

FOR LEASE

10296 Springfield Pike

Cincinnati, Ohio 45215

8,282 SF



Property Details

- 8,282 SF total available (contiguous)
- 3,150 SF suite - 1,900 SF office / 1,250 SF warehouse
- 5,132 SF suite - 3,282 SF office / 1,850 SF warehouse
- Locally owned and managed

DIGGER DALEY

Director

+1 513 763 3028

digger.daley@cushwake.com

SCOTT ABERNETHY, SIOR, CCIM

Senior Director

+1 513 763 3013

scott.abernethy@cushwake.com

Cushman & Wakefield
201 E Fourth Street, Suite 1800
Cincinnati, OH 45202
+1 513 421 4884

Property Highlights

- Clean and well maintained
- Convenient to restaurants and other employee amenities
- Great location in the City of Woodlawn with easy access to I-75
- Aggressive rental rates
- \$12.50/SF mg + utilities & janitorial

FOR LEASE

10296 Springfield Pike

Cincinnati, Ohio 45215

8,282 SF



Available SF	8,282 SF
Clear Height	12' - 14'
Loading	Access to common docks Drive-in doors, currently 1 per suite

Electrical	480volt / 3Phase / (2) 3,000 amps
Parking	137 spaces
Lighting	Fluorescent

DEMOGRAPHICS & TRAFFIC COUNTS

	3 Mile	5 Mile
Estimated Population (2019)	55,804	164,369
Projected Population (2024)	56,050	64,681
Estimated Households (2019)	24,128	71,504
Projected Households (2024)	24,059	71,168
Est. Avg. Household Income (2019)	\$84,224	\$78,874
Projected Avg. Household Income (2024)	\$105,496	\$97,715
Est. Median Household Income (2019)	\$68,065	\$64,953
Projected Median Household Income (2024)	\$79,059	\$75,473
Median Age	39.2 Years	39.0 Years
2019 Annual Average Daily Traffic for Springfield Pike:		25,155 AADT

©2020 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. No warranty or representation, express or implied, is made as to the condition of the property (or properties) referenced herein or as to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). Any projections, opinions or estimates are subject to uncertainty and do not signify current or future property performance.

FOR LEASE

10296 Springfield Pike

Cincinnati, Ohio 45215

8,282 SF

AERIAL/LOCATION MAP



10296 Springfield Pike
Woodlawn, Ohio 45215

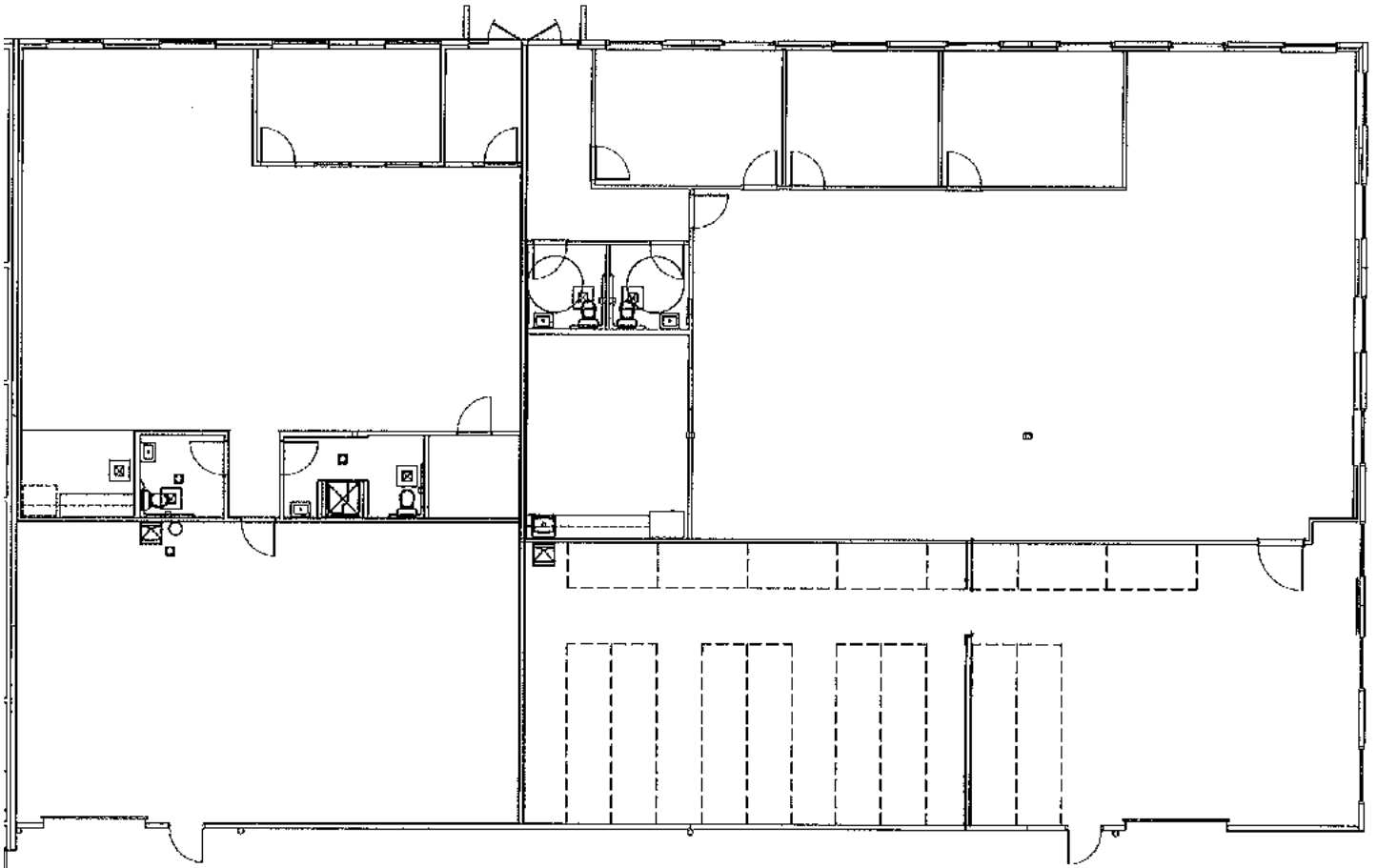
FOR LEASE

10296 Springfield Pike

Cincinnati, Ohio 45215

8,282 SF

SUITE 100 + 200 = 8,282 SF



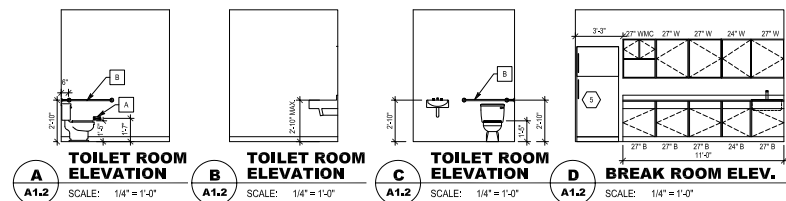
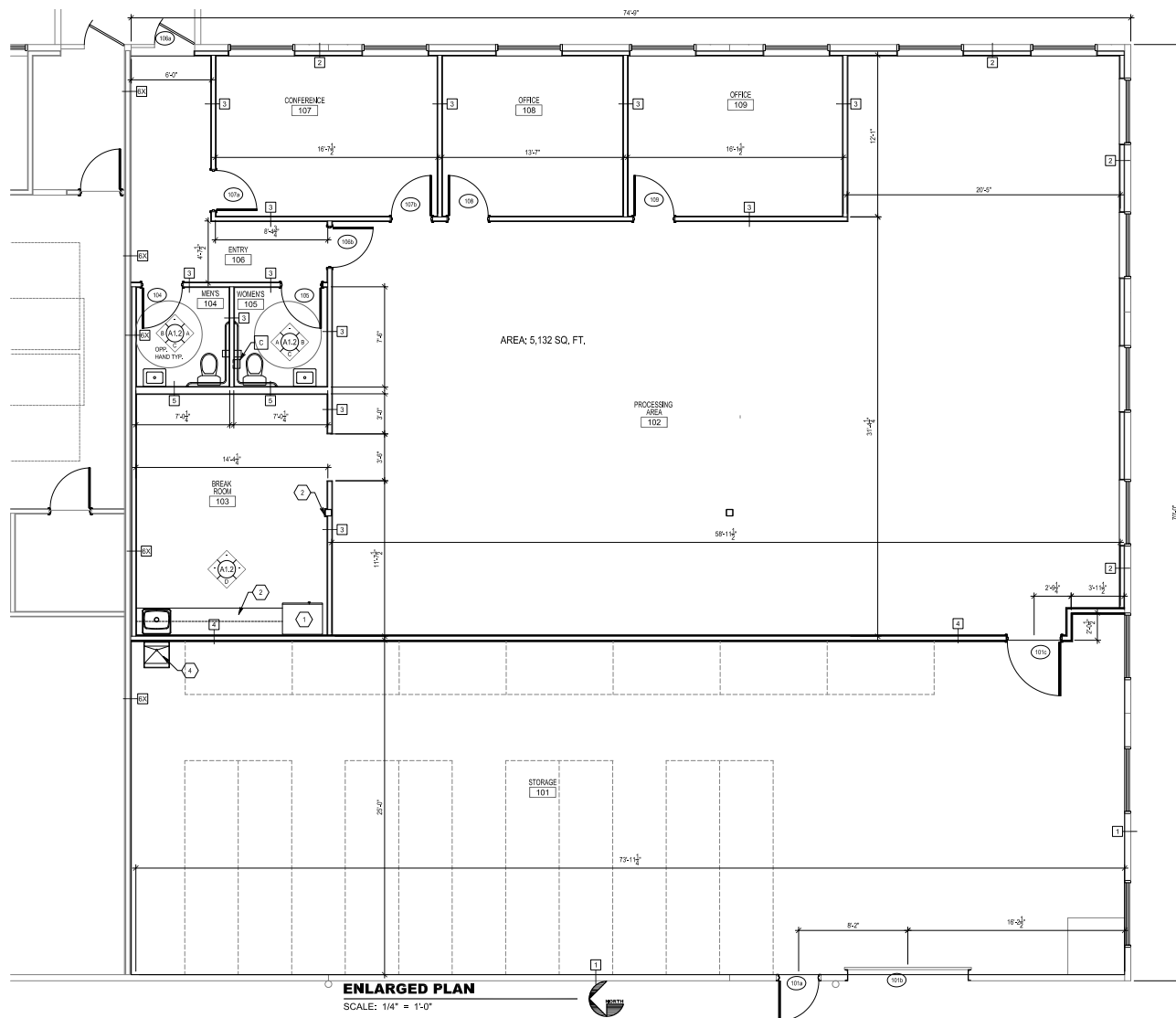
FOR LEASE

10296 Springfield Pike

Cincinnati, Ohio 45215

8,282 SF

SUITE 100—5,132 SF



TA NO. TOILE

FOR LEASE

10296 Springfield Pike

Cincinnati, Ohio 45215

8,282 SF

SUITE 200—3,150 SF

