

55 Progress Place Cincinnati, OH 45246



26,080 SF Building

Ideal for Medical User

Property Highlights

- Illuminated signage in front of building
- Abundant parking with
 6:1,000 ratio (150 spaces)
- · Great access and visibility
- Located just off of I-275 and Princeton Pike (OH-747)
- Close proximity to I-75

Building Features

- Two-story building
- Elevator
- Grade level access to lower
 level
- · Signalized traffic light access
- · Splits easily for two users

Area Amenities

- Close to major shopping centers: Tri-County Mall,
 Princeton Plaza Shopping Center, Tri County Commons and Cassinelli Square
- Wide variety of dining, shopping, retail services, hotel and entertainment options nearby

Digger Daley

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55 Progress Place Cincinnati, OH 45246



Property Highlights - Medical Office Building

Address 55 Progress Place

Cincinnati, OH 45246

Year Built 1997

Total Bldg. SF 26,080

Available SF 26,080

Construction Brick and Block

Land Area 2.60 acres

Sigange Large Illuminated sign

off OH-747

Fire Protection

Wet Sprinkling System

Roof

Ballasted EPDM Roof

Zoning

GI - Springdale

Floors

2

Lighting

Flourescent

Connectivity

Spectrum Fiber

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Aerial / Location Map



Demographics

	1 Mile	5 Mile	10 Mile	
Population	5,008	139,302	647,254	
AVG. HH Income	\$61,574	\$91,853	\$92,291	
Daytime Employment	15,136	165,429	432,497	

Traffic Counts

Progress Place at Princeton Pike 37,788 ADT
Princeton Pike at I-275 43,076 ADT



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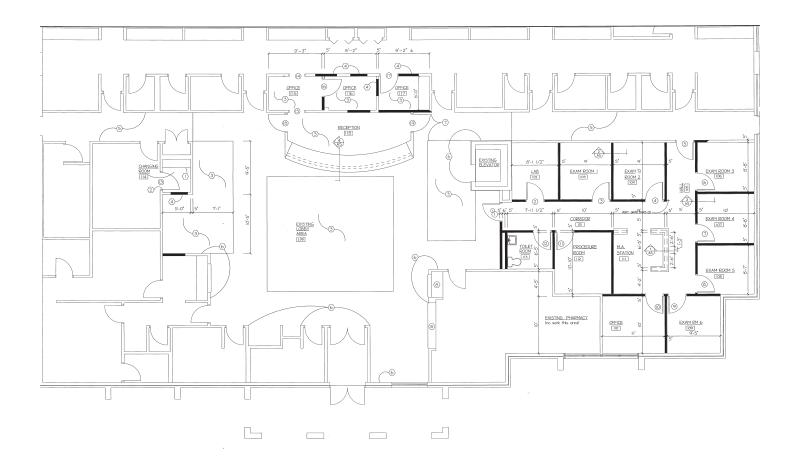
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Lower Floor Plan

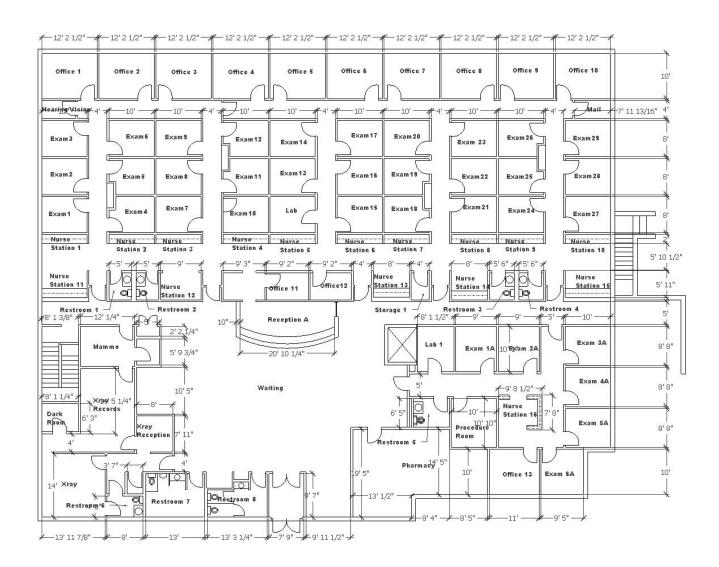


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First Floor Plan



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