



**CUSHMAN &
WAKEFIELD**

FOR SALE

55 Progress Place

Cincinnati, OH 45246

ASKING PRICE: \$1,695,000



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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Property Highlights - Medical Office Building

Address	55 Progress Place Cincinnati, OH 45246	Fire Protection	Wet Sprinkling System
Year Built	1997	Roof	Ballasted EPDM Roof
Total Bldg. SF	26,080	Zoning	G1 - Springdale
Available SF	26,080	Floors	2
Construction	Brick and Block	Lighting	Flourescent
Land Area	2.60 acres	Connectivity	Spectrum Fiber
Sigange	Large Illuminated sign off OH-747		

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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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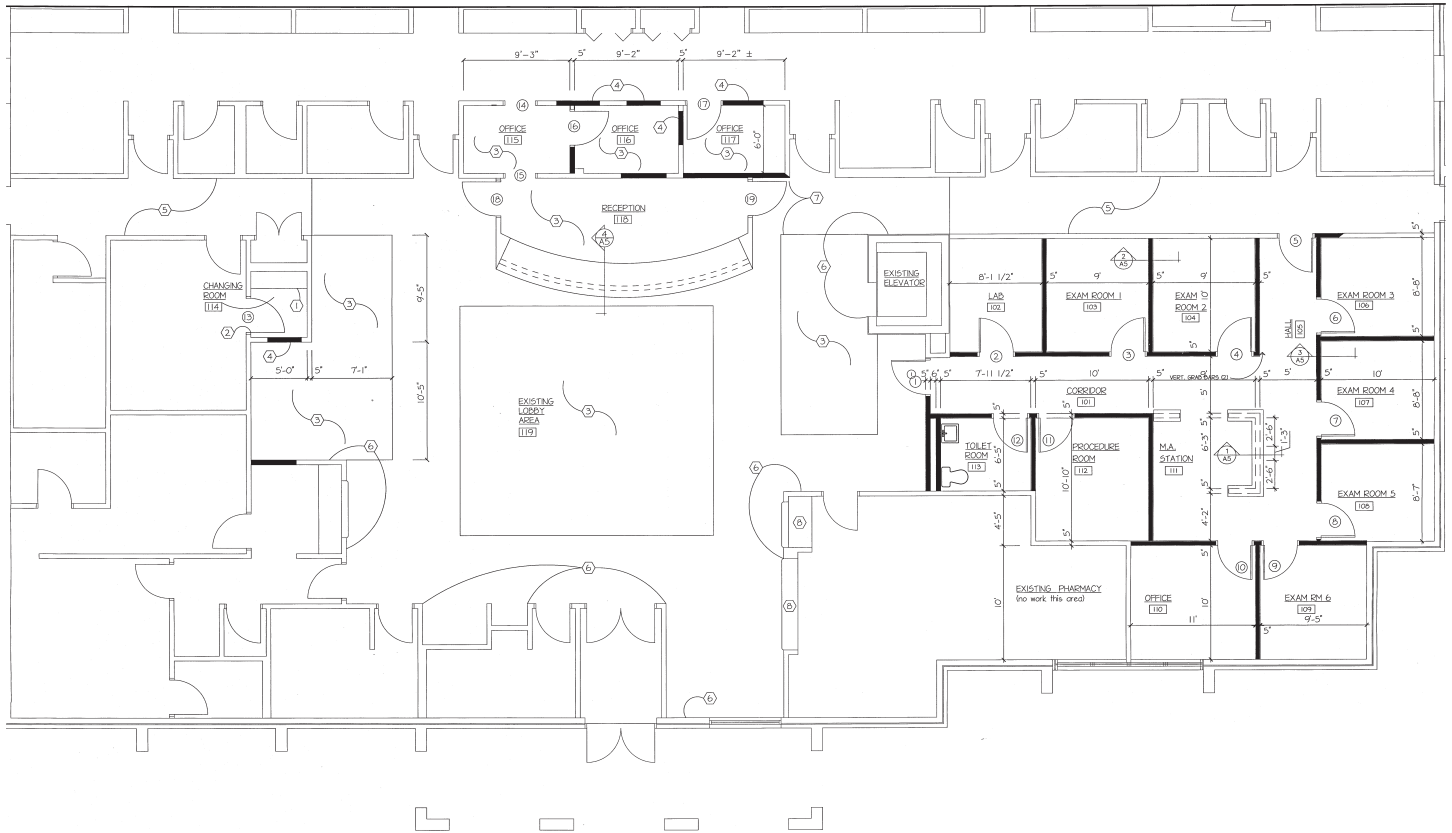
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Lower Floor Plan



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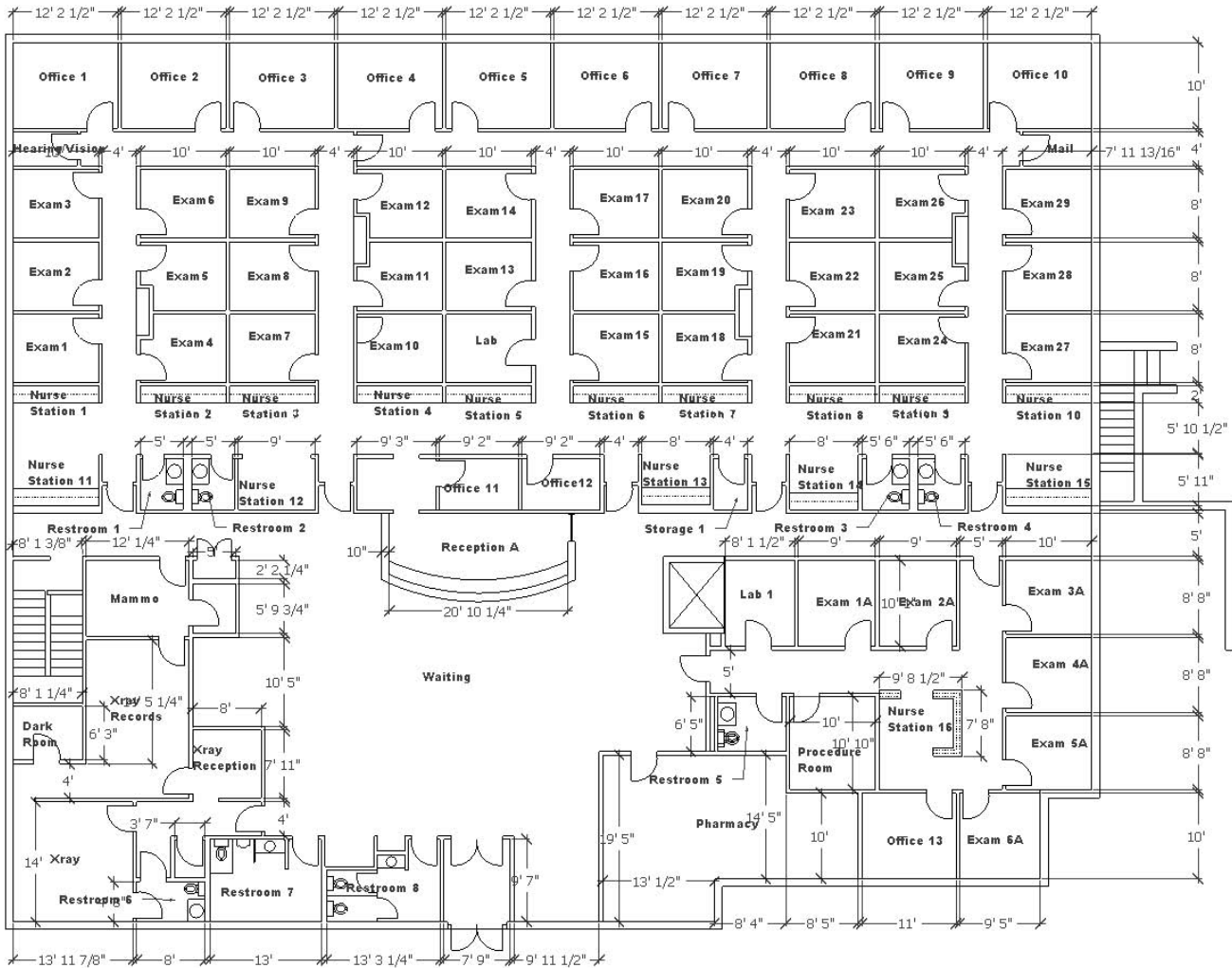


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First Floor Plan



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