

FOR LEASE

7074 Harrison Ave Cincinnati, OH 45247

NAIBergman



RETAIL/OFFICE/MEDICAL | 1,500 SF

- Only 1 SPACE LEFT! - Located near busy Harrison / Rybolt Corridor
- JOIN NEWEST TENANT: My Fitness Suites
- Easy access to I-74 and I-275
- Neighbors include: Good Samaritan Emergency Center (0.4 miles) and Wellington Orthopedics
- Minutes from new Mercy Hospital, Christ Hospital, and Childrens Hospital Medical Centers
- Colerain Township - Strong Income area
- Ideal for Retail, Professional Medical or Professional Office Users
- Lease Rate: \$11.50/SF NNN



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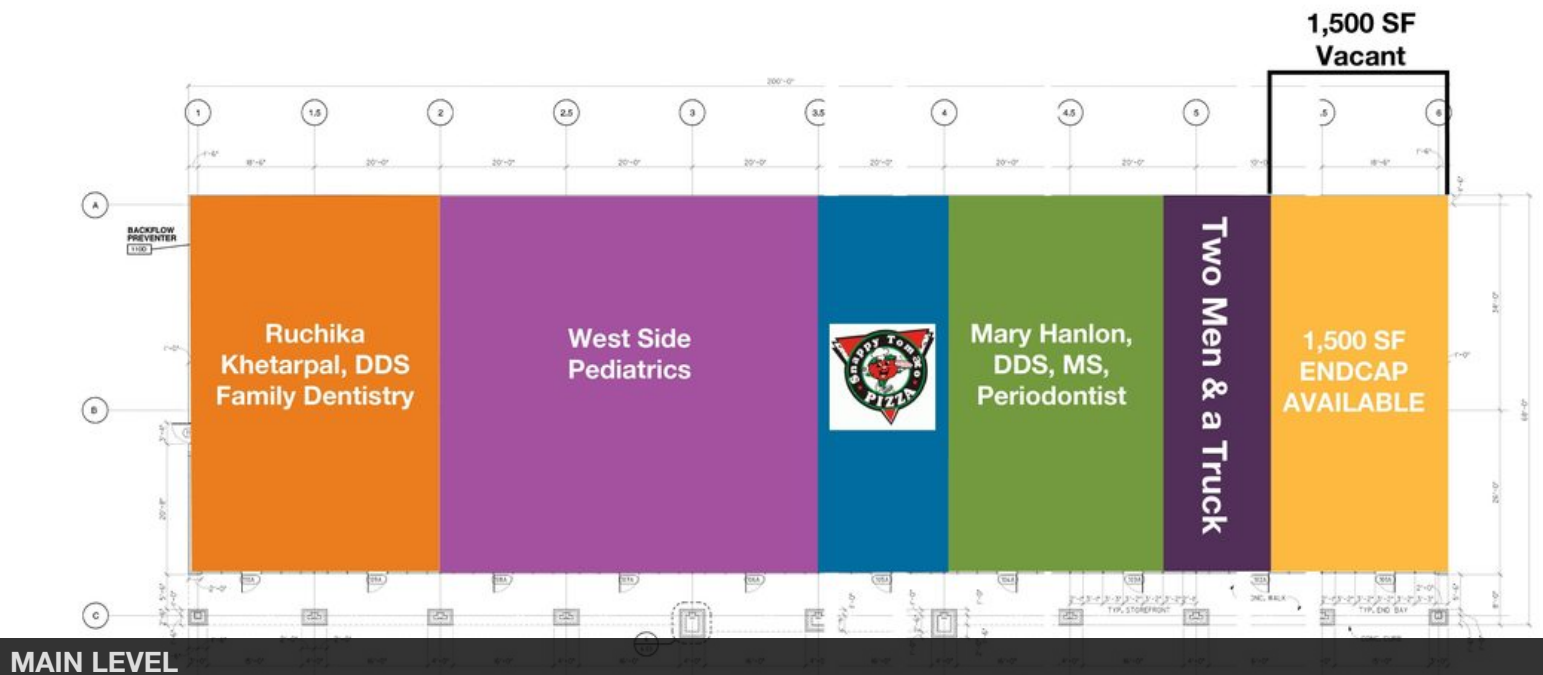
4695 Lake Forest Drive

Cincinnati, OH 45245

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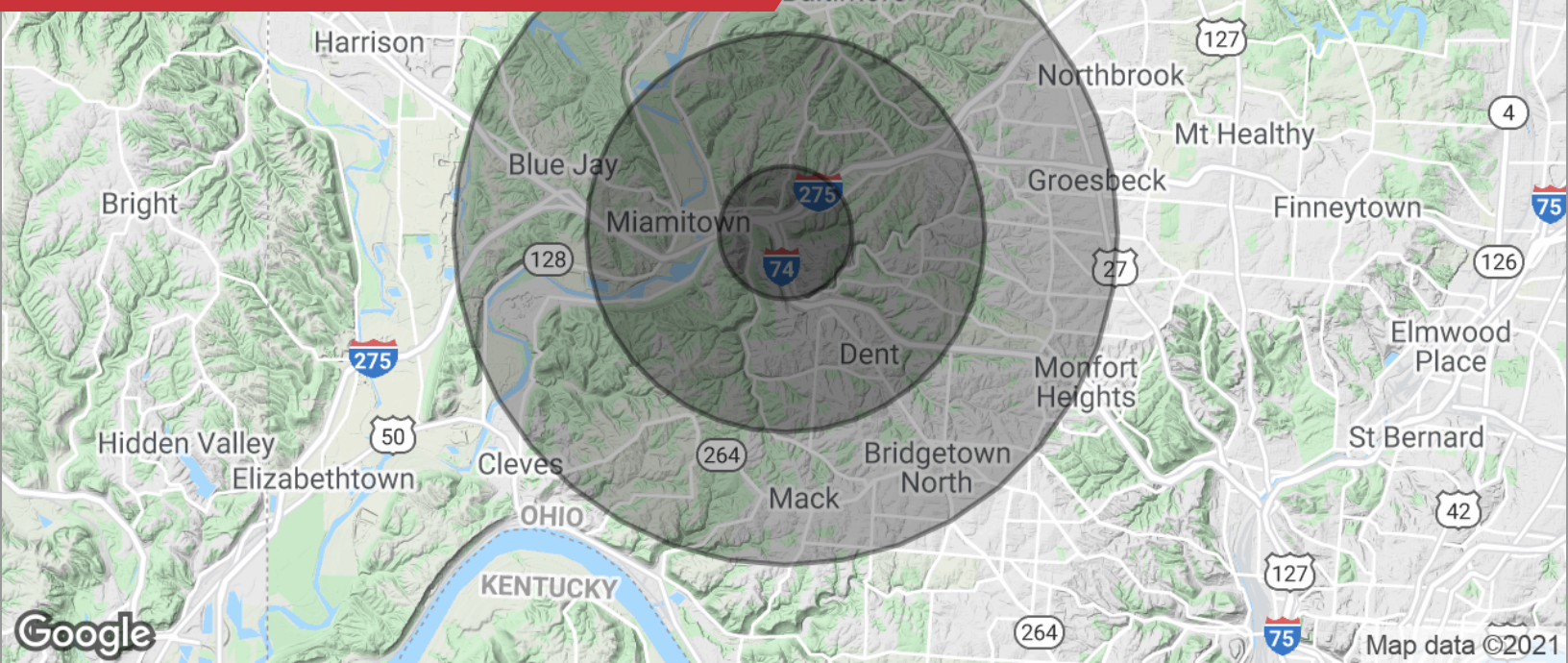
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POPULATION

	1 MILE	3 MILES	5 MILES
Total population	3,105	21,692	68,848
Median age	42.5	42.4	42.4
Median age (male)	41.0	40.9	40.6
Median age (Female)	45.0	44.7	44.2

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	1,285	8,723	26,864
# of persons per HH	2.4	2.5	2.6
Average HH income	\$80,164	\$81,338	\$81,931
Average house value	\$223,710	\$231,987	\$217,555

* Demographic data derived from 2010 US Census