

# OFFICE BUILDING FOR SALE OR LEASE

11250 Lebanon Road, Cincinnati, OH 45241

## RECENTLY RENOVATED OFFICE BUILDING IN THE HEART OF SHARONVILLE



### OFFERING SUMMARY

<b>SALE PRICE:</b>	\$640,000
<b>LEASE RATE:</b>	\$18.00 SF/Yr (MG)
<b>MARKET:</b>	Cincinnati/Dayton
<b>SUBMARKET:</b>	Mason/Montgomery
<b>COUNTY:</b>	Hamilton
<b>ZONING:</b>	G.B - General Business
<b>YEAR BUILT:</b>	1972
<b>TOTAL SF:</b>	8,416 SF
<b>AVAILABLE SF:</b>	8,416 SF

### PROPERTY HIGHLIGHTS

- *Recently Renovated Office Building in the Heart of Sharonville*
- *Minutes from I-275, I-75, and I-71*
- Newly Remodeled
- New Roof with 15 Year Warranty Installed August 2019
- Beautiful Interior Finishes
- Parking for 35 Vehicles
- Updated Mechanicals
- Back-Up Power Generator
- Fiber Optics at Building
- Digital Phone System
- Extensively Wired Network
- Room for Expansion

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ASSOCIATES**  
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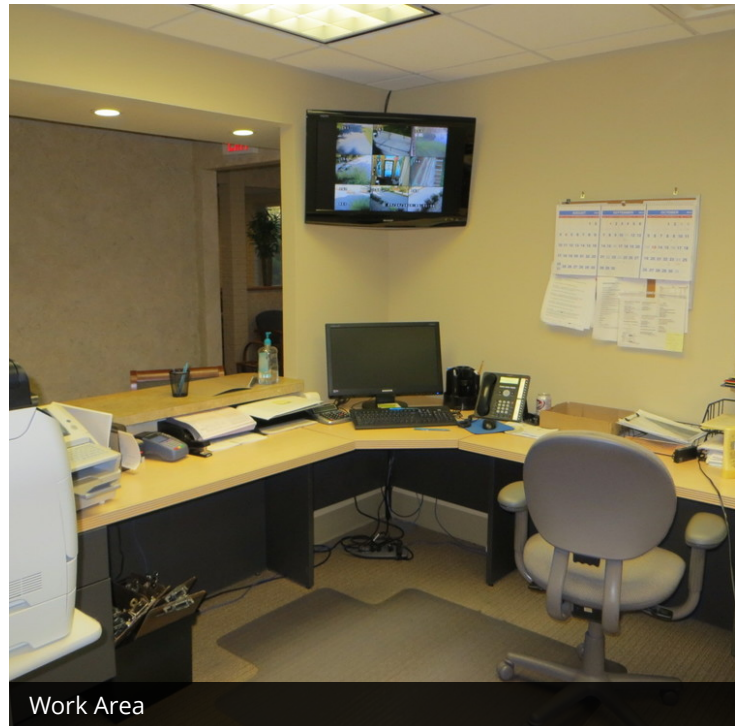
Reception Area



Guest Lounge



Kitchenette



Work Area

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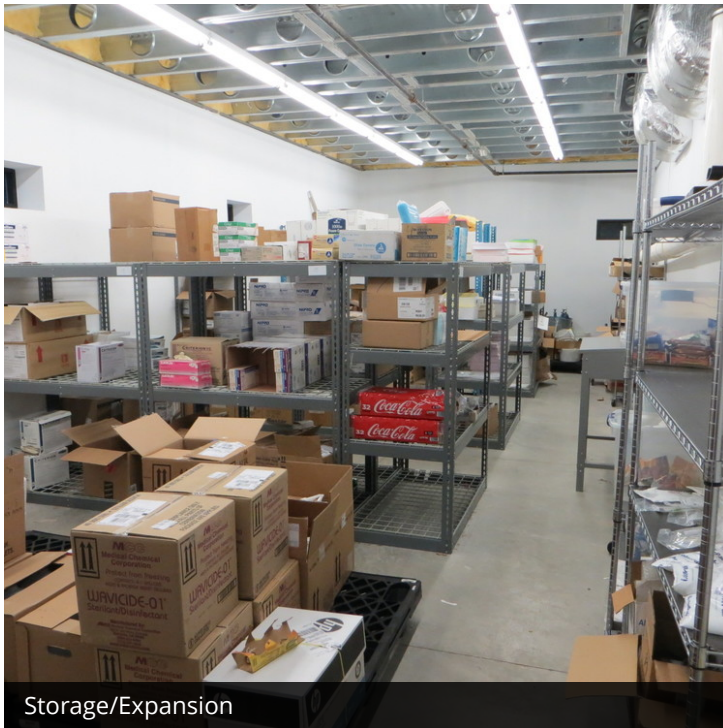
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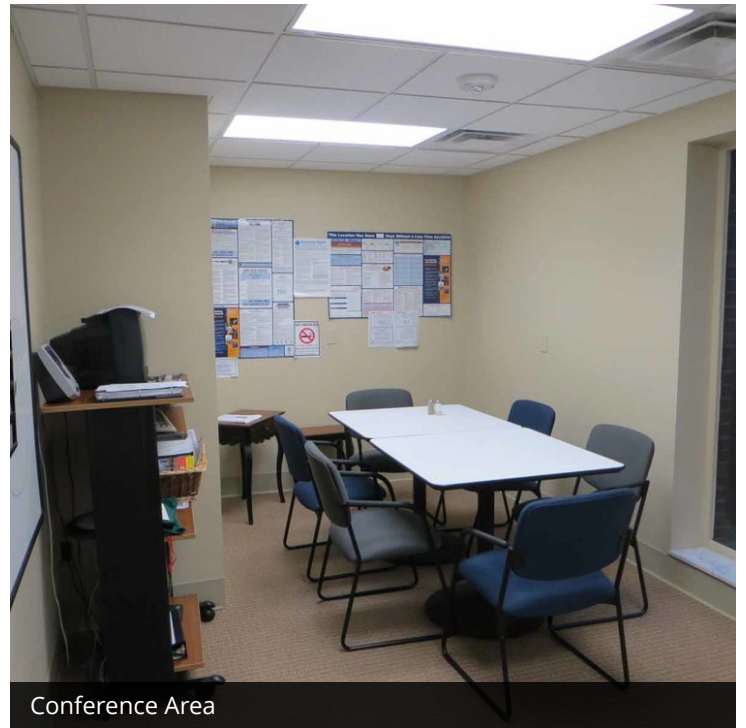
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Open Multi-Station Bullpen Area



Storage/Expansion



Conference Area

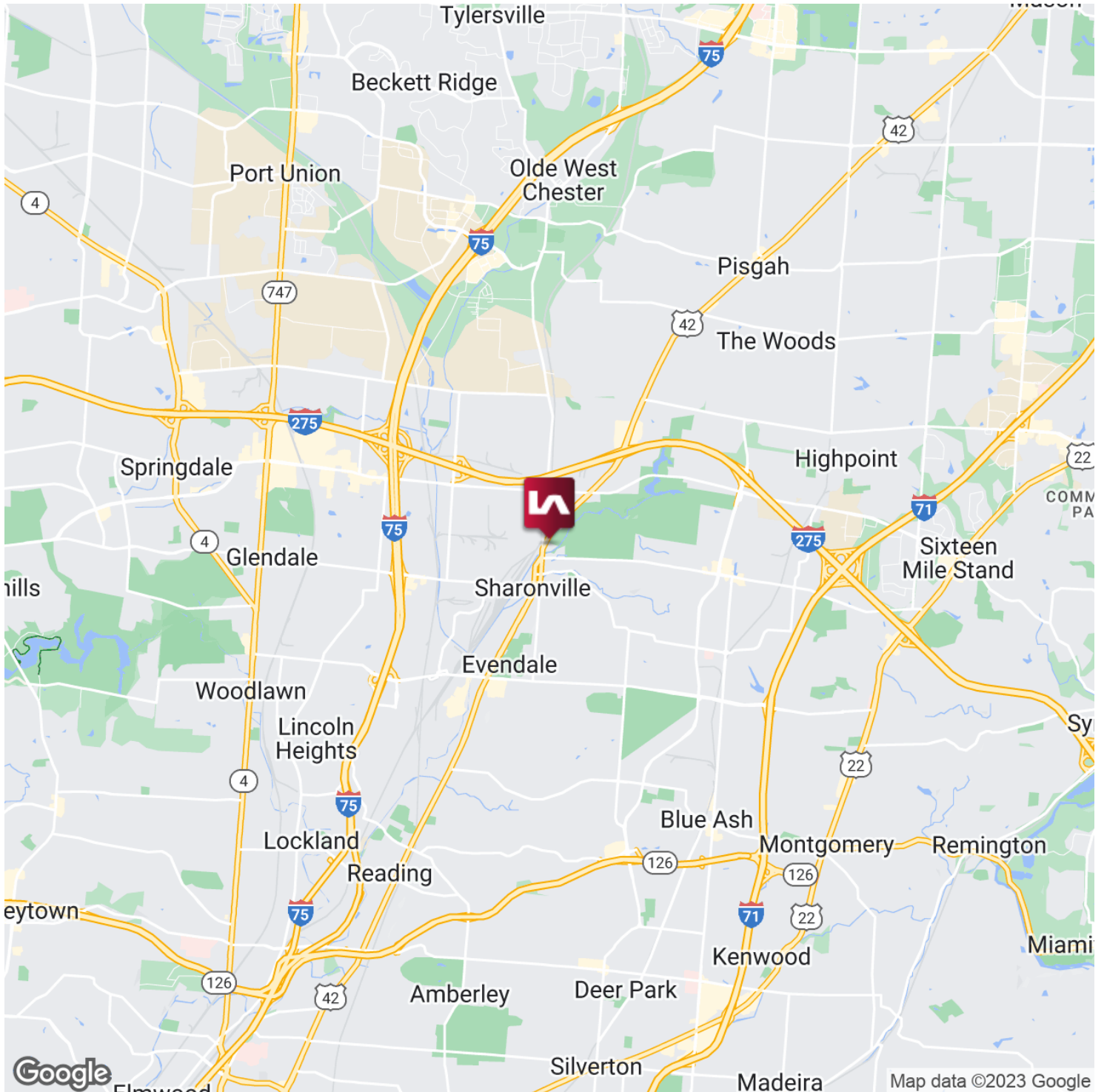
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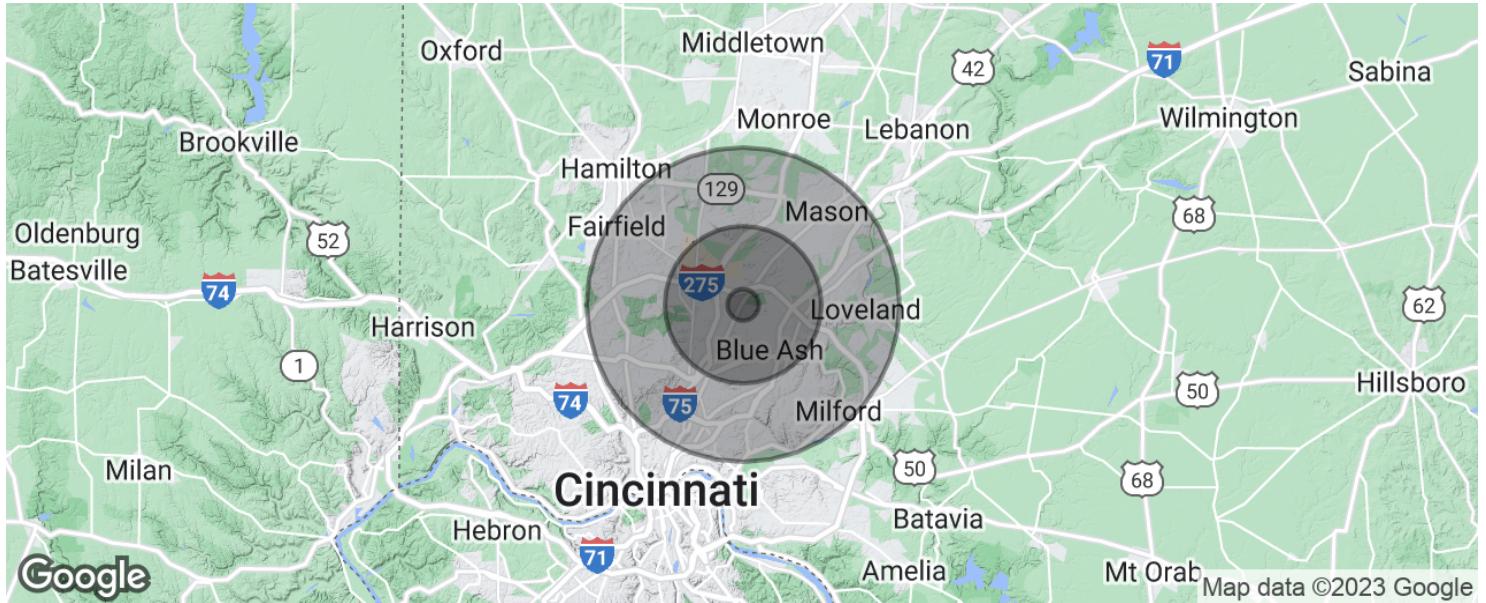
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POPULATION	1 MILE	5 MILES	10 MILES
Total population	4,829	134,789	649,625
Median age	40.3	40.5	37.7
Median age (Male)	38.0	38.4	36.1
Median age (Female)	43.0	42.6	39.0
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	2,054	54,348	255,829
# of persons per HH	2.4	2.5	2.5
Average HH income	\$65,156	\$81,185	\$81,539
Average house value	\$167,444	\$210,712	\$246,055

\* Demographic data derived from 2020 ACS - US Census

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