









424 Ray Norrish Drive, Springdale, Ohio 45246

### PROPERTY HIGHLIGHTS

-  2,500 SF Office/Condo in Tri-County
-  Fully Finished Basement With Ample Storage Space
-  Great For Medical or Professional Use With Seperate Offices and a Conference Room
-  All Dental Electric Already Available, But Could Be Easily Converted To Any Professional Space
-  Right Off I-275
-  Minutes From Tri-County Mall

**Zamaris "Z" M. Geleszinski**  
zamaris@onsiteretailgroup.com  
513.924.5265

### DEMOGRAPHICS

<u>Year 2019</u>	<u>One Mile</u>	<u>Three Mile</u>	<u>Five Mile</u>
Estimated Population	7,940	53,998	143,500
Median Income	\$60,405	\$64,349	\$74,200
Average HH Income	\$65,251	\$70,512	\$86,601
Daytime Population	7,436	86,211	163,509

Average Daily Traffic Count (Route 4): 48,900 (2018)





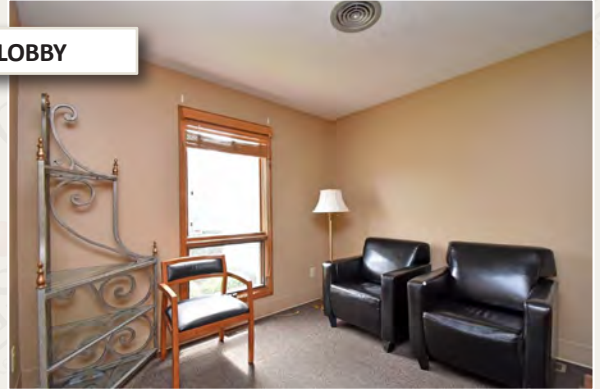
# For Sale

424 Ray Norrish Drive, Springdale, OH 45246

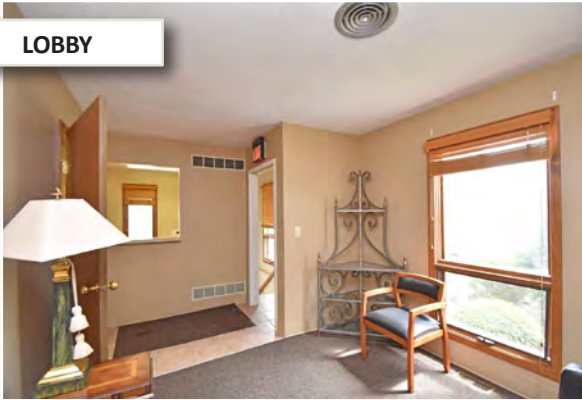
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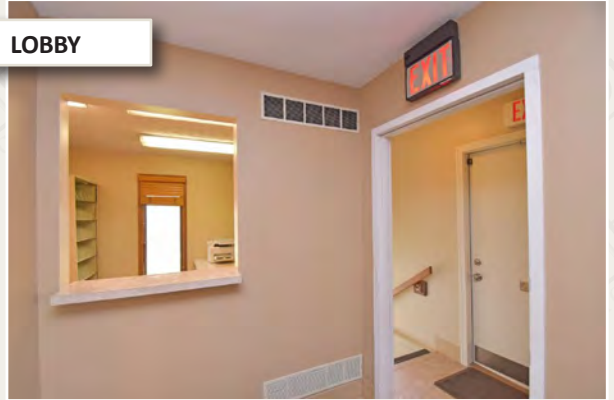
LOBBY



LOBBY



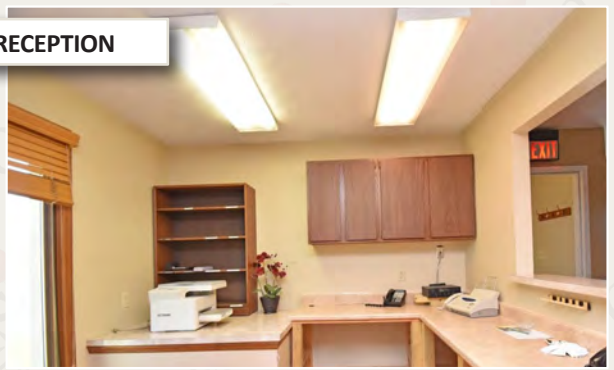
LOBBY



RECEPTION



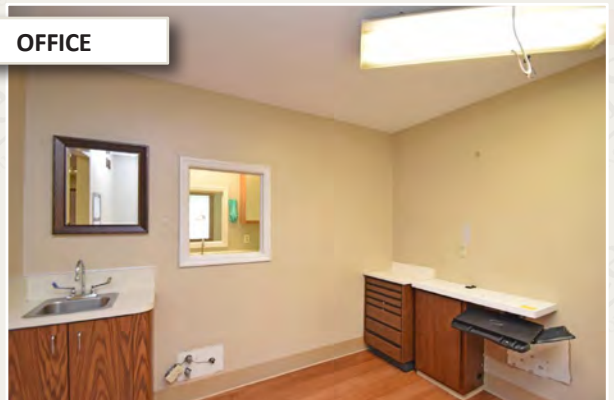
RECEPTION



OFFICE



OFFICE



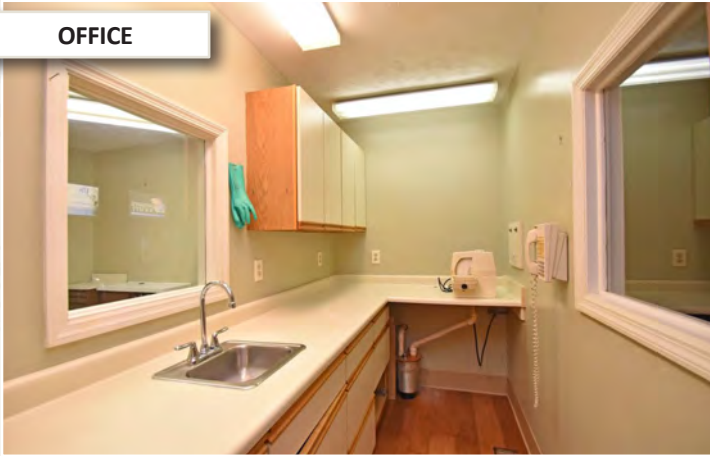
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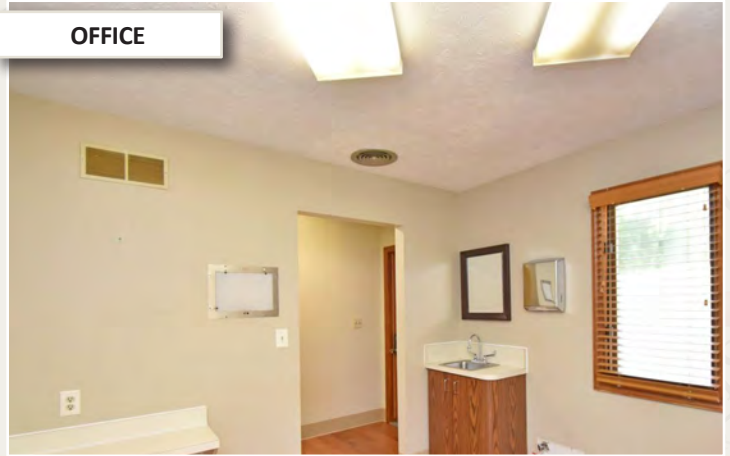
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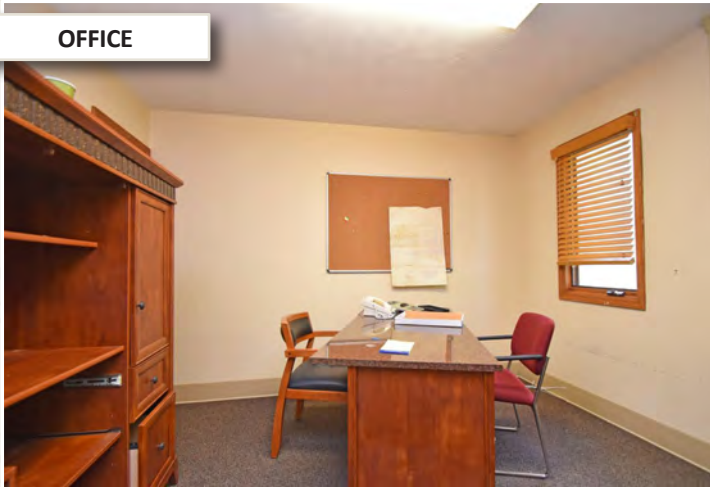
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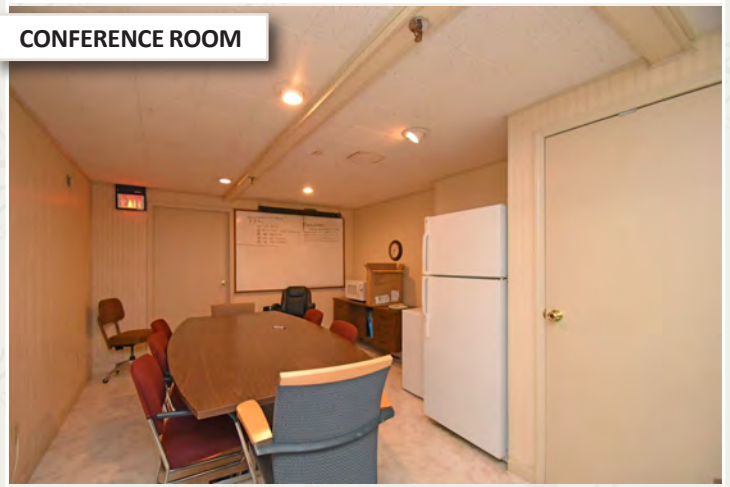
OFFICE



OFFICE



CONFERENCE ROOM



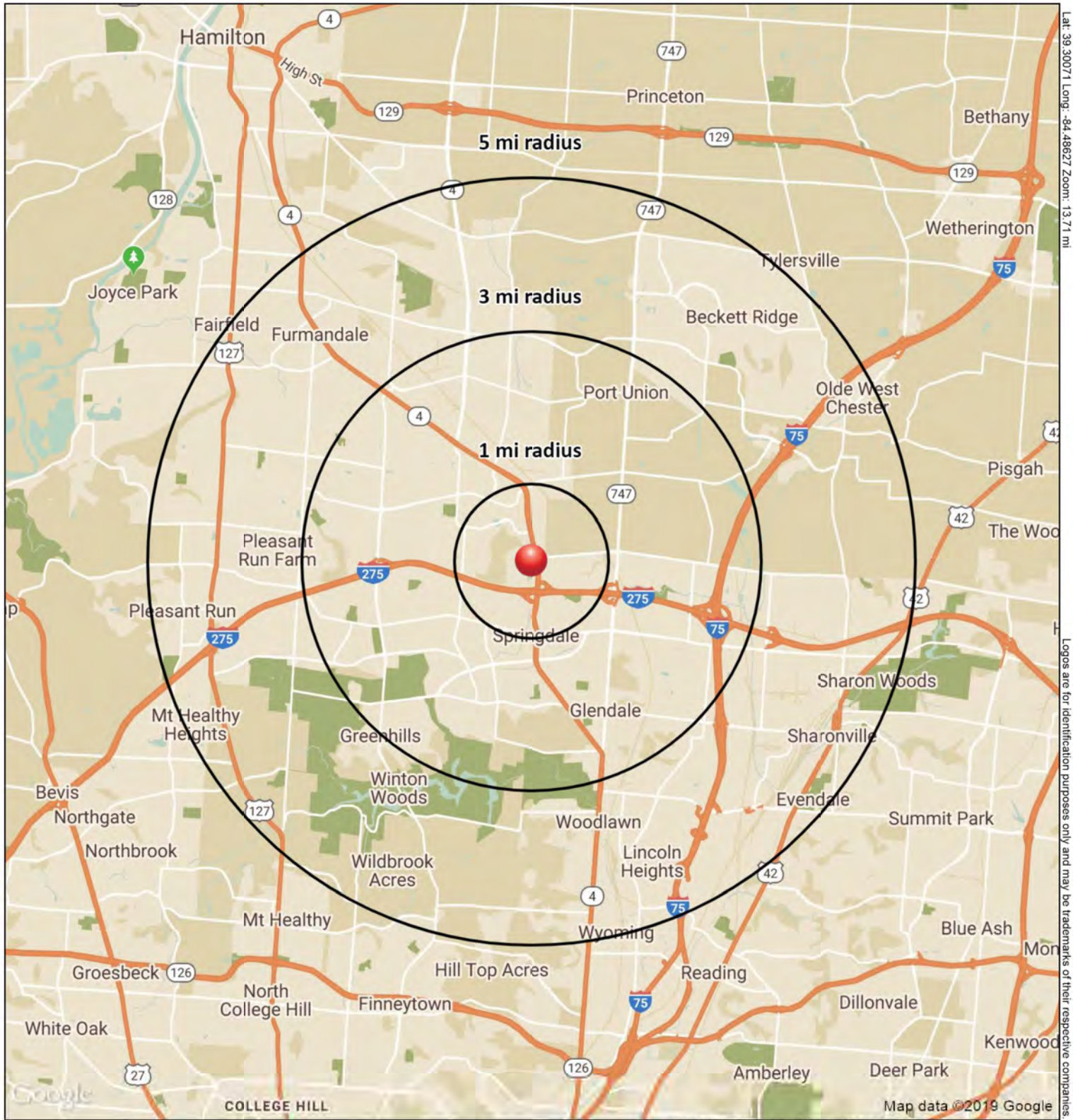
EXTERIOR (BACK)



Zamaris "Z" M. Geleszinski  
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Lat: 39.30071 Long: -84.48627 Zoom: 13.71 mi  
 Logos are for identification purposes only and may be trademarks of their respective companies.

**424 Ray Norrish Dr**  
**Cincinnati, OH 45246**

*November 2019*



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# SUMMARY PROFILE

2000-2010 Census, 2019 Estimates with 2024 Projections



Lat/Lon: -84.4863/39.3008

RS1

## 424 Ray Norrish Dr

Cincinnati, OH 45246

1 mi radius    3 mi radius    5 mi radius

		1 mi radius	3 mi radius	5 mi radius
<b>POPULATION</b>	2019 Estimated Population	7,940	53,998	143,500
	2024 Projected Population	8,044	54,240	144,597
	2010 Census Population	7,874	53,418	139,964
	2000 Census Population	7,485	52,077	134,575
	Projected Annual Growth 2019 to 2024	0.3%	-	0.2%
	Historical Annual Growth 2000 to 2019	0.3%	0.2%	0.3%
	2019 Median Age	36.6	36.1	37.5
<b>HOUSEHOLDS</b>	2019 Estimated Households	3,743	23,360	59,331
	2024 Projected Households	3,780	23,369	59,520
	2010 Census Households	3,542	22,082	55,247
	2000 Census Households	3,410	21,543	52,283
	Projected Annual Growth 2019 to 2024	0.2%	-	-
	Historical Annual Growth 2000 to 2019	0.5%	0.4%	0.7%
<b>RACE AND ETHNICITY</b>	2019 Estimated White	50.1%	47.6%	58.2%
	2019 Estimated Black or African American	33.4%	37.6%	29.9%
	2019 Estimated Asian or Pacific Islander	7.0%	4.6%	4.9%
	2019 Estimated American Indian or Native Alaskan	0.5%	0.3%	0.3%
	2019 Estimated Other Races	9.1%	9.9%	6.7%
	2019 Estimated Hispanic	10.9%	12.8%	7.6%
<b>INCOME</b>	2019 Estimated Average Household Income	\$65,251	\$70,512	\$86,601
	2019 Estimated Median Household Income	\$60,405	\$64,349	\$74,200
	2019 Estimated Per Capita Income	\$30,867	\$30,571	\$35,878
<b>EDUCATION (AGE 25+)</b>	2019 Estimated Elementary (Grade Level 0 to 8)	2.3%	4.1%	2.9%
	2019 Estimated Some High School (Grade Level 9 to 11)	5.8%	5.5%	4.8%
	2019 Estimated High School Graduate	27.8%	29.5%	27.9%
	2019 Estimated Some College	19.9%	21.5%	19.6%
	2019 Estimated Associates Degree Only	11.6%	8.2%	8.4%
	2019 Estimated Bachelors Degree Only	19.6%	20.4%	22.5%
	2019 Estimated Graduate Degree	13.0%	10.8%	13.8%
<b>BUSINESS</b>	2019 Estimated Total Businesses	456	3,725	8,424
	2019 Estimated Total Employees	7,436	86,211	163,509
	2019 Estimated Employee Population per Business	16.3	23.1	19.4
	2019 Estimated Residential Population per Business	17.4	14.5	17.0

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