

# EXECUTIVE SUMMARY



## OFFERING SUMMARY

Sale Price:	\$949,000
Lease Rate :	\$16psf NNN
Building Size:	6,000 Sq Ft
Lot Size:	2.876 Acres
Price / SF:	\$159.39
Year Built:	1994
Zoning:	B-1 Commercial
Market:	Cincinnati
Submarket:	Eastern Outlying
Traffic Count:	45,000

## PROPERTY OVERVIEW

FOR SALE OR LEASE: 5,954 sqft medical building on 2.87 acres. Constructed by Bethesda hospital in 1994 as the first phase of a two-phase building design. The site work is mostly completed to construct a second building or expand on the existing structure. The well-lit parking area is oversized (50+ stalls) to accommodate any future development. The building contains waiting rooms (2), reception office, private offices (7), exam rooms (8), PT room, x-ray rooms (2), nurses' galley, employee lounge, laundry room, bathrooms (4) and more. Designed for turnkey medical services but can easily be retrofitted to accommodate other uses. The building features a covered drop off area. There is nearly 500' of frontage on major throughfare (45,000+ ADT) with large, backlit, pylon sign. Located 1.2 miles from I-275 and under 2 miles from numerous amenities: Kroger, Target, Lowes, restaurants and shopping.

## PROPERTY HIGHLIGHTS

- 5,954 sqft medical building on 2.87 acres.
- Construct a second building or expand on the existing structure.
- The well-lit parking area (50+ stalls) to accommodate any future development.
- Designed for turnkey medical services but can easily be retrofitted for other uses.
- 500' of frontage on major throughfare (45,000+ ADT) with large, backlit, pylon sign.
- 1.2 miles from I-275 and under 2 miles from numerous amenities

# ADDITIONAL PHOTOS



**BEN TRAUTMANN**  
513.752.5000 x10  
ben@jatrealtors.com

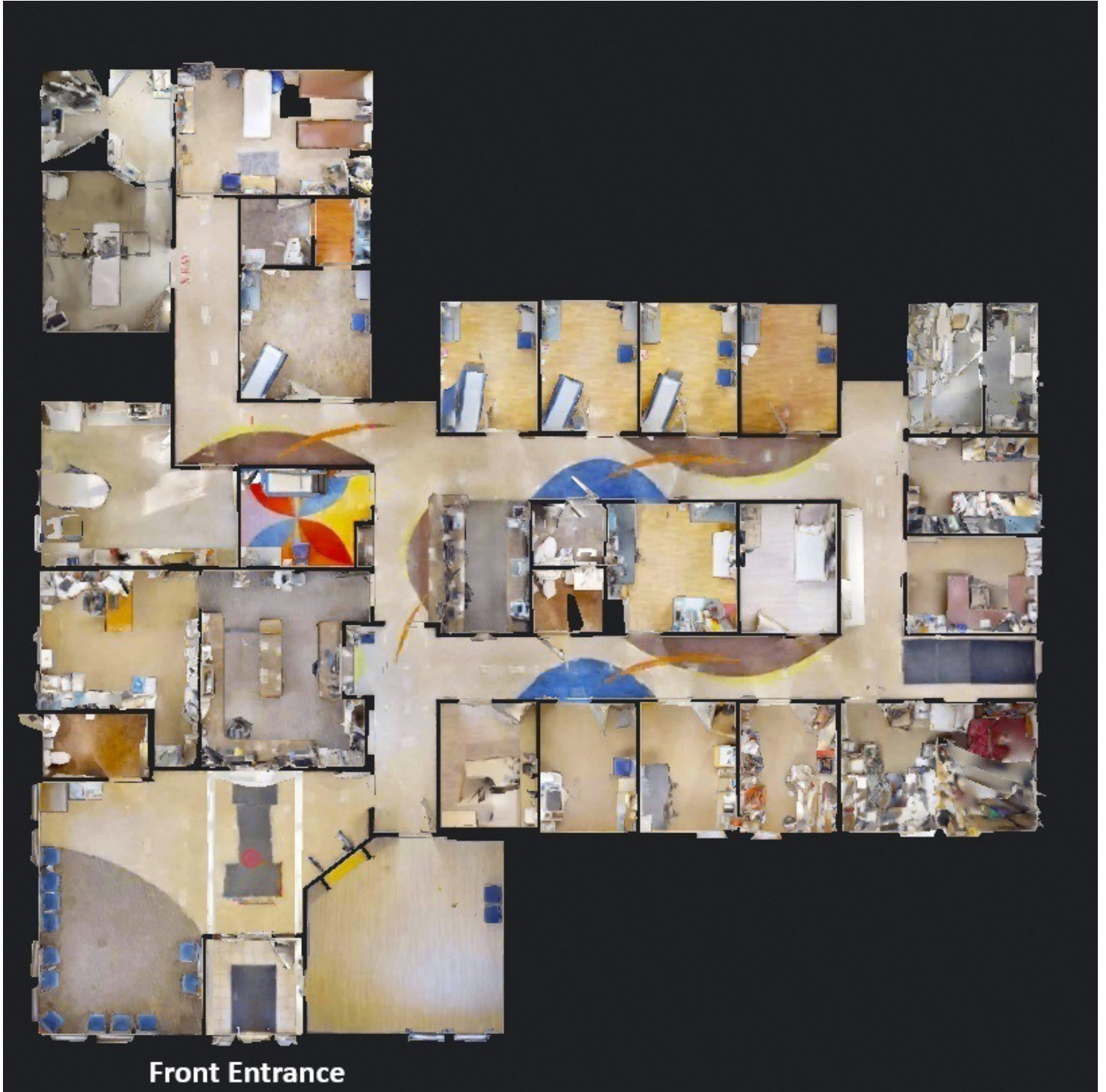
**MEDICAL OFFICE BUILDING FOR SALE OR LEASE**

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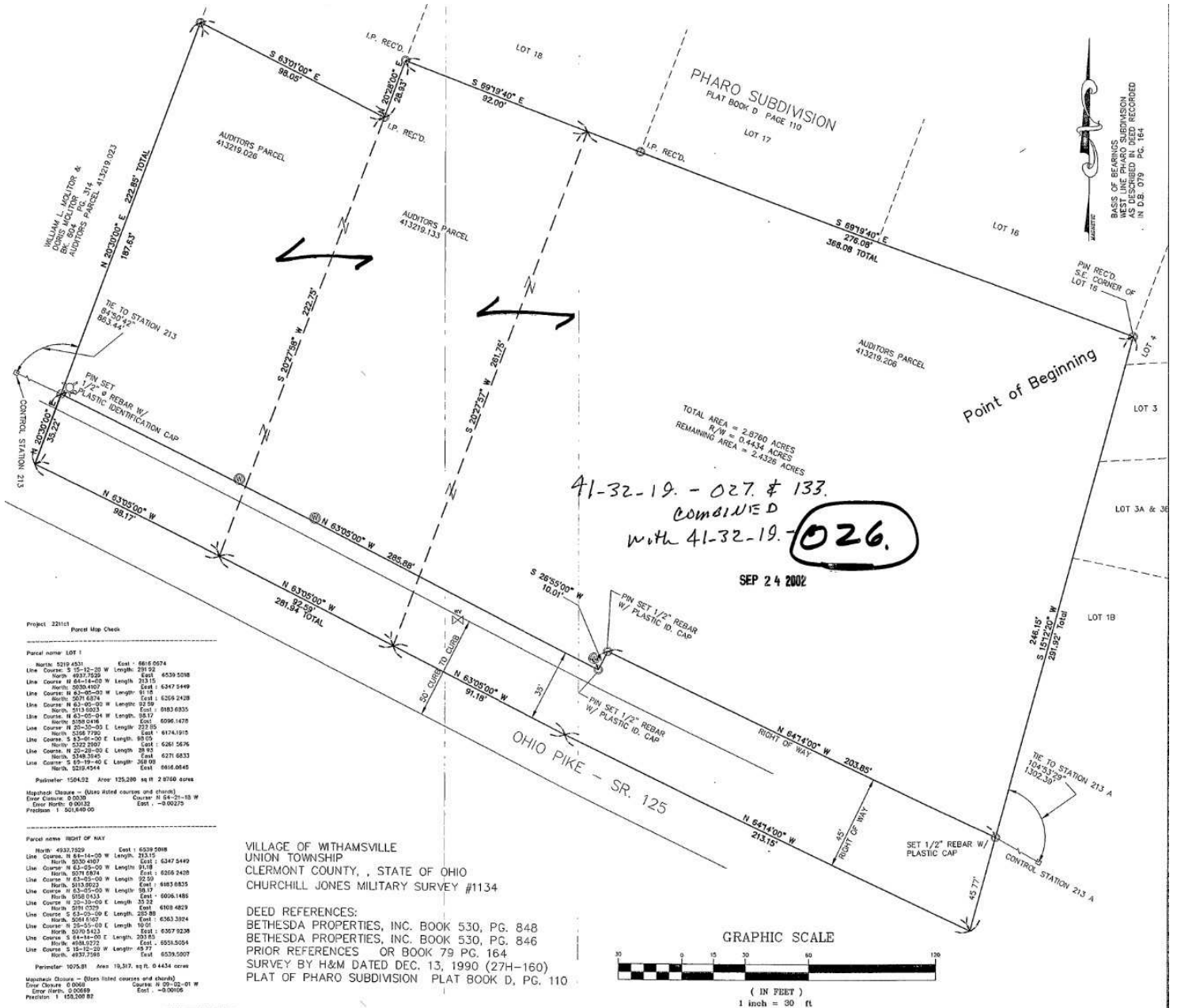
**MEDICAL OFFICE BUILDING FOR SALE OR LEASE**



**Front Entrance**

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**MEDICAL OFFICE BUILDING FOR SALE OR LEASE**



Project 221c1  
Pored Map Check

Parcel name LOT 1			
North	5218.4531	East	6818.0574
Line Course	S 15-12-30 W	Length	291.92
North	4928.7322	East	6539.5518
Line Course	N 84-14-00 W	Length	213.15
North	5028.4302	East	6347.5449
Line Course	N 83-05-00 W	Length	91.18
North	5071.6374	East	6256.2428
Line Course	N 83-05-00 W	Length	91.18
North	5113.9923	East	6183.6835
Line Course	N 83-05-00 W	Length	91.17
North	5158.0418	East	6096.1478
Line Course	N 83-05-00 W	Length	223.85
North	5198.7790	East	6174.9115
Line Course	N 83-05-00 W	Length	98.15
Line Course	N 532.2907	East	6261.5676
North	5242.2530	East	6271.6833
Line Course	S 32-18-40 E	Length	328.08
North	5279.4544	East	6468.8848
Perimeter	6284.02	Area	125,280 sq ft 2.8768 acres
Magdalen Closure - (Elev listed courses and shores)			
Error Closure	0.0010	Course	N 84-21-18 W
Error North	0.0032	East	-0.00279
Precision	1:50,648.00		

Parcel name RIGHT OF WAY			
North	4932.7229	East	6539.5518
Line Course	N 84-14-00 W	Length	213.15
North	5028.4302	East	6347.5449
Line Course	N 83-05-00 W	Length	91.18
North	5071.6374	East	6256.2428
Line Course	N 83-05-00 W	Length	91.17
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North	5242.2530	East	6271.6833
Line Course	S 32-18-40 E	Length	328.08
North	5279.4544	East	6468.8848
Perimeter	1075.81	Area	19,317 sq ft 0.4434 acres
Magdalen Closure - (Elev listed courses and shores)			
Error Closure	0.0006	Course	N 09-02-01 W
Error North	0.00089	East	-0.00006
Precision	1:158,200.82		

VILLAGE OF WITHAMSVILLE  
UNION TOWNSHIP  
CLERMONT COUNTY, STATE OF OHIO  
CHURCHILL JONES MILITARY SURVEY #1134

DEED REFERENCES:  
BETHESDA PROPERTIES, INC. BOOK 530, PG. 848  
BETHESDA PROPERTIES, INC. BOOK 530, PG. 846  
PRIOR REFERENCES OR BOOK 79 PG. 164  
SURVEY BY H&M DATED DEC. 13, 1990 (27H-160)  
PLAT OF PHARO SUBDIVISION PLAT BOOK D, PG. 110



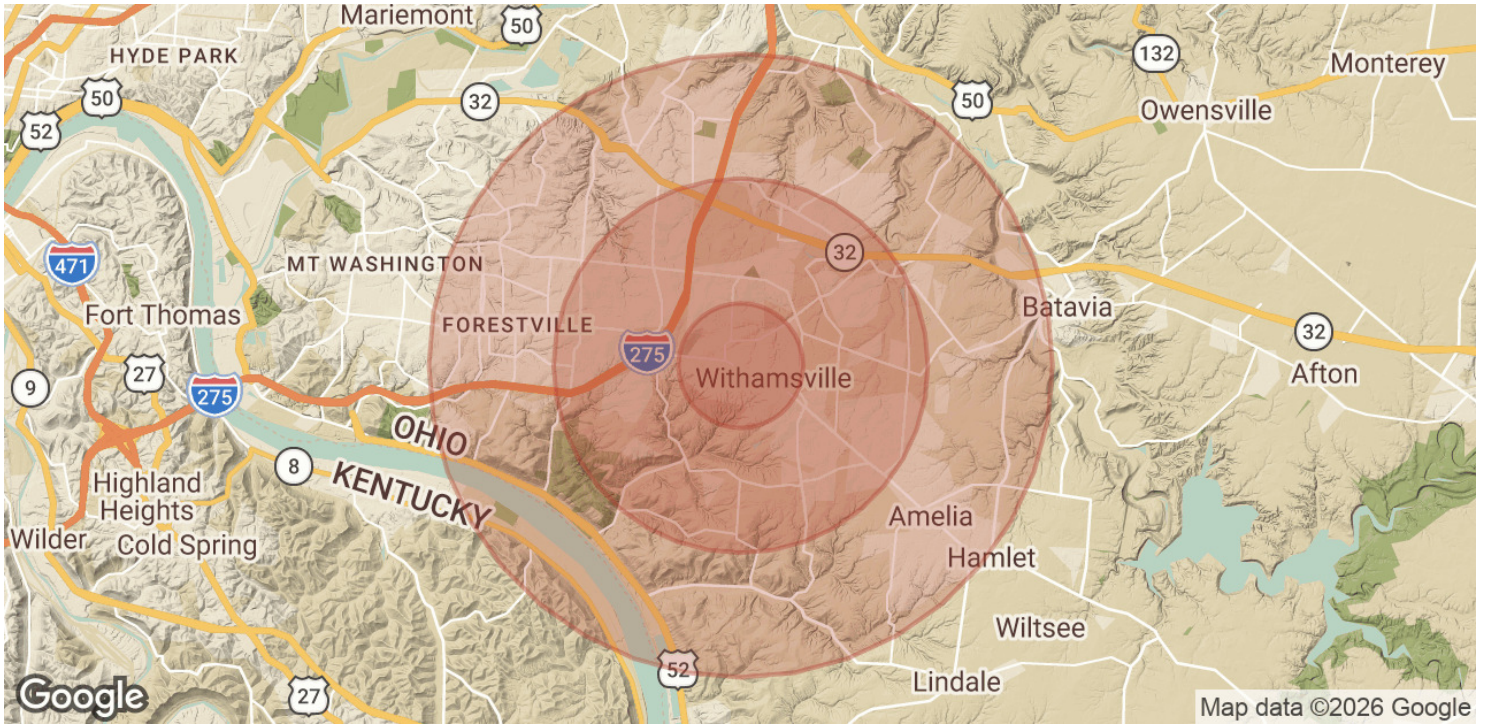
Google

Map data ©2026 Google Imagery ©2026 Airbus, Landsat / Copernicus, Maxar Technologies, USDA/FPAC/GEO

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MEDICAL OFFICE BUILDING FOR SALE OR LEASE

# DEMOGRAPHICS MAP & REPORT



<b>POPULATION</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total Population	6,723	50,075	108,665
Average Age	42	42	41
Average Age (Male)	41	41	40
Average Age (Female)	43	43	42

<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total Households	2,839	21,372	44,049
# of Persons per HH	2.4	2.3	2.5
Average HH Income	\$86,004	\$100,448	\$112,308
Average House Value	\$251,870	\$301,015	\$319,600

Demographics data derived from AlphaMap