

FOR SALE - BLUE ASH OFFICE BUILDING

4334 Glendale-Milford Road, Cincinnati, OH 45242



OFFERING SUMMARY

SALE PRICE:	\$2,900,000
LOT SIZE:	2.68 Acres
YEAR BUILT:	2000
BUILDING SIZE:	23,240 SF
MARKET:	Cincinnati/ Dayton
SUBMARKET:	Blue Ash

PROPERTY OVERVIEW

This Class A, two-story, 23,500 square foot office building was built in 2000. It is conveniently located in Blue Ash, Ohio, just west of Reed Hartman Highway. The property is ideal for a corporate headquarters providing a strong corporate image with high visibility and prominent signage. It is elevator served and is comprised of a good mix of private offices, conference rooms, break areas, work areas, storage and more - all with high end finishes. The property is located across the street from Blue Ash's newest gem, the Summit Park District. This high-class development is 130 acres, and features event space, a performance stage, an observation tower, numerous restaurants, walking paths, a great lawn, high end two and three bedroom apartments, single family homes, and over 300,000 square feet of Class A office space.

PROPERTY HIGHLIGHTS

- 23,500 SF, two-story Office Building with Lower Level
- Located in Blue Ash, Ohio
- Ample Parking for 82 +/- vehicles
- Great Corporate Headquarters Image!
- Class A Construction and Interior Finishes

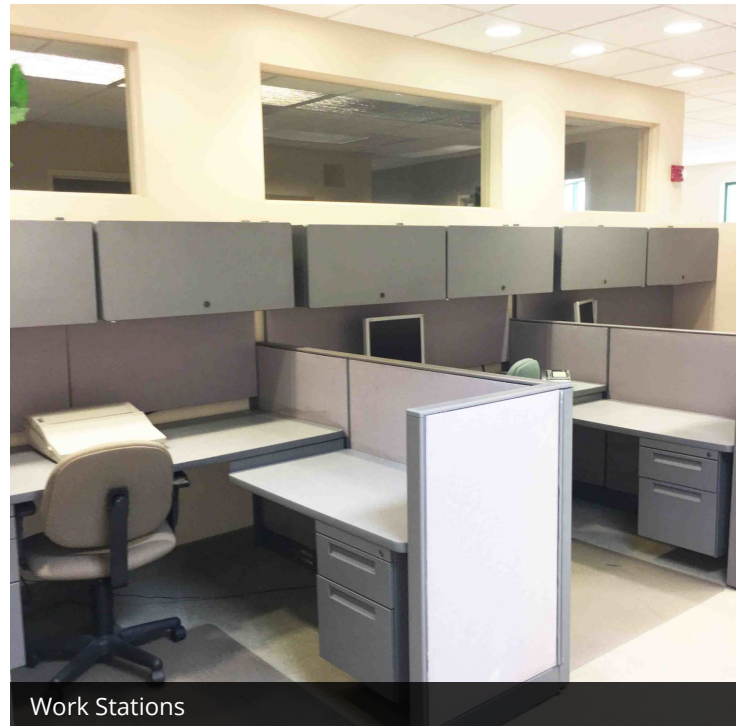
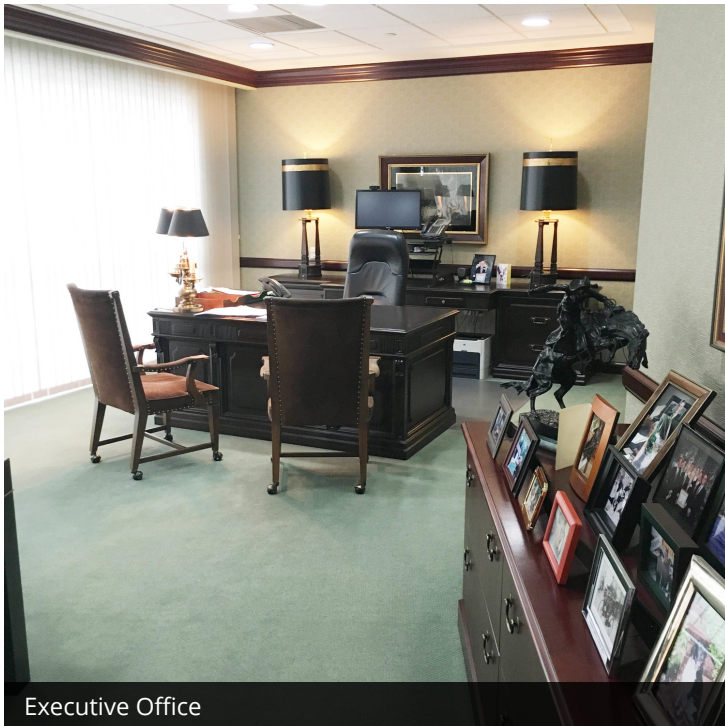
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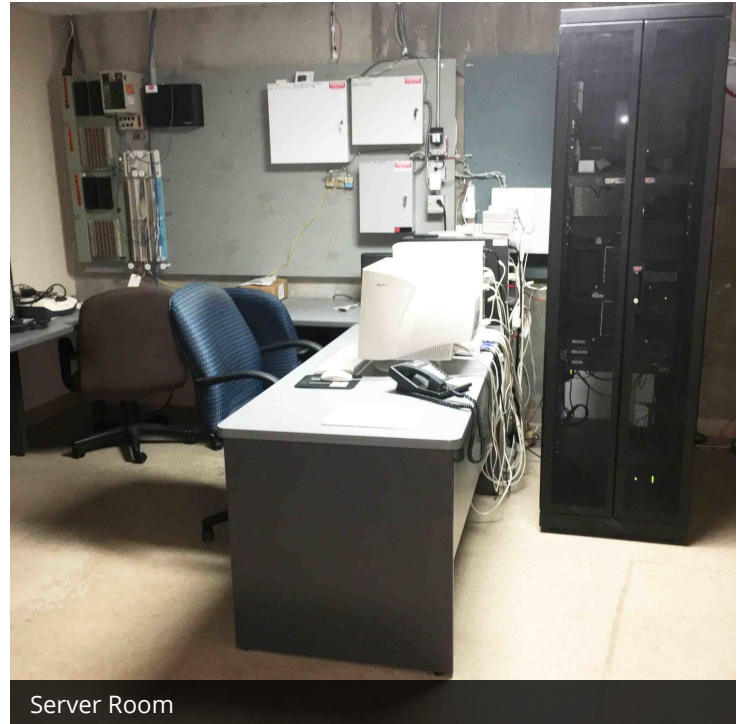


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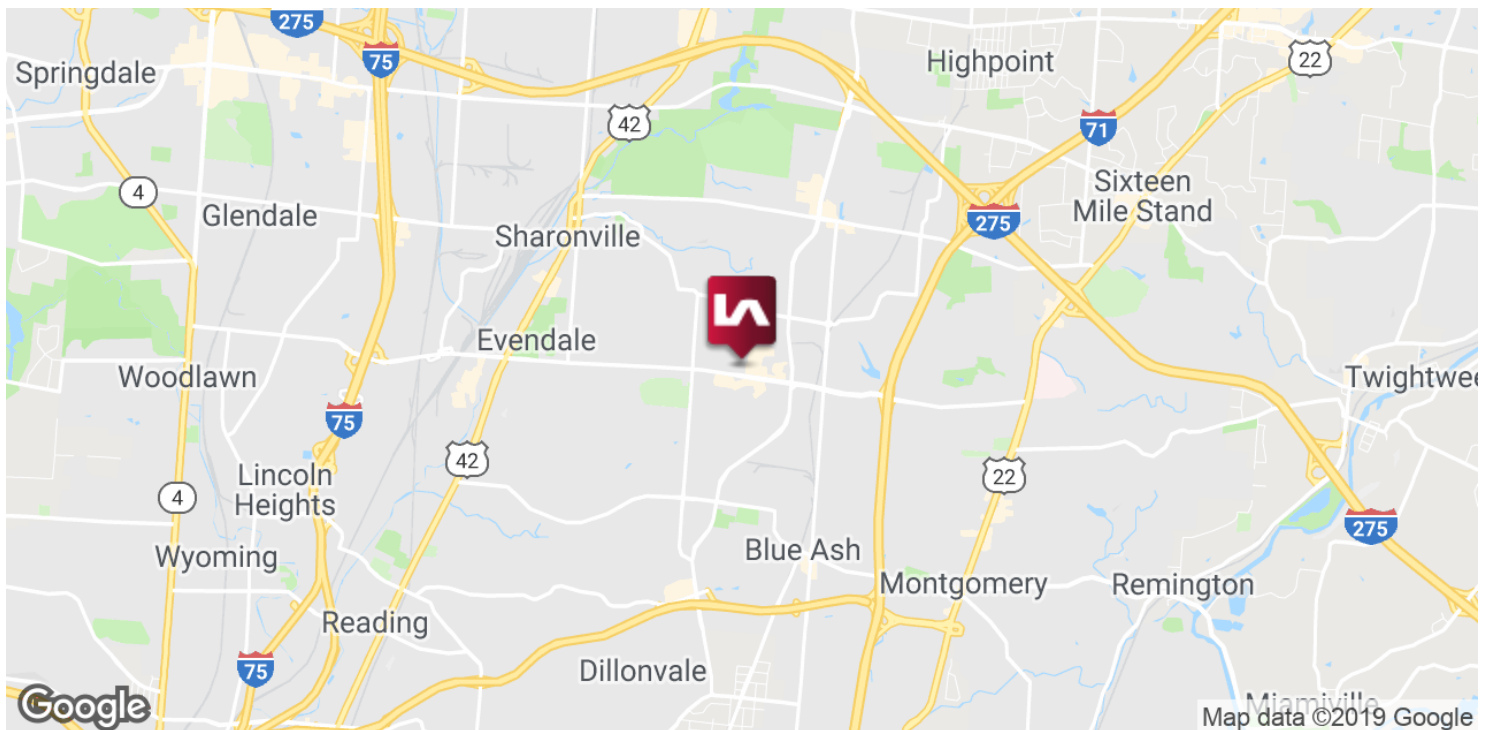


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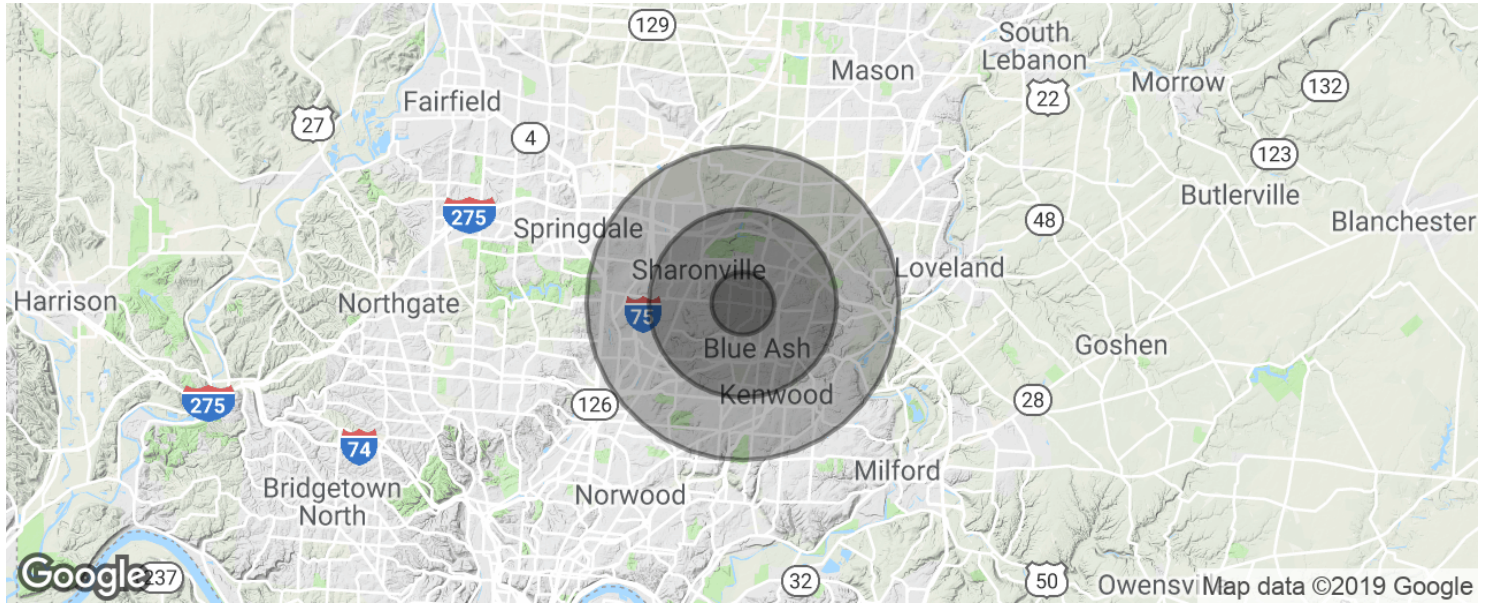
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POPULATION	1 MILE	3 MILES	5 MILES
Total population	5,304	50,445	145,970
Median age	42.2	42.7	42.1
Median age (Male)	41.6	41.0	40.0
Median age (Female)	43.2	44.5	43.9
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	2,169	20,946	59,750
# of persons per HH	2.4	2.4	2.4
Average HH income	\$99,299	\$89,995	\$89,035
Average house value	\$269,785	\$214,116	\$253,110

* Demographic data derived from 2010 US Census

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