

FOR LEASE

7,500 SF OFFICE SPACE (DIVISIBLE)

6730 RUWES OAK DR

CINCINNATI, OH 45248

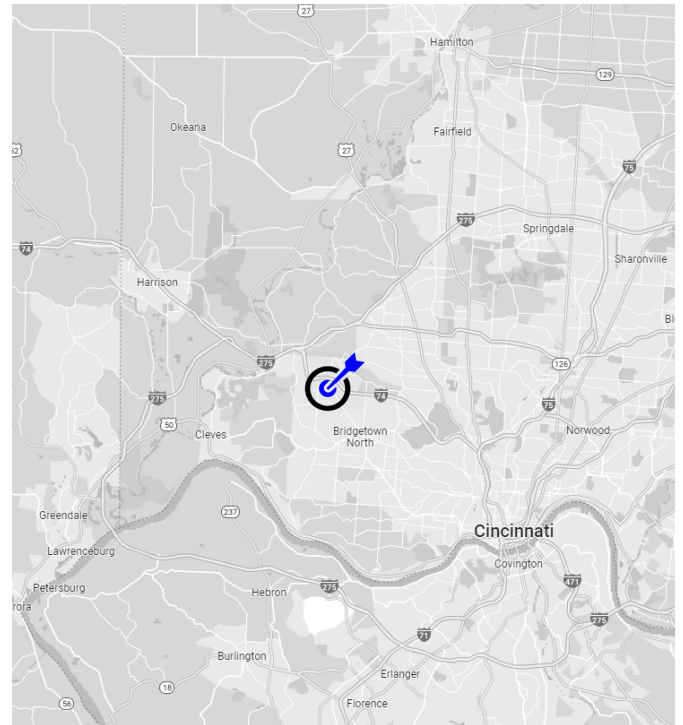


OFFERING SUMMARY

Address	6730 Ruwes Oak Dr Cincinnati, OH 45248
Rental Rate	\$16.00/SF NNN
Square Footage	7,500 SF Divisible to 1,500 SF
County	Hamilton County
Municipality	Green Township

PROPERTY OVERVIEW

Newly-constructed office space available. Highly visible with excellent demographics and traffic counts nearby. Located on Ruwes Oak Drive near a Holiday Inn Express and new Hampton Inn development. This location sits along the busy Harrison Ave corridor in an established, yet growing retail-trade area that includes a new Kroger Marketplace, Kohl's, Meijer, Christ Hospital, and the newly-developed Harrison Greene project with First Watch, Graeter's, Sports Clips, and Dewey's Pizza. Several new housing and commercial developments nearby.



MIKE BASTIN

DIRECT: 513.618.2823 | **CELL:** 513.520.4525 | **EMAIL:** MJBASTIN@CBCRELIANTREALTY.COM

2181 VICTORY PARKWAY | SUITE 102
CINCINNATI, OH 45206
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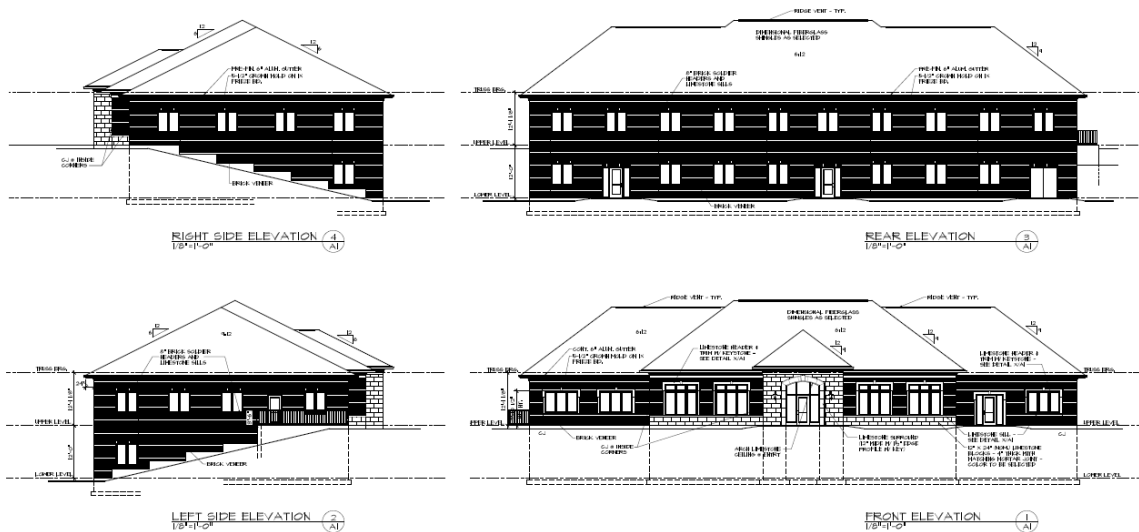
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6730 RUWES OAK DR | BUILDING ELEVATION



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COLDWELL BANKER COMMERCIAL

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Description	1 mile	3 mile	5 mile
Population Summary			
2000 Total Population	5,049	30,439	113,398
2010 Total Population	7,168	34,085	116,498
2020 Total Population	7,783	35,216	117,538
2025 Total Population	7,935	35,448	117,517
2020-2025 Annual Rate	1.95%	0.66%	-0.02%
Household Summary			
2000 Households	2,338	11,291	44,709
2010 Households	3,220	13,255	47,186
2020 Households	3,461	13,858	48,008
2025 Households	3,530	14,004	48,114
2020-2025 Annual Rate	1.99%	1.05%	0.22%
Housing Unit Summary			
2010 Housing Units	3,470	14,073	50,839
2020 Housing Units	3,595	14,443	51,395
Owner Occupied Housing Units	68.50%	77.40%	69.00%
Renter Occupied Housing Units	27.80%	18.60%	24.40%
Vacant Housing Units	3.70%	4.10%	6.60%

Description	1 mile	3 mile	5 mile
Average Household Income			
2020	\$96,788	\$109,210	\$91,357
2025	\$109,032	\$121,536	\$100,922
Average Home Value			
2020	\$224,594	\$258,865	\$217,383
2025	\$257,986	\$303,298	\$252,087
Median Household Income			
2020	\$77,806	\$84,433	\$69,923
2025	\$86,371	\$93,430	\$75,364
Median Home Value			
2020	\$217,978	\$240,333	\$182,583
2025	\$265,847	\$283,647	\$224,939
Per Capita Income			
2020	\$41,882	\$43,463	\$37,319
2025	\$47,258	\$48,545	\$41,323
Median Age			
2020	39.8	43.2	41.3
2025	41.5	43.6	42.0



ACCESS & LOCATION

Ideally located immediately off the I-74 Harrison/Rybolt Exit (#11), this building provides convenient highway access and is within a 15 minute drive to the Downtown Cincinnati and 25 minutes to Greater Cincinnati/ Northern KY International Airport (CVG).

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