

4,371 SF AVAILABLE FOR SUBLEASE

ANDERSON MEDICAL

8000 FIVE MILE ROAD • CINCINNATI 45230



 CUSHMAN &
WAKEFIELD

ANDERSON MEDICAL

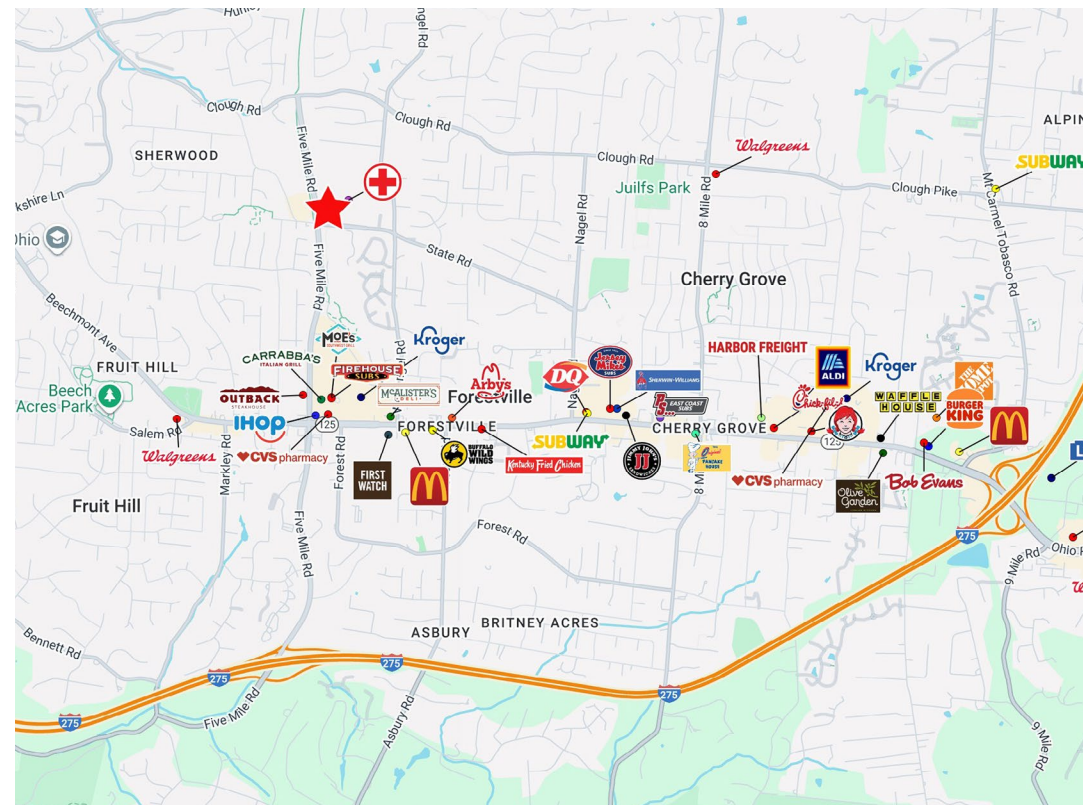
8000 Five Mile



PROPERTY HIGHLIGHTS

The Anderson Medical Building, located on the Bon Secours Mercy Health Anderson Hospital campus, is 1 mile north of multiple shopping and dining options on Beechmont Ave.

I-275 @ Five Mile is 2 miles south, and I-275 @ Beechmont is 3.3 miles east, offering easy access to the building.



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PROPERTY FEATURES

Building Size:	67,000 SF - 3 Story
Space Available:	4,371 SF
Year Built:	1984
Parking:	Surface lot
Parking Ratio:	3.21/1,000 SF
Municipality:	Anderson Township
Sublease Expiration:	5/31/2028
Sublease Rate:	\$19.68/SF NNN + \$9.16/SF (CAM)

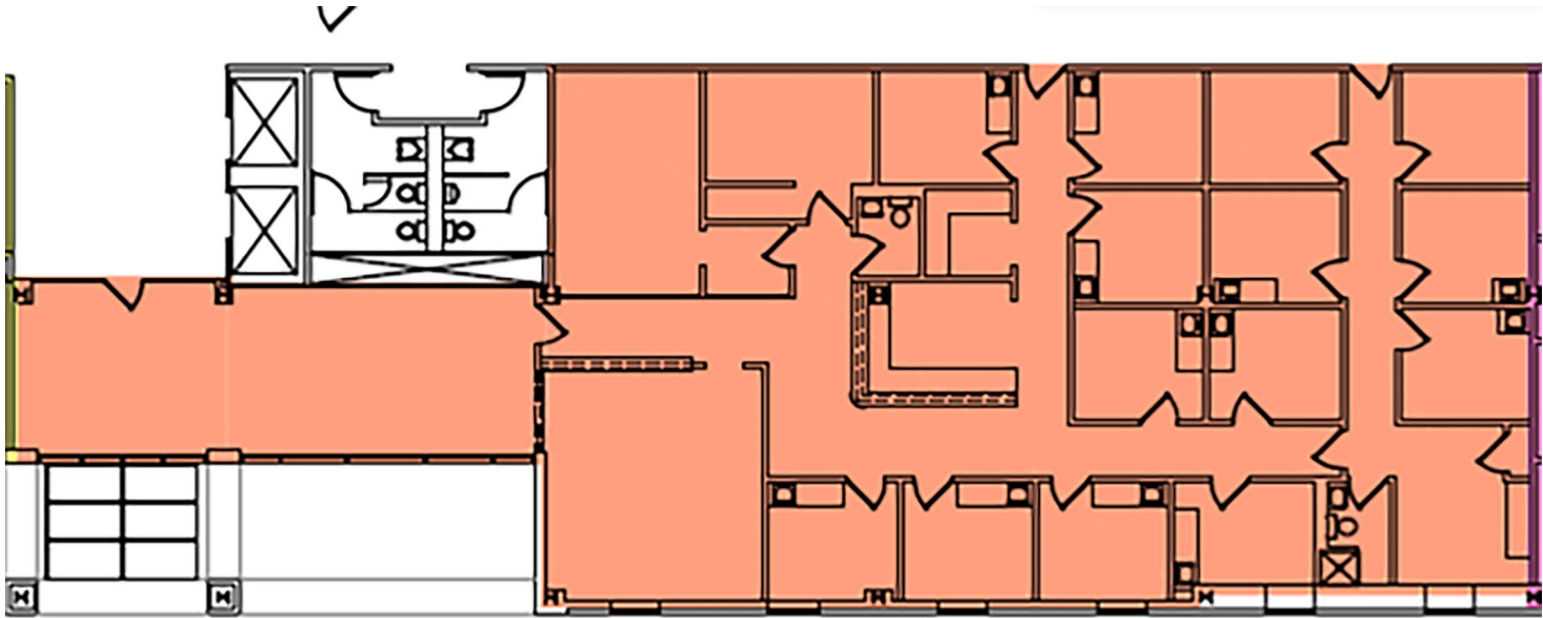


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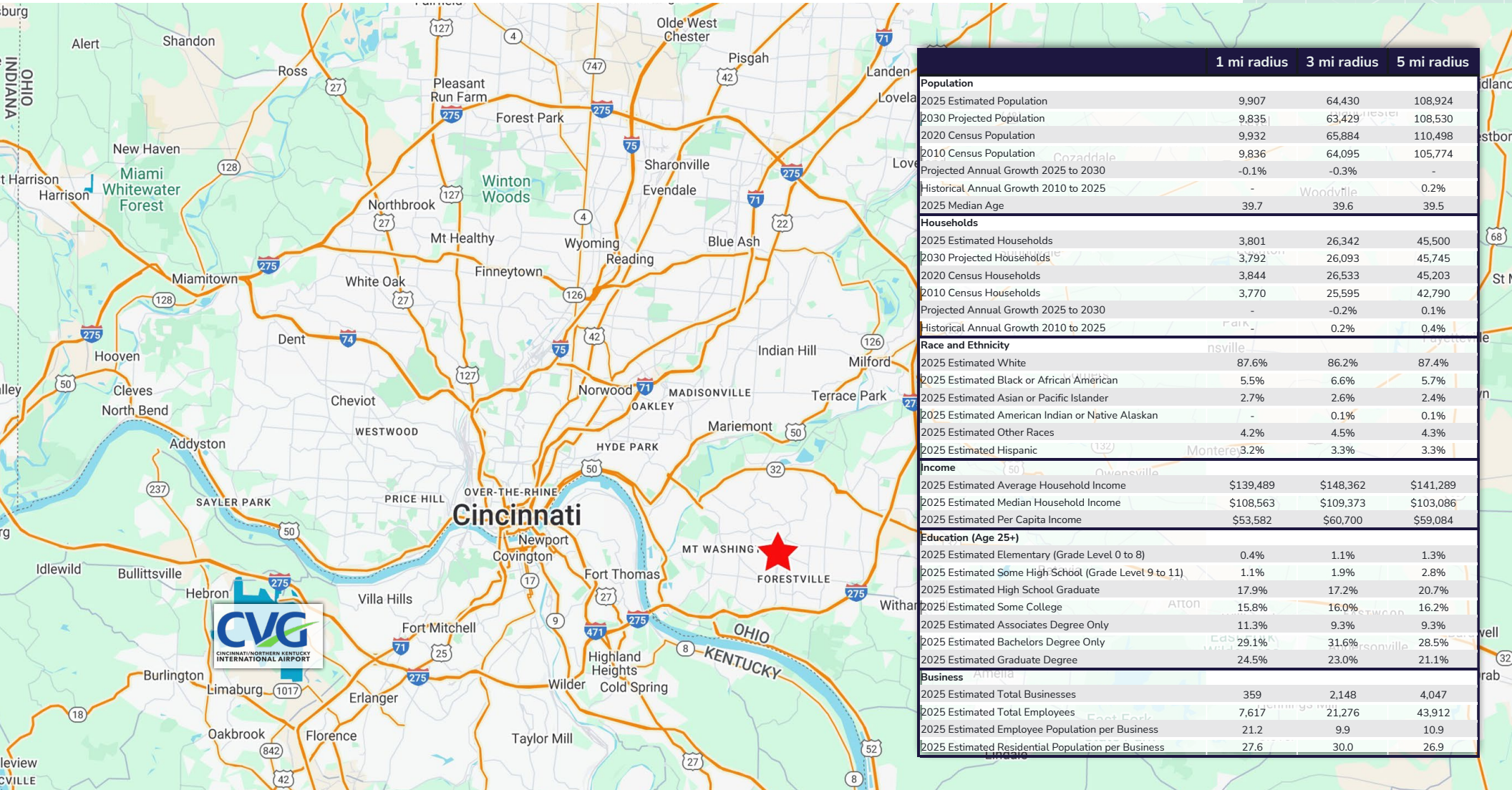
Suite 250 - 4,371 SF

FLOOR PLAN



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	1 mi radius	3 mi radius	5 mi radius
Population			
2025 Estimated Population	9,907	64,430	108,924
2030 Projected Population	9,835	63,429	108,530
2020 Census Population	9,932	65,884	110,498
2010 Census Population	9,836	64,095	105,774
Projected Annual Growth 2025 to 2030	-0.1%	-0.3%	-
Historical Annual Growth 2010 to 2025	-	Woodville	0.2%
2025 Median Age	39.7	39.6	39.5
Households			
2025 Estimated Households	3,801	26,342	45,500
2030 Projected Households	3,792	26,093	45,745
2020 Census Households	3,844	26,533	45,203
2010 Census Households	3,770	25,595	42,790
Projected Annual Growth 2025 to 2030	-	-0.2%	0.1%
Historical Annual Growth 2010 to 2025	-	0.2%	0.4%
Race and Ethnicity			
2025 Estimated White	87.6%	86.2%	87.4%
2025 Estimated Black or African American	5.5%	6.6%	5.7%
2025 Estimated Asian or Pacific Islander	2.7%	2.6%	2.4%
2025 Estimated American Indian or Native Alaskan	-	0.1%	0.1%
2025 Estimated Other Races	4.2%	4.5%	4.3%
2025 Estimated Hispanic	3.2%	3.3%	3.3%
Income			
2025 Estimated Average Household Income	\$139,489	\$148,362	\$141,289
2025 Estimated Median Household Income	\$108,563	\$109,373	\$103,086
2025 Estimated Per Capita Income	\$53,582	\$60,700	\$59,084
Education (Age 25+)			
2025 Estimated Elementary (Grade Level 0 to 8)	0.4%	1.1%	1.3%
2025 Estimated Some High School (Grade Level 9 to 11)	1.1%	1.9%	2.8%
2025 Estimated High School Graduate	17.9%	17.2%	20.7%
2025 Estimated Some College	15.8%	16.0%	16.2%
2025 Estimated Associates Degree Only	11.3%	9.3%	9.3%
2025 Estimated Bachelors Degree Only	29.1%	31.6%	28.5%
2025 Estimated Graduate Degree	24.5%	23.0%	21.1%
Business			
2025 Estimated Total Businesses	359	2,148	4,047
2025 Estimated Total Employees	7,617	21,276	43,912
2025 Estimated Employee Population per Business	21.2	9.9	10.9
2025 Estimated Residential Population per Business	27.6	30.0	26.9



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