

6752 Cincinnati-Dayton Rd.
Liberty Township, OH
45044



Office Suites For Lease
4,329 & 8,606 SF
(potential of 16,603 SF total w/all suites)



SPECIAL OFFER FOR A LIMITED TIME - \$4.99 PSF!!

AVAILABLE:

All suites on 2nd floor with large windows, elevator and stair accessibility and ample parking - potential to have the entire 2nd floor (16,603 SF) and building signage depending on SF leased

8,606 SF - Suite 201

4,329 SF - Suite 205 (occupancy 9/30/24 & turnkey)

USES:

Professional office

OFFERED AT:

Motivated landlord - contact agent for details
\$4.67 PSF NNN OpEx (2023)

LOCATION:

Minutes to I-75 at the Liberty Way exit and SR 129, Liberty Centre, Cincinnati Children's Hospital, Voice of America Center & much more

CO-TENANTS: Penn Station, Smoothie King, Crasto Orthodontics, Fireside Cafe, El Rancho restaurant, Elite Smoke Shop and Bank of America ATM

SUMMARY:

- TIA available for qualified tenants & term
- Individual secured private entry off main hallway
- Elevator and stair access
- Highly developed commercial and residential area with lots of national retailers within a 1/2 mile
- Monument signage (possible building signage)

North Ridge Realty Group

7182 Liberty Centre Drive, Suite M
West Chester, OH 45069

Marshall Stretch

VP Sales & Leasing
513.504.8232 Mobile

Susan Stretch

Senior Vice President
513.315.8522 Mobile

Disclaimer: The Realtor involved in marketing the premises is relying on all information provided herein or supplied by owner, owner's sources or other public sources in connection with the Real Estate. While this information is believed to be accurate, it is not guaranteed.

OVERVIEW

6752 Cin-Day Rd
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NEARBY NATIONAL TENANTS:

Kroger Marketplace, Starbucks, First Watch, Chipotle, Gold Star, Burger King, Dairy Queen and many more

Lakota East High School is 1/2 mile away with 800+ students and Liberty Collective which is an 18,000 SF entertainment complex on 3.44 acres featuring 5 restaurant concepts, a coffee/breakfast bar, an ice cream shop and 3 bars including a wine/bourbon bar.

SUITE INFO:

Suite 201 - 8,606 SF (immediate occupancy)

- 6 private offices, large kitchen, conference room/office, & large bull pen area and 2 walls of large windows for a bright and sunny space

Suite 205 SF - 4,329 SF (occupancy 9/30/24)

- Private offices, reception & waiting area, kitchen, & conference room with a wall of large windows - turn-key space with cubicles and desks



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AERIAL MAP

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SITE PHOTOS

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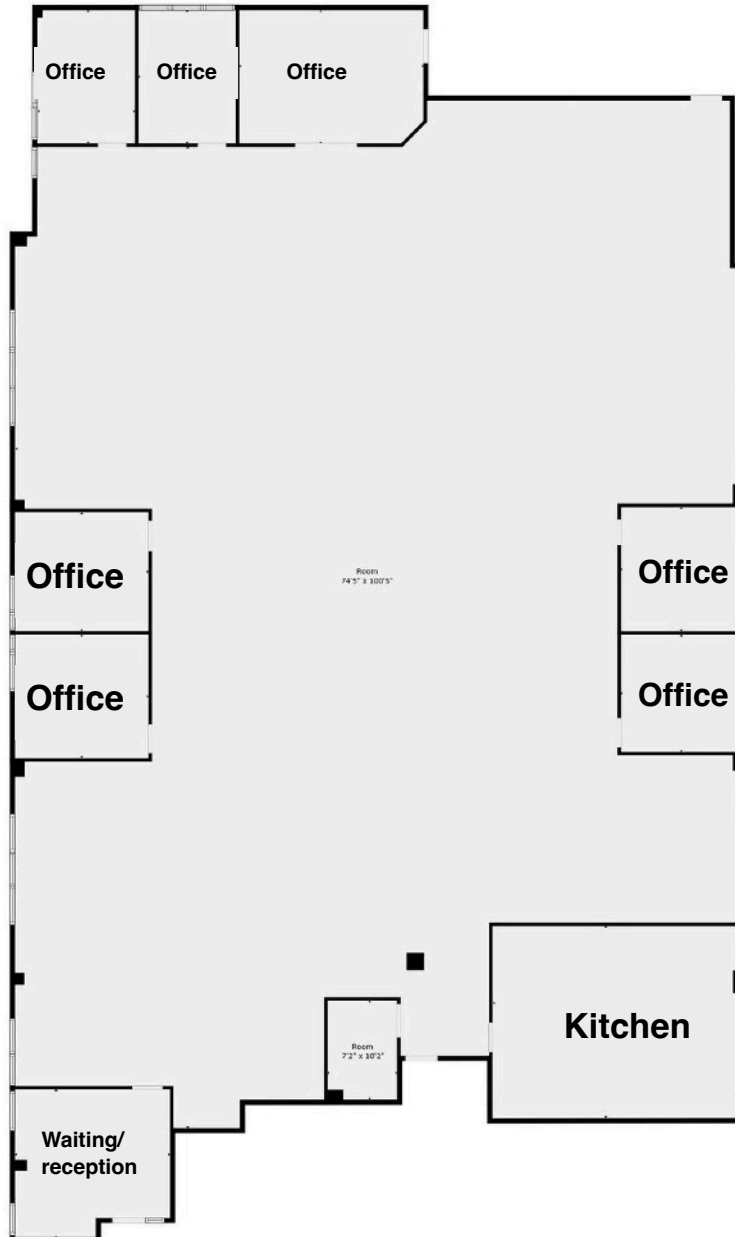
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FLOOR PLAN

8,606 SF

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DEMOGRAPHICS

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Demographic Summary Report

6752 Cincinnati Dayton Rd, Liberty Township, OH 45044			
Building Type: General Retail	Total Available: 12,294 SF		
Secondary: Storefront Retail/Office	% Leased: 81.07%		
GLA: 45,455 SF	Rent/SF/Yr: Negotiable		
Year Built: 2009			
			
Radius	1 Mile	5 Mile	10 Mile
Population			
2028 Projection	4,857	143,994	500,082
2023 Estimate	4,680	138,635	484,418
2010 Census	3,898	119,719	432,488
Growth 2023 - 2028	3.78%	3.87%	3.23%
Growth 2010 - 2023	20.06%	15.80%	12.01%
2023 Population by Hispanic Origin	146	5,966	30,197
2023 Population	4,680	138,635	484,418
White	3,769 80.53%	108,790 78.47%	381,738 78.80%
Black	500 10.68%	9,950 7.18%	53,394 11.02%
Am. Indian & Alaskan	5 0.11%	324 0.23%	1,428 0.29%
Asian	245 5.24%	16,142 11.64%	34,204 7.06%
Hawaiian & Pacific Island	2 0.04%	260 0.19%	1,017 0.21%
Other	159 3.40%	3,168 2.29%	12,637 2.61%
U.S. Armed Forces	0	121	239
Households			
2028 Projection	1,604	49,715	186,464
2023 Estimate	1,543	47,786	180,476
2010 Census	1,276	40,905	160,475
Growth 2023 - 2028	3.95%	4.04%	3.32%
Growth 2010 - 2023	20.92%	16.82%	12.46%
Owner Occupied	1,303 84.45%	39,791 83.27%	127,884 70.86%
Renter Occupied	240 15.55%	7,995 16.73%	52,592 29.14%
2023 Households by HH Income	1,543	47,786	180,477
Income: <\$25,000	63 4.08%	2,697 5.64%	22,041 12.21%
Income: \$25,000 - \$50,000	113 7.32%	4,836 10.12%	28,339 15.70%
Income: \$50,000 - \$75,000	96 6.22%	6,399 13.39%	29,772 16.50%
Income: \$75,000 - \$100,000	156 10.11%	6,587 13.78%	24,858 13.77%
Income: \$100,000 - \$125,000	193 12.51%	5,884 12.31%	20,922 11.59%
Income: \$125,000 - \$150,000	180 11.67%	4,163 8.71%	12,548 6.95%
Income: \$150,000 - \$200,000	449 29.10%	8,553 17.90%	19,675 10.90%
Income: \$200,000+	293 18.99%	8,667 18.14%	22,322 12.37%
2023 Avg Household Income	\$155,646	\$138,451	\$109,937
2023 Med Household Income	\$145,902	\$114,335	\$85,144



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3/28/2024

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