

OFFICE/FLEX SPACE FOR LEASE

4148 WEBSTER AVENUE

Cincinnati, OH 45212



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**LEE &
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COMMERCIAL REAL ESTATE SERVICES

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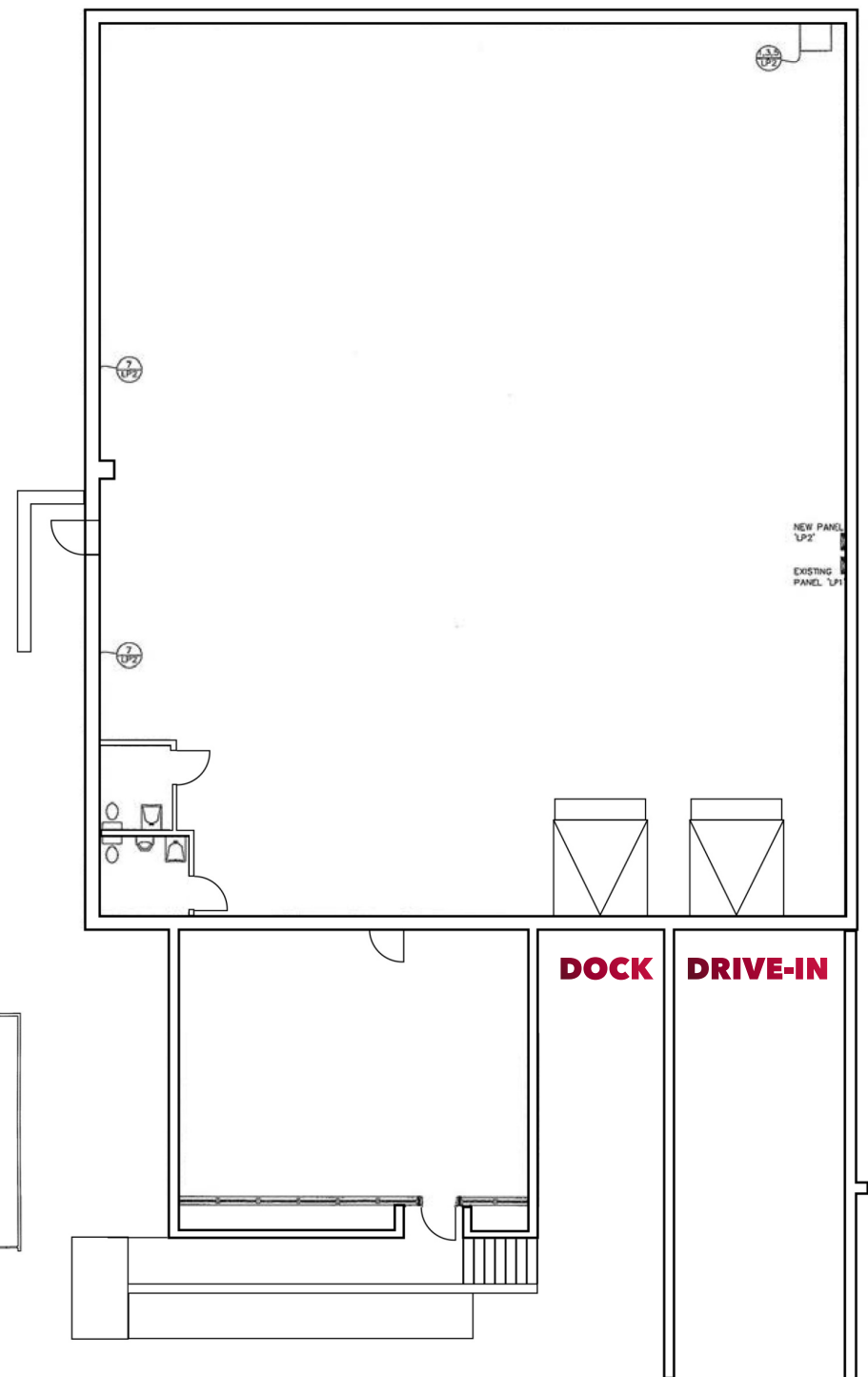
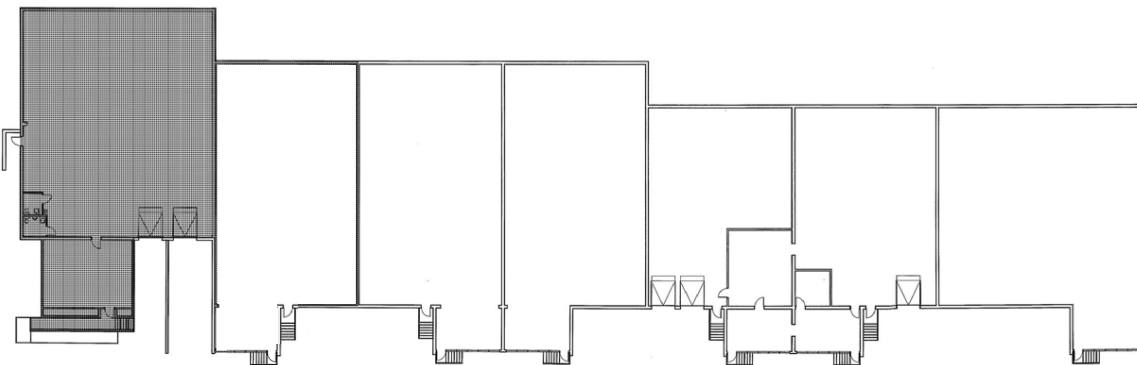
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FOR LEASE: 5,960 SF

LEASE RATE: \$8.00 PSF + \$2.28 NNN

- 5,960 SF Available
- Approximately 768 SF of Office Space
- 1 drive in door and 1 dock door
- Easy access to I-71 and I-75
- 20' ceilings

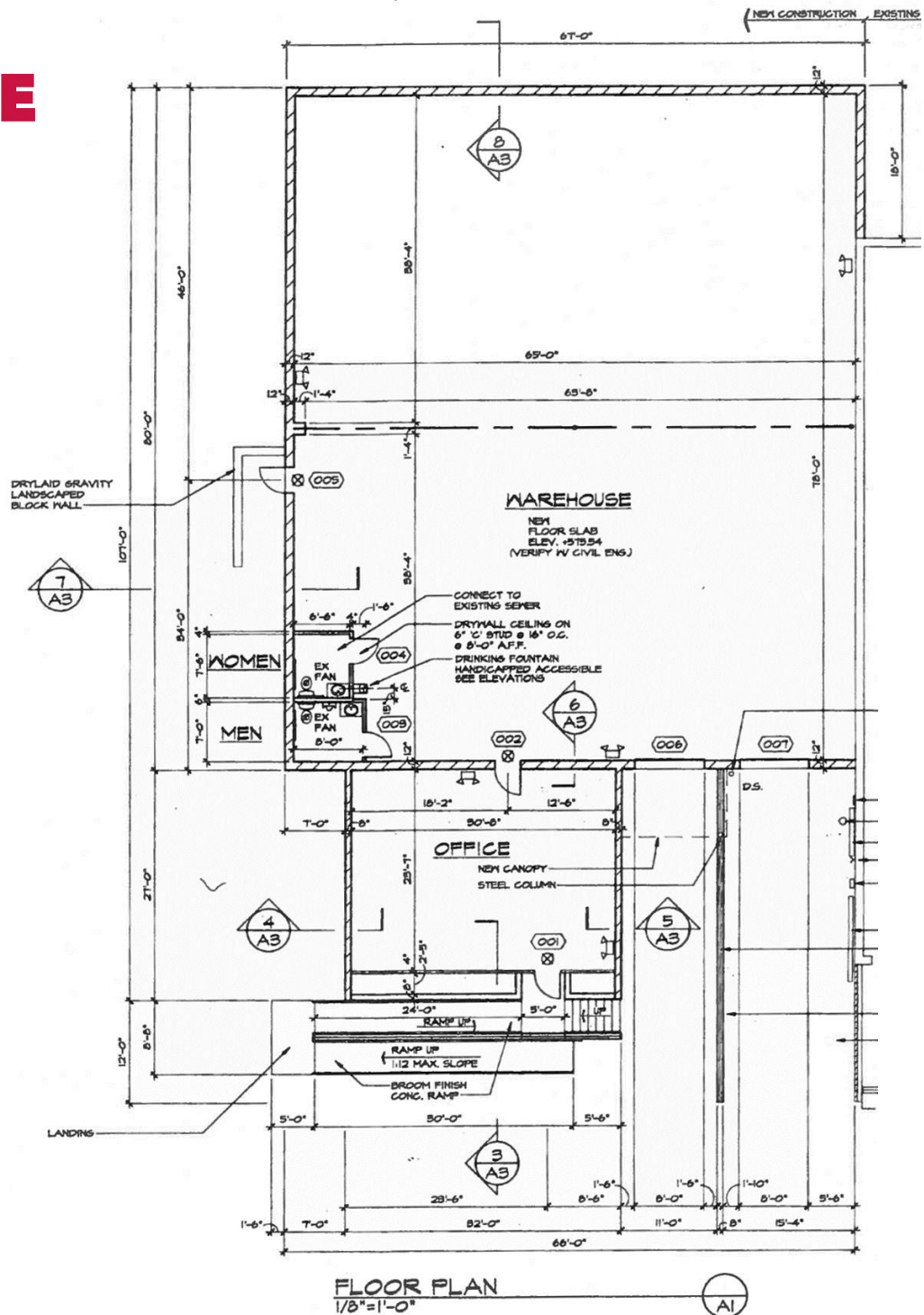


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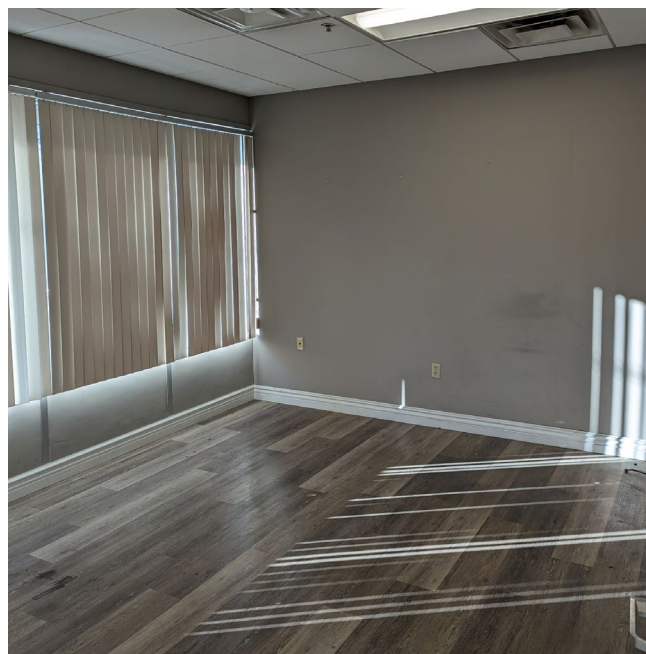
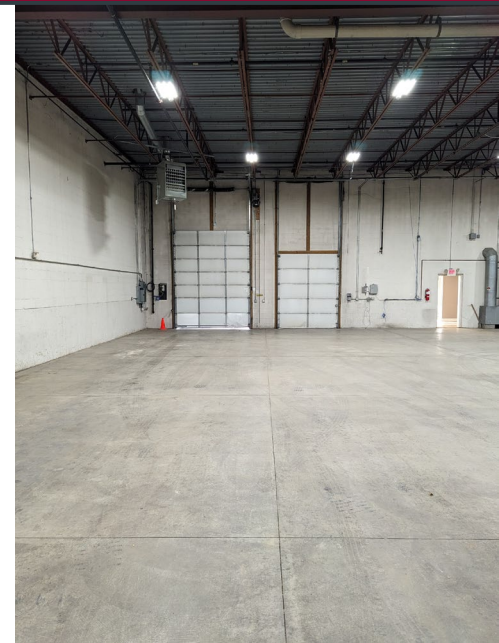
FACT SHEET

BUILDING SIZE:	28,528 SF
YEAR BUILT:	1975
CONSTRUCTION:	Pre-engineered metal & concrete block
ZONING:	Light Manufacturing (M-1)
CLEARANCE HEIGHT:	20'
FLOOR:	Concrete
DRIVE-IN DOORS:	1
DOCK DOORS:	1
SPRINKLERS:	Yes
LIGHTING:	LED
PARKING:	8 parking spots
ELECTRIC:	100 amp, 240 volts, 3 phase
ROOF:	Rubber roof
HEAT & A/C:	Heating and cooling in office; gas unit heaters in warehouse



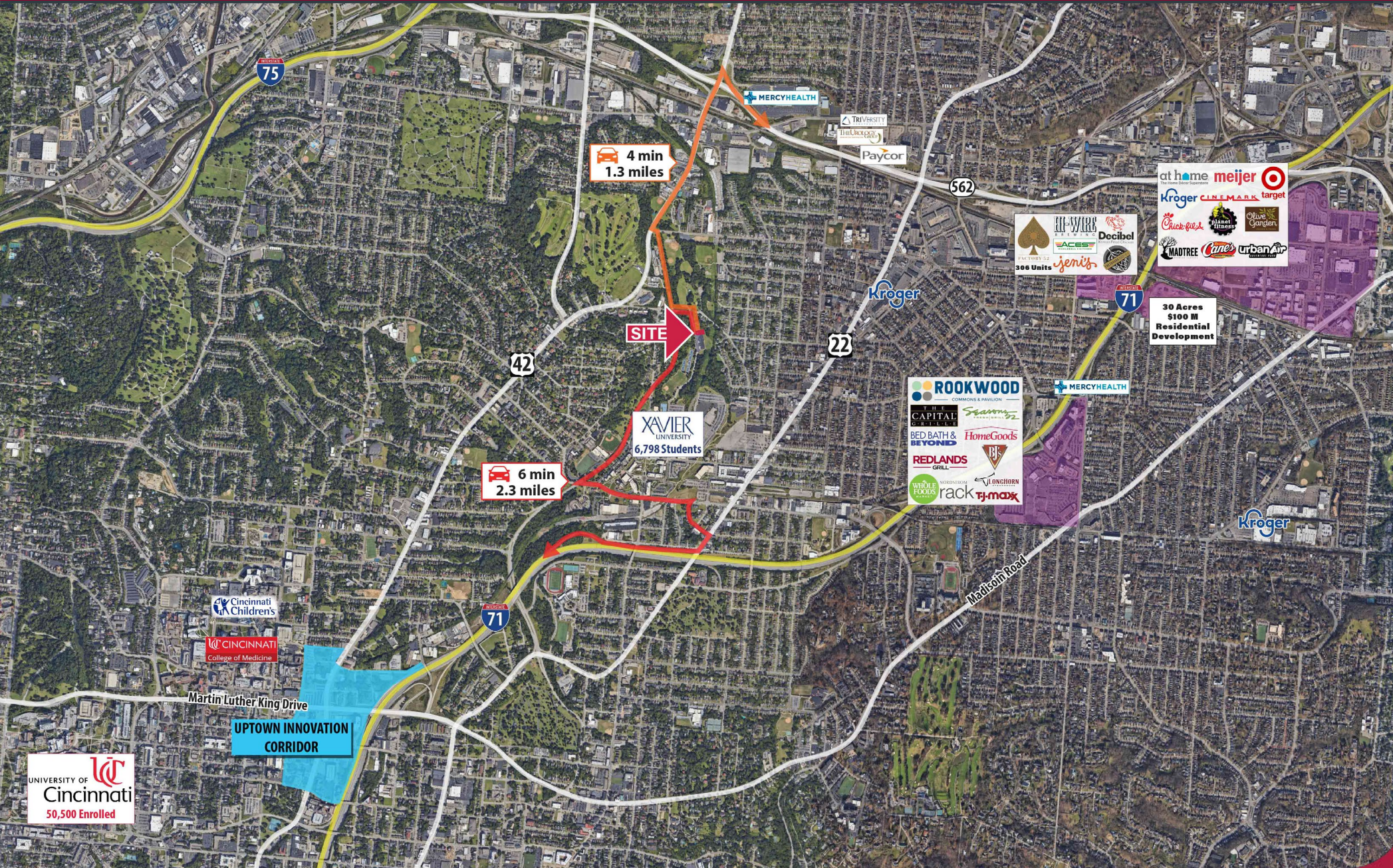
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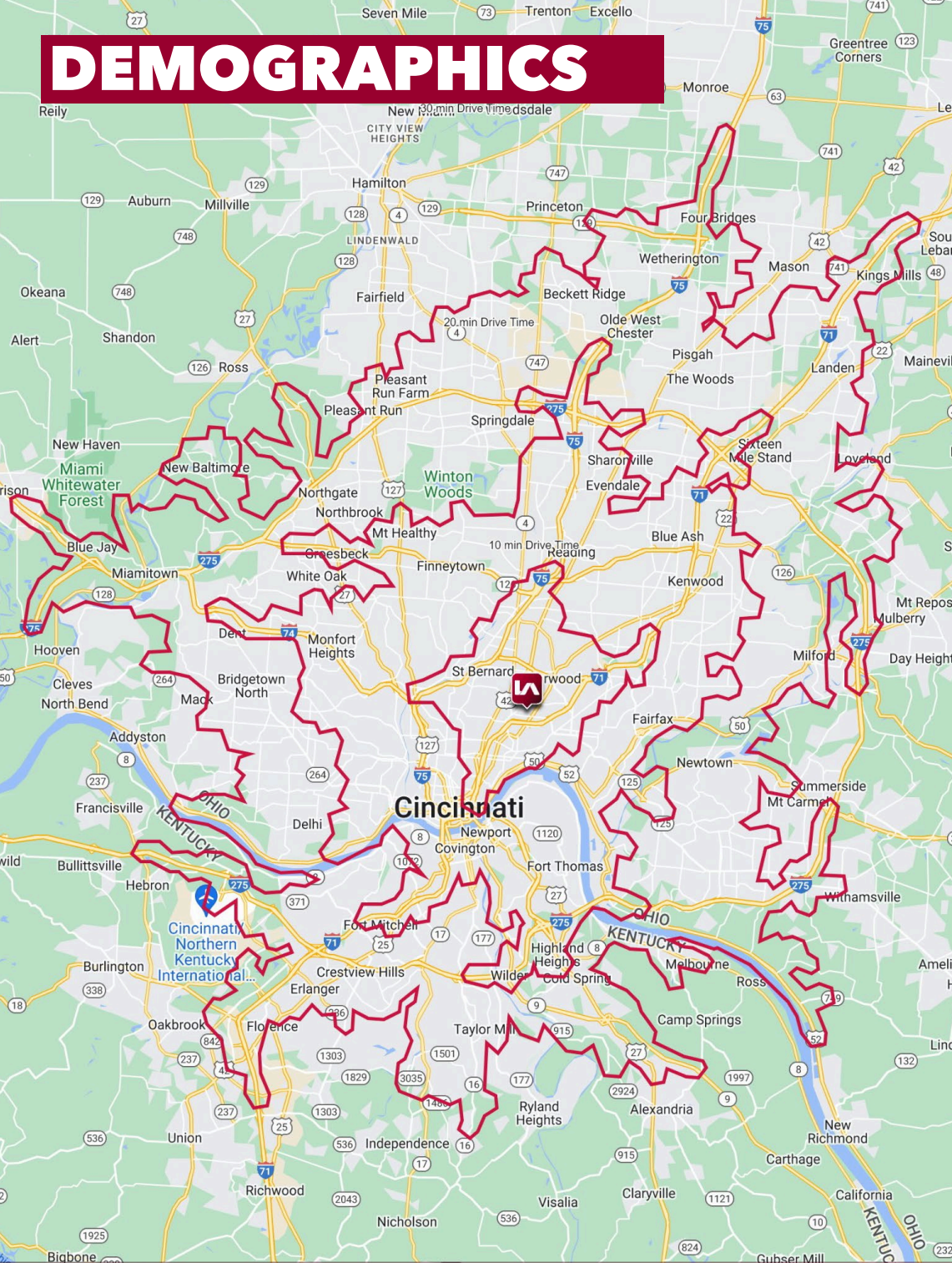


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DEMOGRAPHICS



	1 MI RADIUS	3 MI RADIUS	5 MI RADIUS
POPULATION			
2023 Estimated Population	17,615	129,635	294,058
2028 Projected Population	17,777	130,769	299,485
2020 Census Population	17,707	130,232	294,821
2010 Census Population	17,460	125,592	283,799
Projected Annual Growth 2023 to 2028	0.2%	0.2%	0.4%
Historical Annual Growth 2010 to 2023	-	0.2%	0.3%
HOUSEHOLDS			
2023 Estimated Households	7,015	60,543	135,464
2028 Projected Households	6,966	60,038	136,373
2020 Census Households	6,962	60,153	134,180
2010 Census Households	6,786	57,722	127,780
Projected Annual Growth 2023 to 2028	-0.1%	-0.2%	0.1%
Historical Annual Growth 2010 to 2023	0.3%	0.4%	0.5%
AGE			
2023 Est. Population Under 10 Years	10.2%	11.1%	11.5%
2023 Est. Population 10 to 19 Years	17.7%	12.6%	12.5%
2023 Est. Population 20 to 29 Years	20.4%	19.4%	18.7%
2023 Est. Population 30 to 44 Years	17.2%	20.3%	20.3%
2023 Est. Population 45 to 59 Years	15.4%	16.0%	16.1%
2023 Est. Population 60 to 74 Years	13.7%	15.0%	15.0%
2023 Est. Population 75 Years or Over	5.5%	5.7%	5.9%
2023 Est. Median Age	33.2	34.9	35.4
MARITAL STATUS & GENDER			
2023 Est. Male Population	49.4%	48.6%	49.0%
2023 Est. Female Population	50.6%	51.4%	51.0%
2023 Est. Never Married	59.6%	51.4%	50.6%
2023 Est. Now Married	22.3%	28.8%	30.4%
2023 Est. Separated or Divorced	12.9%	15.1%	14.1%
2023 Est. Widowed	5.2%	4.8%	4.9%
INCOME			
2023 Est. HH Income \$200,000 or More	8.5%	10.8%	11.0%
2023 Est. HH Income \$150,000 to \$199,999	7.8%	7.6%	7.1%
2023 Est. HH Income \$100,000 to \$149,999	12.2%	12.7%	12.9%
2023 Est. HH Income \$75,000 to \$99,999	9.1%	10.0%	10.4%
2023 Est. HH Income \$50,000 to \$74,999	14.4%	13.9%	14.4%
2023 Est. HH Income \$35,000 to \$49,999	12.3%	11.4%	10.6%
2023 Est. HH Income \$25,000 to \$34,999	9.8%	8.5%	8.5%
2023 Est. HH Income \$15,000 to \$24,999	9.1%	8.6%	8.7%
2023 Est. HH Income Under \$15,000	16.8%	16.5%	16.3%
2023 Est. Average Household Income	\$92,415	\$100,889	\$100,693
2023 Est. Median Household Income	\$67,460	\$68,574	\$69,168
2023 Est. Per Capita Income	\$37,565	\$47,488	\$46,836
2023 Est. Total Businesses	667	5,454	14,770
2023 Est. Total Employees	13,956	80,913	215,648