

FOR LEASE

6779 Colerain Avenue Cincinnati, OH 45239



NAIBergman

Office | 4,000 SF

- For Lease
- Move in Ready
- Former Midwest Eye Center
- Well Suited For General Office
- Tremendous Visibility
- Monument and Building Signage Available
- Approximately 24,000 VPD



Matt Hiudt

+1 513 322 6310

mhiudt@bergman-group.com



Kristina Skurow

+1 513 322 6308

kskurow@bergman-group.com



Laurence Bergman

+1 513 322 6307

larry@bergman-group.com

FOR LEASE

6779 Colerain Avenue Cincinnati, OH 45239



No Warranty Or Representation, Express Or Implied, Is Made As To The Accuracy Of The Information Contained Herein, And The Same Is Submitted Subject To Errors, Omissions, Change Of Price, Rental Or Other Conditions, Prior Sale, Lease Or Financing, Or Withdrawal Without Notice, And Of Any Special Listing Conditions Imposed By Our Principals No Warranties Or Representations Are Made As To The Condition Of The Property Or Any Hazards Contained Therein Are Any To Be Implied.



Matt Hiudt

+1 513 322 6310

mhiudt@bergman-group.com



Kristina Skurow

+1 513 322 6308

kskurow@bergman-group.com



Laurence Bergman

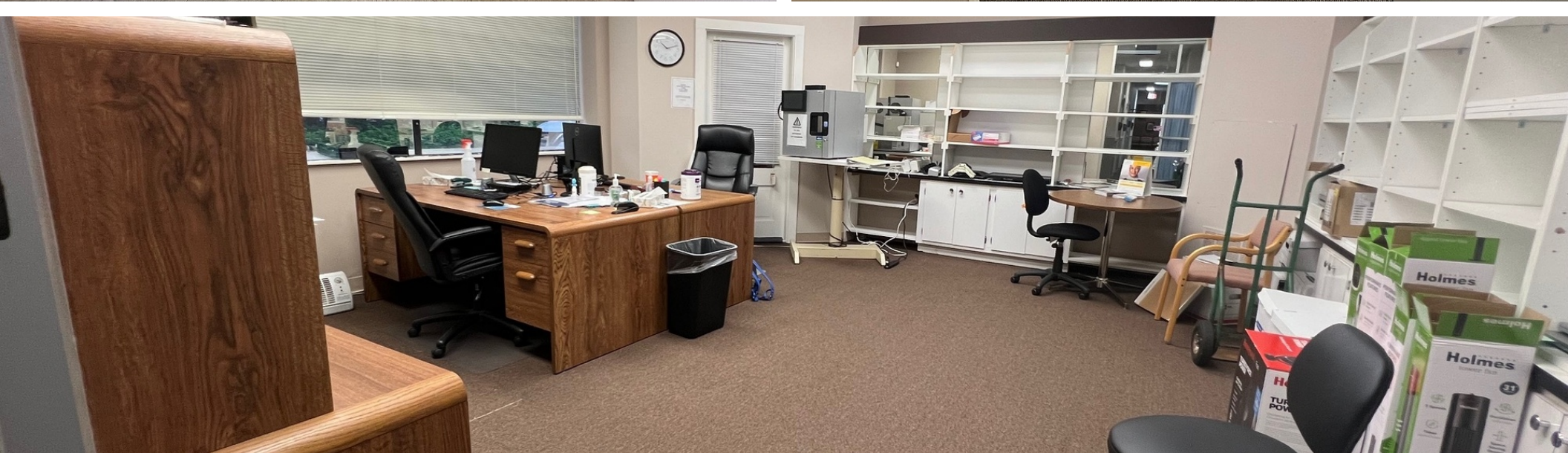
+1 513 322 6307

larry@bergman-group.com

NABergman

FOR LEASE

6779 Colerain Avenue Cincinnati, OH 45239



No Warranty Or Representation, Express Or Implied, Is Made As To The Accuracy Of The Information Contained Herein, And The Same Is Submitted Subject To Errors, Omissions, Change Of Price, Rental Or Other Conditions, Prior Sale, Lease Or Financing, Or Withdrawal Without Notice, And Of Any Special Listing Conditions Imposed By Our Principals No Warranties Or Representations Are Made As To The Condition Of The Property Or Any Hazards Contained Therein Are Any To Be Implied.



Matt Hiudt

+1 513 322 6310

mhiudt@bergman-group.com



Kristina Skurow

+1 513 322 6308

kskurow@bergman-group.com



Laurence Bergman

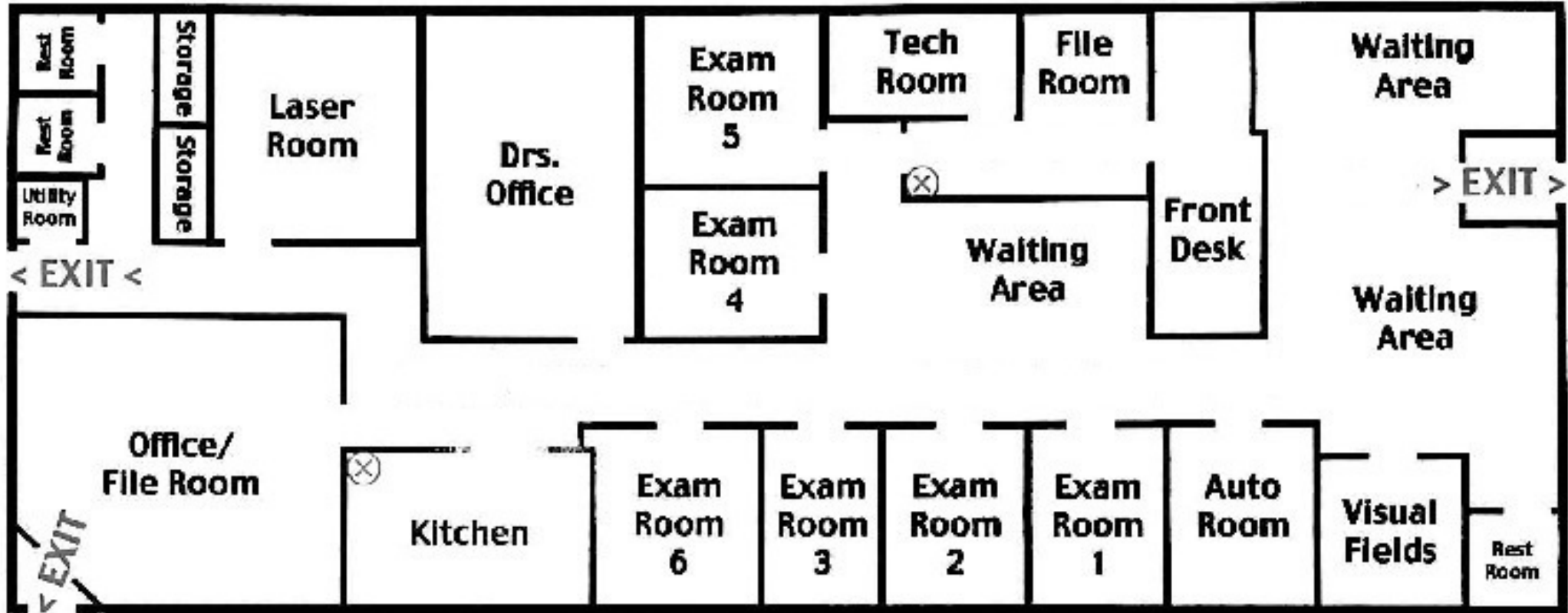
+1 513 322 6307

larry@bergman-group.com

NABergman

FOR LEASE

6779 Colerain Avenue Cincinnati, OH 45239



- Fire Extinguisher Locations

< EXIT < - Exit Indicators

No Warranty Or Representation, Express Or Implied, Is Made As To The Accuracy Of The Information Contained Herein, And The Same Is Submitted Subject To Errors, Omissions, Change Of Price, Rental Or Other Conditions, Prior Sale, Lease Or Financing, Or Withdrawal Without Notice, And Of Any Special Listing Conditions Imposed By Our Principals No Warranties Or Representations Are Made As To The Condition Of The Property Or Any Hazards Contained Therein Are Any To Be Implied.



Matt Hiudt

+1 513 322 6310

mhiudt@bergman-group.com



Kristina Skurow

+1 513 322 6308

kskurow@bergman-group.com



Laurence Bergman

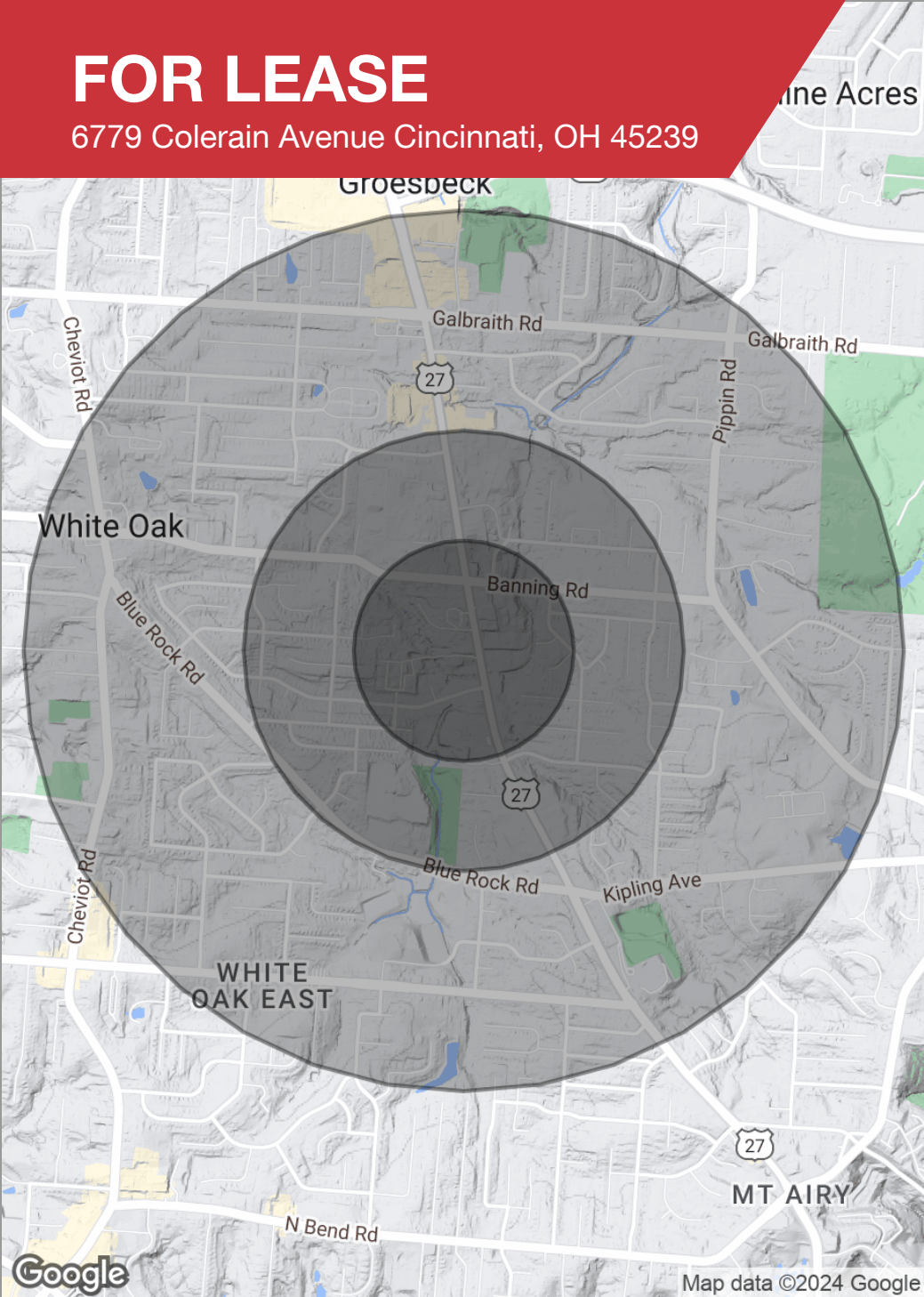
+1 513 322 6307

larry@bergman-group.com

NABergman

FOR LEASE

6779 Colerain Avenue Cincinnati, OH 45239



POPULATION

	0.25 MILES	0.5 MILES	1 MILE
Total population	1,082	3,882	15,020
Median age	34.5	36.6	38.5
Median age (male)	33.4	32.6	36.1
Median age (Female)	37.0	40.3	41.4

HOUSEHOLDS & INCOME

	0.25 MILES	0.5 MILES	1 MILE
Total households	421	1,613	6,458
# of persons per HH	2.6	2.4	2.3
Average HH income	\$61,679	\$61,278	\$62,286
Average house value	\$110,194	\$115,775	\$123,982

* Demographic data derived from 2020 ACS - US Census

No Warranty Or Representation, Express Or Implied, Is Made As To The Accuracy Of The Information Contained Herein, And The Same Is Submitted Subject To Errors, Omissions, Change Of Price, Rental Or Other Conditions, Prior Sale, Lease Or Financing, Or Withdrawal Without Notice, And Of Any Special Listing Conditions Imposed By Our Principals No Warranties Or Representations Are Made As To The Condition Of The Property Or Any Hazards Contained Therein Are Any To Be Implied.



Matt Hiudt
+1 513 322 6310
mhiudt@bergman-group.com



Kristina Skurow
+1 513 322 6308
kskurow@bergman-group.com



Laurence Bergman
+1 513 322 6307
larry@bergman-group.com

