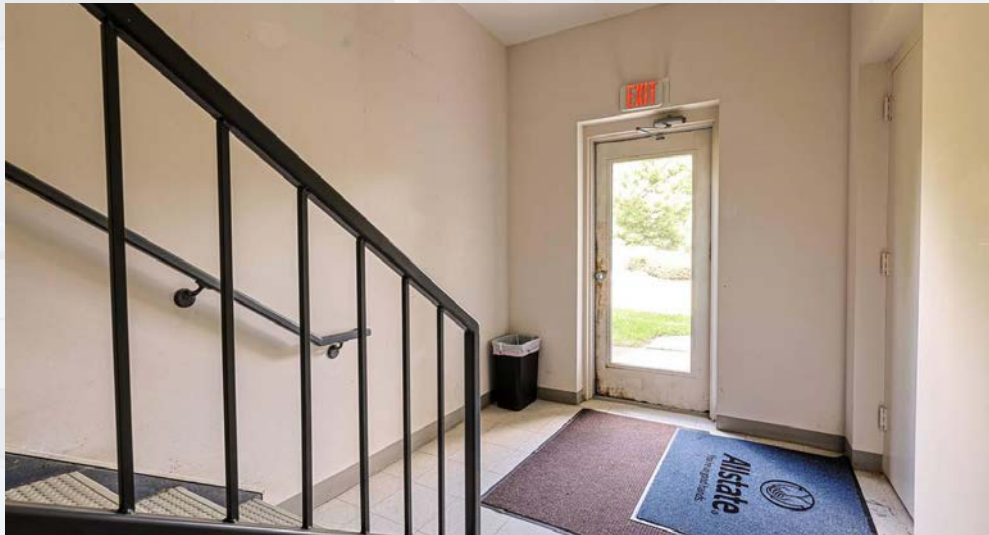
PHOTOS



Nat Comisar Group
Nat Comisar
Executive Sales Vice President

OFFICE CONDO FOR SALE

5630 BRIDGETOWN ROAD 2
BRIDGETOWN, OH



PHOTOS



Nat Comisar Group
Nat Comisar
Executive Sales Vice President

OFFICE CONDO FOR SALE

5630 BRIDGETOWN ROAD 2
BRIDGETOWN, OH



PHOTOS



Nat Comisar Group
Nat Comisar
Executive Sales Vice President

OFFICE CONDO FOR SALE

5630 BRIDGETOWN ROAD 2
BRIDGETOWN, OH



PHOTOS



Nat Comisar Group
Nat Comisar
Executive Sales Vice President

OFFICE CONDO FOR SALE

5630 BRIDGETOWN ROAD 2
BRIDGETOWN, OH



PHOTOS



Nat Comisar Group
Nat Comisar
Executive Sales Vice President

OFFICE CONDO FOR SALE

5630 BRIDGETOWN ROAD 2

BRIDGETOWN, OH

BRIDGETOWN COMMUNITY INFORMATION

Bridgetown is located in Green Township and is named after Bridgeton, New Jersey, the home of early settlers from 1820. Since the early part of this century, Bridgetown has developed from farmland of rolling fields and green pastures into a busy, active community, but still retaining a casual lifestyle. There are 14,000 residents in the area.

Branching off main thoroughfares are lovely neighborhoods of tree-lined streets and well-built homes. Soon after World War II, development began in earnest and has continued steadily. Cape Cod designs, ranch styles and custom colonials are plentiful. Recent development has introduced contemporary construction, well suited to the terrain of the area.

HOSPITALS

Mercy Hospital - West is located within five minutes of Bridgetown. Good Samaritan Western Ridge and Children's Hospital Green Township are both located within ten minutes. There are several other fine Cincinnati hospitals located with 20-25 minutes including University Hospital, Children's Hospital Medical Center, Christ Hospital and Good Samaritan Hospital.

SHOPPING

At the edge of Bridgetown is the Western Hills Shopping Mall and Glenway Crossing. Western Village is directly across on Glenway Avenue. Located on Harrison Avenue is Harrison Greene, a shopping center with many restaurants and stores. There are large retailers (Target, Lowe's, and Home Depot), supermarkets, a variety of shops marketing a multitude of products and services, small family owned businesses that have been in the area for generations, and branches of many major banking institutions.

TRANSPORTATION

Queen City Metro Bus service operates seven days a week to and from the downtown area, with "express" service during peak periods. A choice of several access routes to the downtown area by car makes the trip only 20-25 minutes.

RECREATION

There are five golf courses in the area: Neumann and Woodland are public courses while Miamiview and Western Hills are private country clubs. The Aston Oaks golf course offers beautiful views of the Ohio River. Kuliga Park features four pickleball courts, three tennis courts, six baseball diamonds, four soccer fields, two playgrounds, paved walking paths, a pavilion/amphitheater, and facilities for picnicking. Green Township has its own paved two-mile Walk and Bike Trail available for public use. Veteran's Park has paved walking trails, a playground, and baseball and basketball facilities. Mitchell Memorial Park offers many trails including an eight mile mountain bike trail, the only one in Hamilton County. Two bowling facilities provide 80 lanes for leagues of all ages. In nearby Westwood, the Gamble Nippert "Y" offers membership at a nominal fee and provides instructional and recreational programs, including three outdoor and one indoor swimming pools. There are many local swim club options. Active Knothole and CYO sport programs are available for both boys and girls.



Nat Comisar Group
Nat Comisar
Executive Sales Vice President

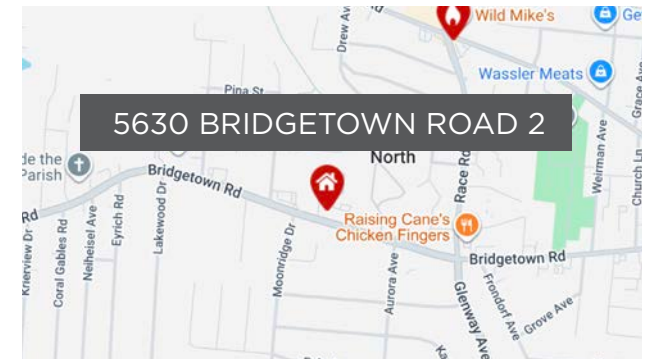
OFFICE CONDO FOR SALE

5630 BRIDGETOWN ROAD 2

BRIDGETOWN, OH

Radius	1 Mile	3 Mile	5 Mile
Population			
2030 Projection	12,646	76,955	204,756
2025 Estimate	12,801	77,091	203,487
2020 Census	13,933	80,390	205,023
Growth 2025 - 2030	-1.21%	-0.18%	0.62%
Growth 2020 - 2025	-8.12%	-4.10%	-0.75%
Households			
2030 Projection	5,171	32,301	83,232
2025 Estimate	5,237	32,351	82,709
2020 Census	5,731	33,862	83,685
Growth 2025 - 2030	-1.26%	-0.15%	0.63%
Growth 2020 - 2025	-8.62%	-4.46%	-1.17%
Owner Occupied	3,952 (75.46%)	20,938 (64.72%)	49,285 (59.59%)
Renter Occupied	1,285 (24.54%)	11,413 (35.28%)	33,424 (40.41%)
2025 Households by HH Income			
Income: <\$25,000	371 (7.08%)	4,035 (12.47%)	14,643 (17.70%)
Income: \$25,000 - \$50,000	1,025 (19.57%)	7,015 (21.68%)	17,618 (21.30%)
Income: \$50,000 - \$75,000	1,437 (27.44%)	7,139 (22.07%)	16,210 (19.60%)
Income: \$75,000 - \$100,000	793 (15.14%)	3,868 (11.96%)	9,228 (11.16%)
Income: \$100,000 - \$125,000	833 (15.91%)	3,426 (10.59%)	8,424 (10.18%)
Income: \$125,000 - \$150,000	298 (5.69%)	2,088 (6.45%)	4,903 (5.93%)
Income: \$150,000 - \$200,000	324 (6.19%)	2,435 (7.53%)	5,945 (7.19%)
Income: \$200,000+	156 (2.98%)	2,344 (7.25%)	5,739 (6.94%)
2025 Avg Household Income	\$84,738	\$90,247	\$86,023
2025 Med Household Income	\$71,012	\$67,320	\$63,515

DEMOGRAPHICS



Map courtesy of Google

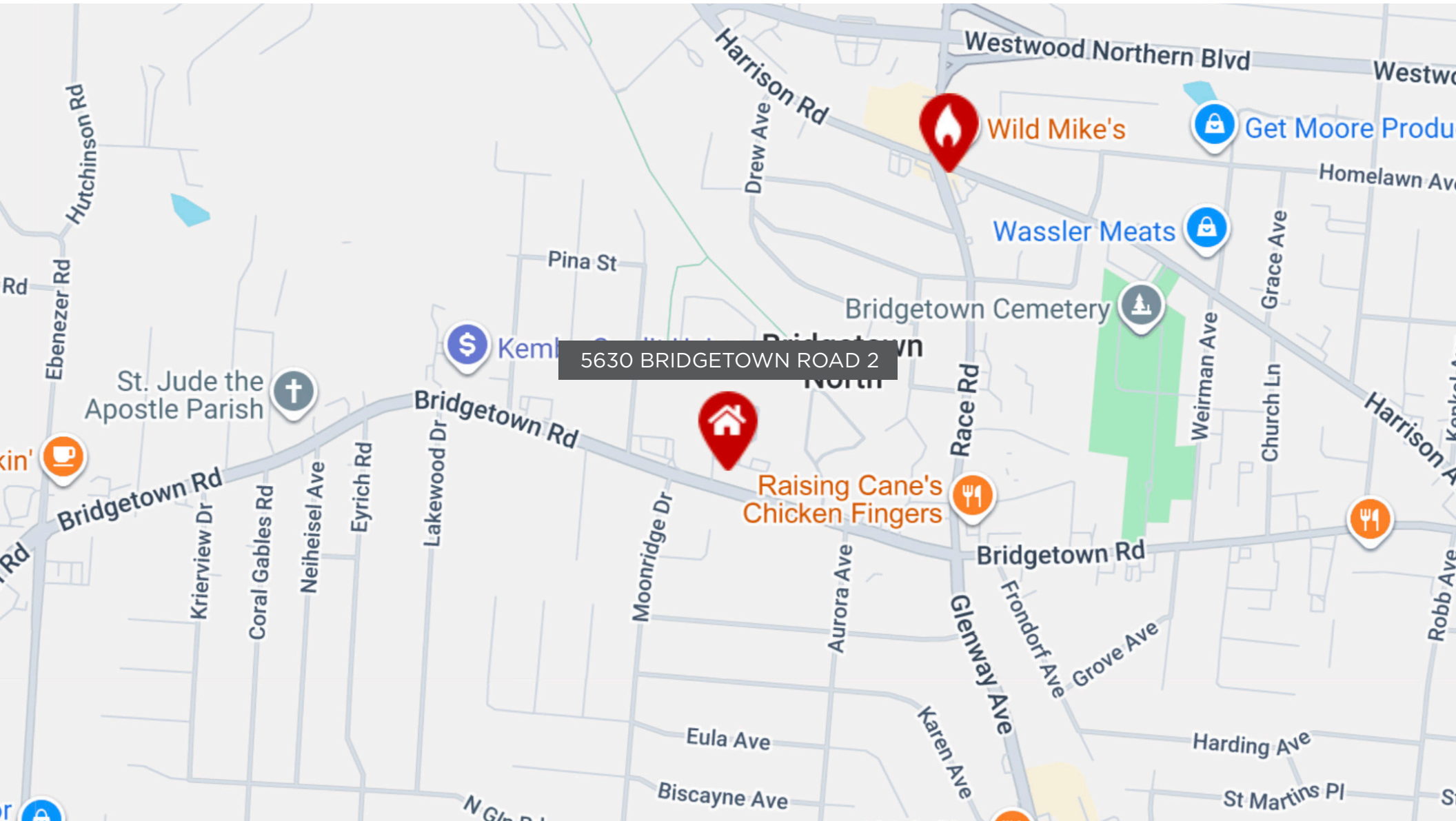


Nat Comisar Group
Nat Comisar
Executive Sales Vice President

OFFICE CONDO FOR SALE

5630 BRIDGETOWN ROAD 2

BRIDGETOWN, OH





Nat Comisar Group
Nat Comisar
Executive Sales Vice President

OFFICE CONDO FOR SALE

5630 BRIDGETOWN ROAD 2

BRIDGETOWN, OH

