



**FOR SALE OR LEASE**

**4642 Ridge  
Road**

Cincinnati, OH 45209



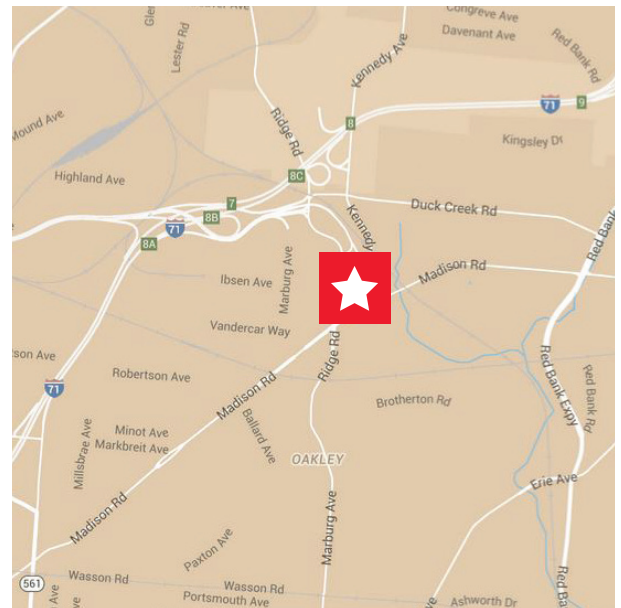
**11,000 RSF Building**

**Sale Price: \$1,495,000**

**Lease Rate: \$17.95/SF Modified Gross**

### Property Highlights

- 2 Story building located in highly visible location
- Outstanding location on Ridge Road with easy access to and from I-71 and the Norwood Lateral via the Kennedy Connector
- Convenient to Oakley, Hyde Park, Kenwood & Pleasant Ridge
- Lease rate includes real estate taxes, building insurance, HVAC maintenance and grounds maintenance (lawn, landscaping, snow & ice removal, parking lot & exterior lights)
- Tenant is responsible for utilities, janitorial, interior maintenance and trash, and content insurance



For more information, contact:

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# Specifications

## Location

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Address	4642 Ridge Road, Cincinnati, OH 45209
Building Size	11,000 RSF, 5,500 SF per floor
Parking	4 / 1000
Site Size	0.82 Acres
Access	I-71 and Norwood Lateral via Kennedy Connector and Ridge Road

## Features

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Ceiling Heights	Approximately 12'
Lighting	Fluorescent
Roof	Ballasted rubber membrane with 5 years remaining on 15 year warranty
Windows	Glass with aluminum frames
Year Built	2004
Number of Floors	2
Elevators	1 hydraulic

## Utilities

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Electric	Duke
Gas	Duke
Water/Sewer	Greater Cincinnati Waterworks
Phone/Data	Time Warner Cable or Cincinnati Bell

## Zoning

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Municipality	Cincinnati
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## Building Systems

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HVAC	1st Floor - Split System   2nd Floor - Rooftop Unit
Sprinkler System	Not sprinkled

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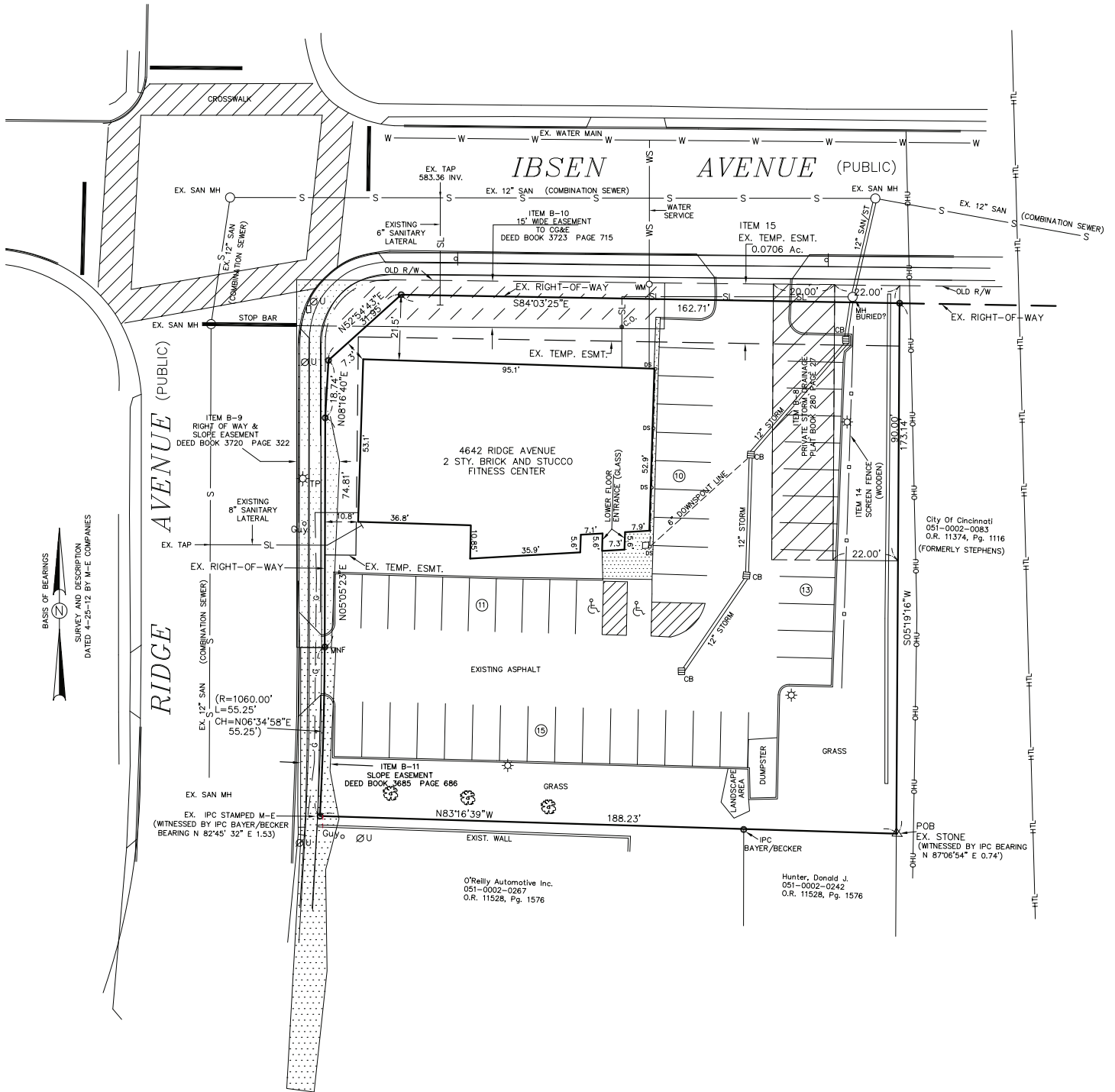
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# Site Plan



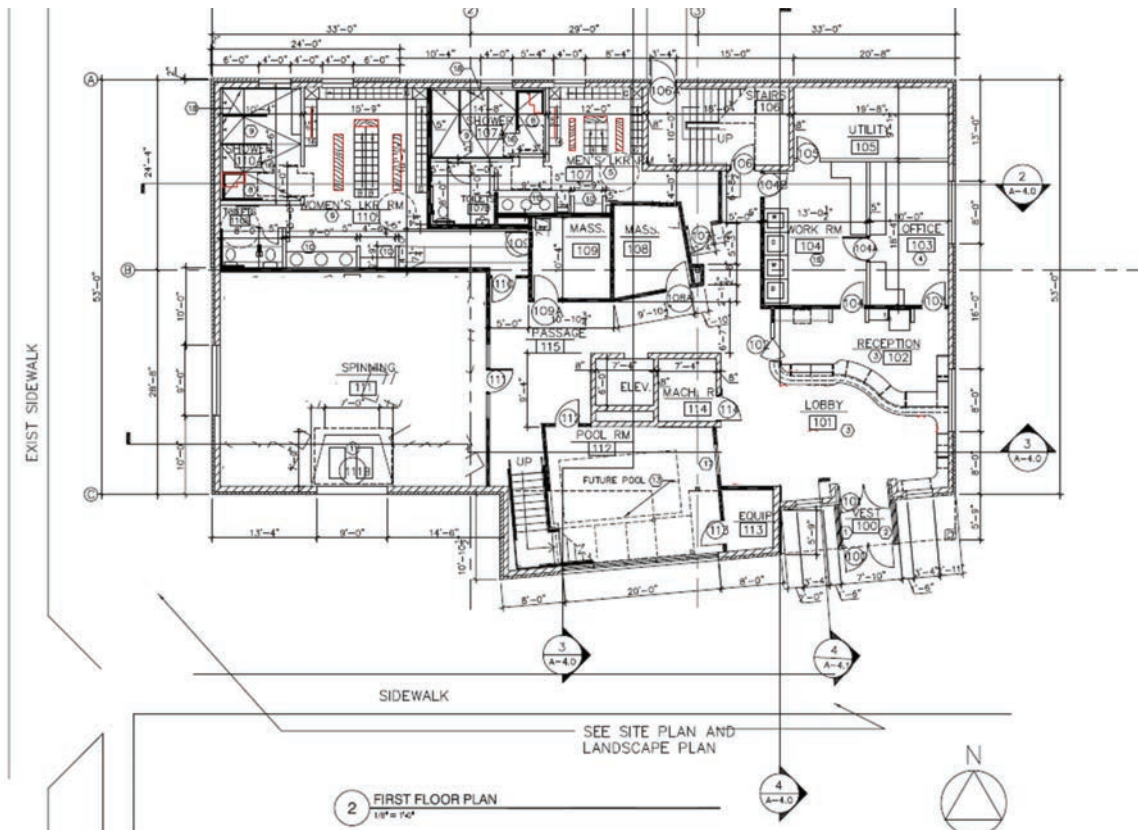
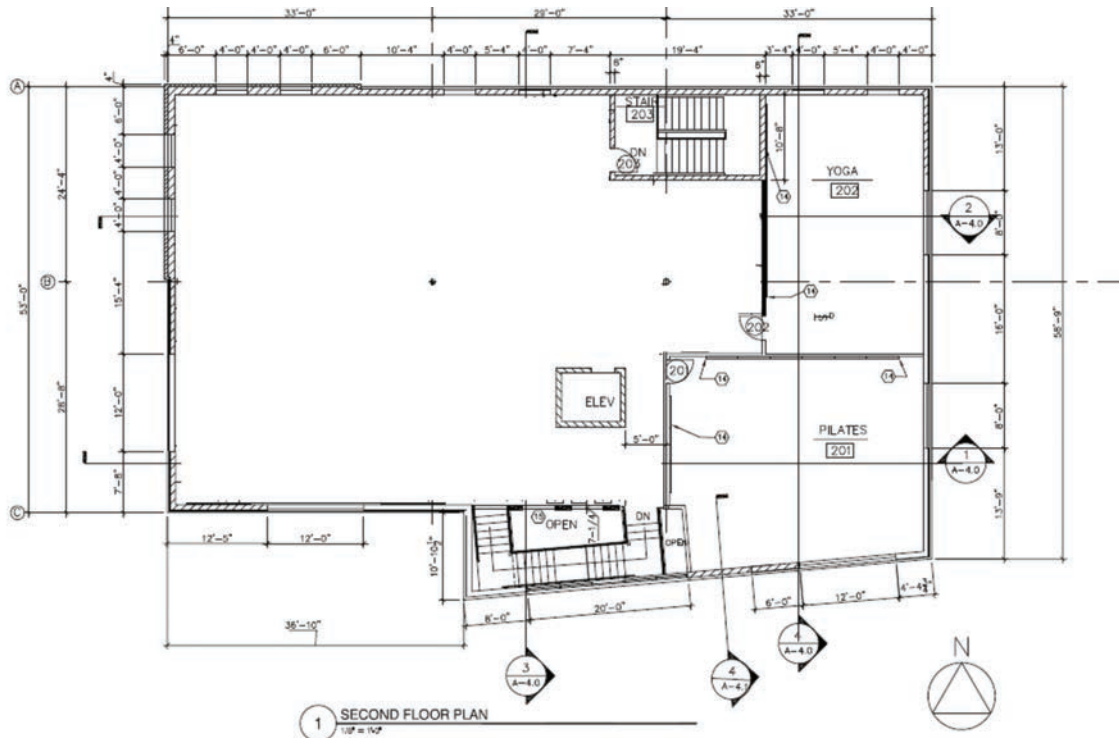
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# Floor Plans



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## Area Amenities

**OAKLEY STATION AT THE CENTER OF CINCINNATI:** a 74 acre mixed-use development on the east side of I-71 and Ridge Road, adjacent to the Center of Cincinnati. It includes Office, Retail/Restaurant and Residential components anchored by a Cinemark movie theatre and Kroger (under construction, planned to open in 2016).



**HYDE PARK PLAZA:** Southwest Ohio's most desirable premier grocery-anchored shopping center anchored by two grocers - Kroger and Remke Markets. Features extremely high customer traffic with Kroger and Remke Markets attracting 74,000+ customers/week.

## Hyde Park Plaza

**ROOKWOOD:** Delivers the ultimate shopping experience. As the most notable of Cincinnati shopping malls, this luxurious shopping mall features over 70 fine stores and restaurants, all within a romantic, open-air setting.



**ROOKWOOD**

In these shopping centers as well as along Ridge Road and Madison Road there are a number of large retail stores, small shops, and sit down and fast food restaurants.

## Area Demographics

	1 Mile	5 Mile	10 Mile
<b>Total Population</b>	<b>6,987</b>	<b>225,714</b>	<b>748,940</b>
<b>Total Households</b>	<b>3,963</b>	<b>101,868</b>	<b>317,597</b>
<b>Median Household Income</b>	<b>\$42,527</b>	<b>\$44,428</b>	<b>\$44,025</b>

## Daily Traffic Counts

<b>Ridge Road</b>	<b>30,251</b>
<b>Madison Road</b>	<b>10,544</b>
<b>Norwood Lateral</b>	<b>67,831</b>
<b>I-71</b>	<b>150,196</b>



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