

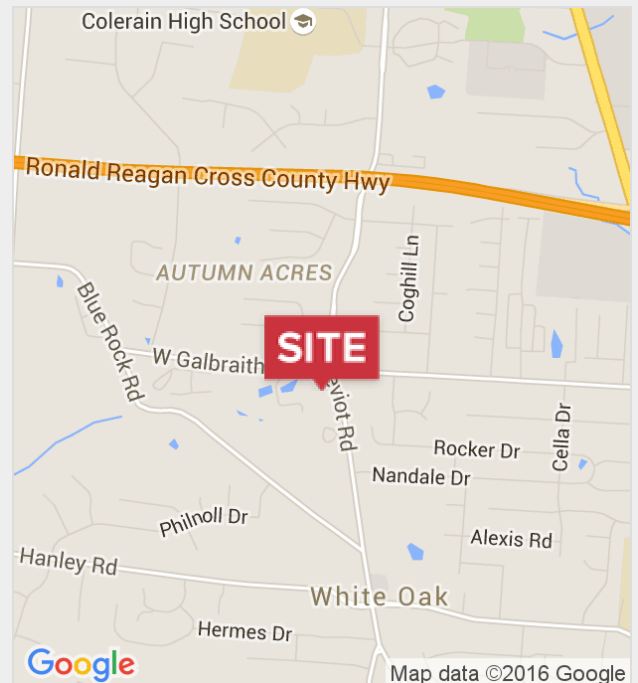


8111 Cheviot Road

Cincinnati, Ohio 45249

Property Features

- 1,440 to 6,924 sf of Professional / Medical Office - CLASS A
- Attractive office finishes with easy access from Interstates
- Cheviot Road - minutes from New Mercy West Hospital
- Easy access to I-74, I-275 & Ronald Reagan Cross Co. Highway
- Colerain Township - No Earnings Tax!
- Elevator Access
- \$12 psf NNN - includes utilities!



Demographics	1 Mile	3 Miles	5 Miles
Total Population:	8,132	75,930	183,675
Average HH Income:	\$70,760	\$64,322	\$59,675
Traffic Counts: Cheviot Rd @ West Galbraith Rd - 16855 CPD			

For more information:

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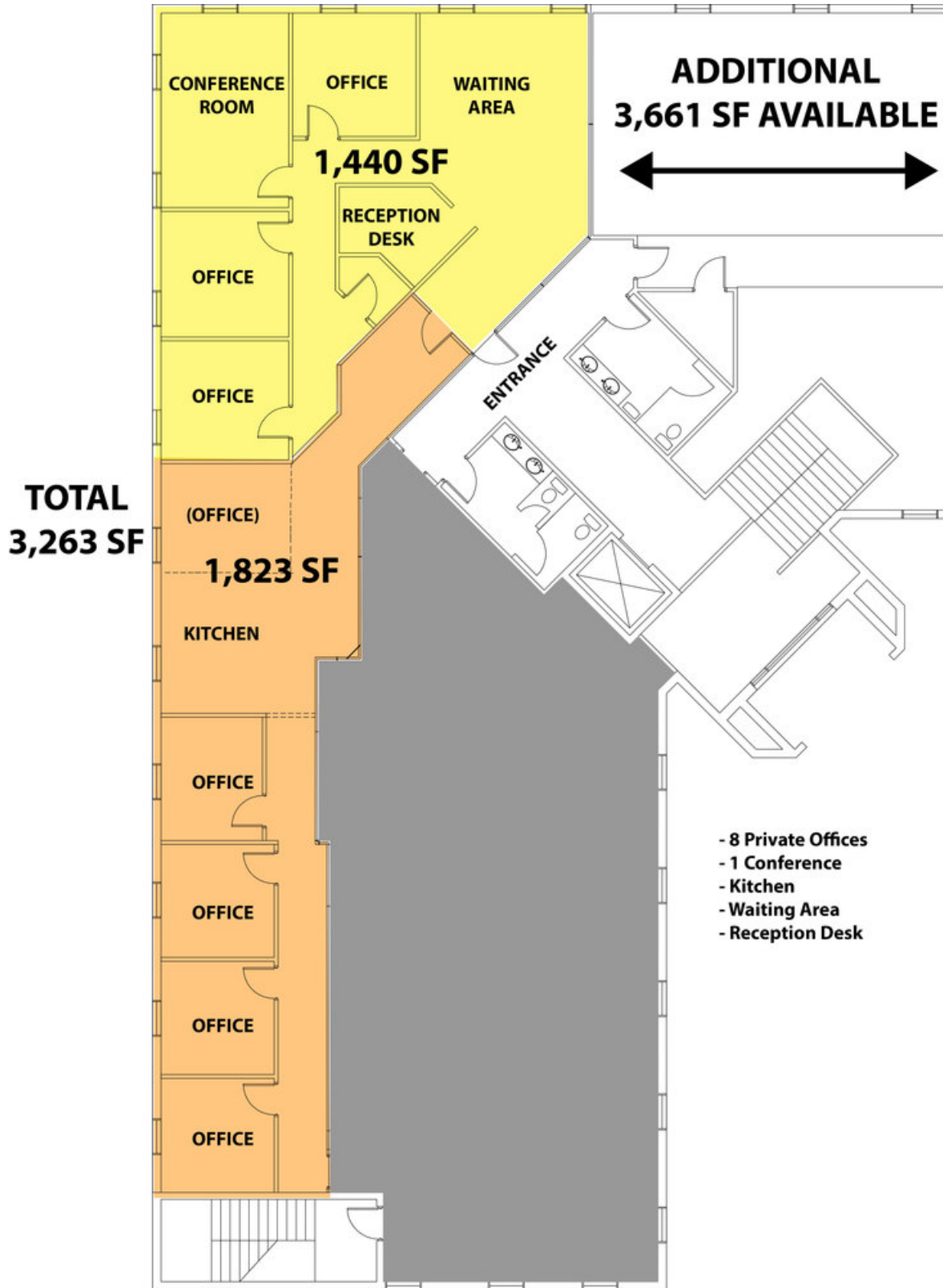


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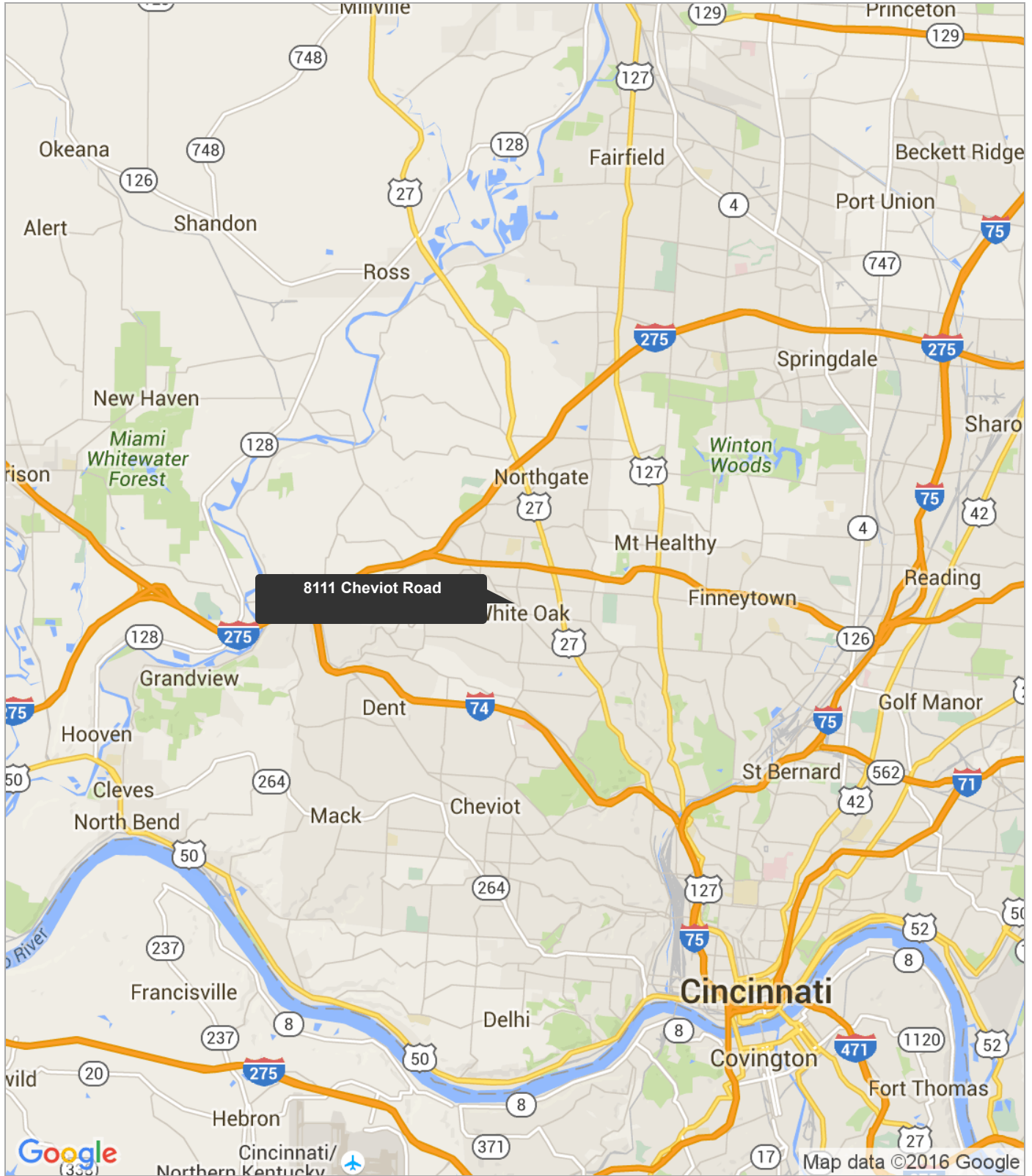


6,924 SF Available

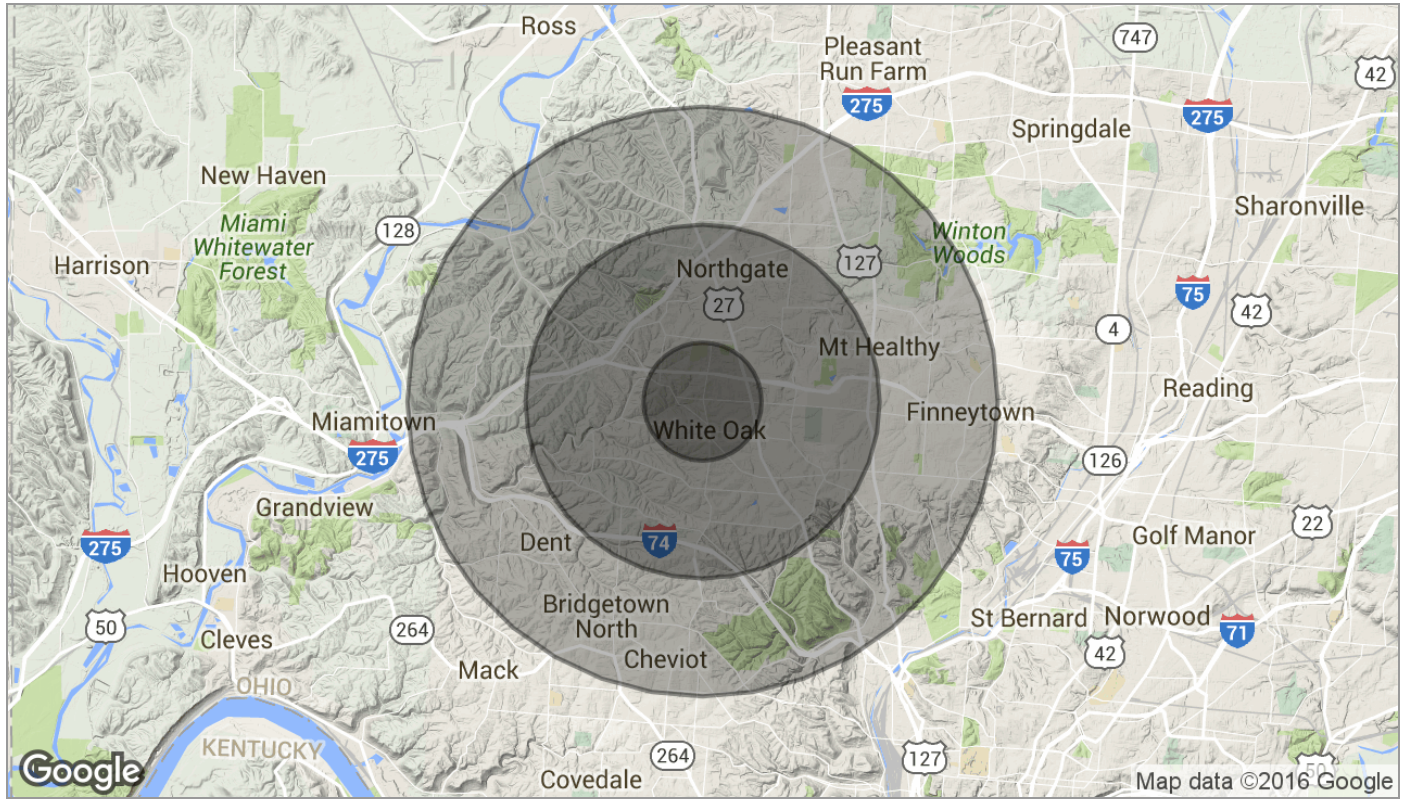
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	1 Mile	3 Miles	5 Miles
Population			
TOTAL POPULATION	8,132	75,930	183,675
MEDIAN AGE	41.1	39.2	38.1
MEDIAN AGE (MALE)	38.9	37.3	35.9
MEDIAN AGE (FEMALE)	42.6	40.0	39.5
Households & Income			
TOTAL HOUSEHOLDS	3,302	30,614	75,851
# OF PERSONS PER HH	2.5	2.5	2.4
AVERAGE HH INCOME	\$70,760	\$64,322	\$59,675
AVERAGE HOUSE VALUE	\$171,012	\$162,644	\$168,066
Race			
% WHITE	95.6%	77.9%	69.8%
% BLACK	3.2%	19.4%	26.7%
% ASIAN	0.1%	0.6%	0.8%
% HAWAIIAN	0.0%	0.0%	0.0%
% INDIAN	0.0%	0.0%	0.1%
% OTHER	0.2%	0.2%	0.4%
Ethnicity			
% HISPANIC	1.0%	1.4%	1.6%

* Demographic data derived from 2010 US Census