**CONFIDENTIAL**
DO NOT ENTER PREMISES
OR INTERACT WITH
EXISTING TENANT'S EMPLOYEES

Edge REAL ESTATE GROUP

513.489.3343
edgegp.com

# OHIO PIKE PROPERTY

665 Ohio Pike (State Route 125), Cincinnati, OH 45245

11,653 SF, 2.92 Acres
Available FOR SALE or LEASE

**CONFIDENTIAL**
**DO NOT ENTER PREMISES OR INTERACT WITH EXISTING TENANT'S EMPLOYEES**

## Property Details:

- Former buffet restaurant now used as medical office
- Ownership open to, sale, leasing existing building, or ground lease for new construction
- Oversized lot with rare cross-access frontage road and multiple means of egress
- Terrific location on "going home" side of very-high traffic State Route 125 in Union Township (Clermont County), just off Interstate 275
- Excellent exposure to new household growth to the east

## Area Traffic Generators:

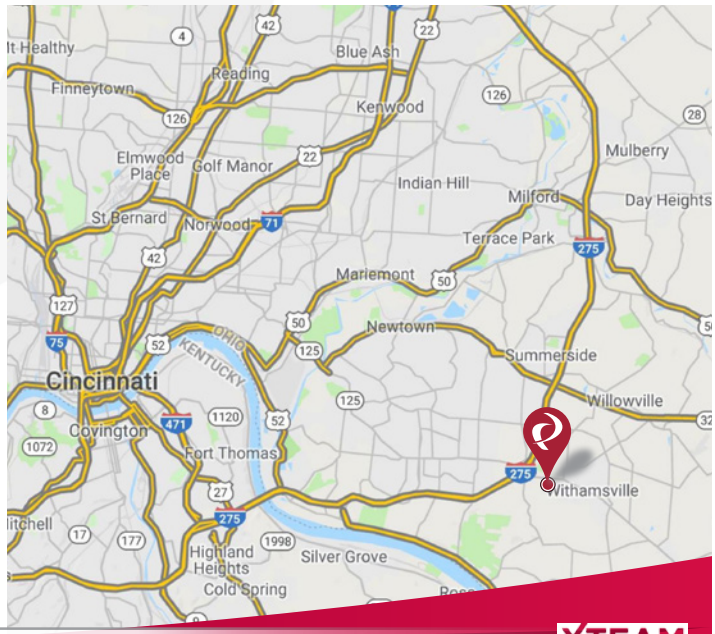
LOWE'S · home OUTLET Kitchens, Baths, Floors & More · United Dairy Farmers · Take 5 Oil Change · FAMILY DOLLAR · Walgreens · Shell

## Demographics:

| 2024 Estimates | 1 Mile | 3 Mile | 5 Mile | 10 Mile |
|---|---|---|---|---|
| Population | 6,398 | 51,376 | 113,483 | 314,464 |
| Households | 3,221 | 22,448 | 46,746 | 133,199 |
| Average HH Income | $97,033 | $116,274 | $126,932 | $134,772 |
| Total No. Employees | 1,583 | 24,176 | 39,127 | 116,251 |

## Traffic Counts:

| | |
|---|---|
| Ohio Pike (SR 125) | 48,108 ADT (Inrix 2023) |
| I-275 | 57,713 ADT (Inrix 2023) |





**Contact:**
**Zachary Schunn**

513.489.3343 x5
zschunn@edgegp.com


LET US GIVE YOU AN EDGE

XTEAM RETAIL ADVISORS




Information and any imagery is proprietary to Edge Real Estate Group and confidential. Information contained herein has been obtained from sources deemed reliable, but is not guaranteed and is subject to change.

# OHIO PIKE PROPERTY

665 Ohio Pike (State Route 125), Cincinnati, OH

**CONFIDENTIAL**
DO NOT ENTER PREMISES
OR INTERACT WITH
EXISTING TENANT'S EMPLOYEES

Market Aerial

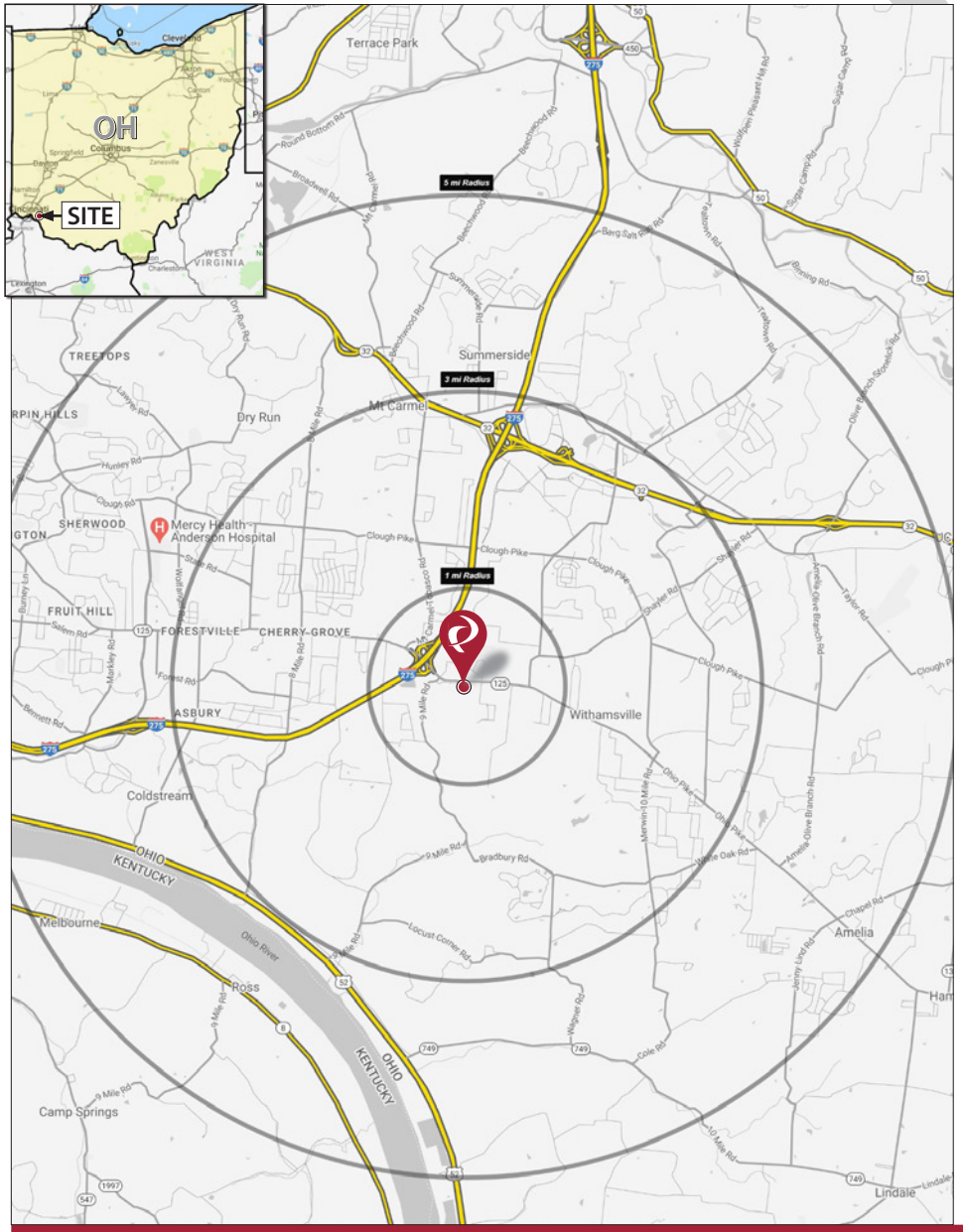
Information and any imagery is proprietary to Edge Real Estate Group and confidential. Information contained herein has been obtained from sources deemed reliable, but is not guaranteed and is subject to change.

# OHIO PIKE PROPERTY

665 Ohio Pike (State Route 125), Cincinnati, OH

CONFIDENTIAL
DO NOT ENTER PREMISES OR INTERACT WITH EXISTING TENANT'S EMPLOYEES

## Market Map and Demographics




### Summary Profile

2010-2020 Census, 2024 Estimates with 2029 Projections
Calculated using Weighted Block Centroid from Block Groups

Lat/Lon: 39.0645/-84.2912

| 665 Ohio Pike<br>Cincinnati, OH 45245 | 1 mi radius | 3 mi radius | 5 mi radius | 10 mi radius |
|---|---|---|---|---|
| **Population** | | | | |
| 2024 Estimated Population | 6,968 | 51,376 | 113,483 | 314,464 |
| 2029 Projected Population | 7,008 | 52,538 | 115,559 | 318,475 |
| 2020 Census Population | 7,024 | 51,619 | 113,342 | 313,611 |
| 2010 Census Population | 6,625 | 48,051 | 106,678 | 294,533 |
| Projected Annual Growth 2024 to 2029 | 0.1% | 0.5% | 0.4% | 0.3% |
| Historical Annual Growth 2010 to 2024 | 0.4% | 0.5% | 0.5% | 0.5% |
| 2024 Median Age | 38.1 | 40.1 | 39.7 | 39.4 |
| **Households** | | | | |
| 2024 Estimated Households | 3,221 | 22,448 | 46,746 | 133,199 |
| 2029 Projected Households | 3,272 | 23,079 | 47,841 | 135,452 |
| 2020 Census Households | 3,131 | 21,469 | 45,178 | 129,839 |
| 2010 Census Households | 2,797 | 19,466 | 41,426 | 120,096 |
| Projected Annual Growth 2024 to 2029 | 0.3% | 0.6% | 0.5% | 0.3% |
| Historical Annual Growth 2010 to 2024 | 1.1% | 1.1% | 0.9% | 0.8% |
| **Race and Ethnicity** | | | | |
| 2024 Estimated White | 89.4% | 89.2% | 89.8% | 88.4% |
| 2024 Estimated Black or African American | 3.8% | 3.9% | 3.7% | 5.5% |
| 2024 Estimated Asian or Pacific Islander | 2.5% | 2.8% | 2.4% | 2.1% |
| 2024 Estimated American Indian or Native Alaskan | 0.1% | 0.1% | 0.1% | 0.1% |
| 2024 Estimated Other Races | 4.2% | 4.0% | 4.0% | 3.9% |
| 2024 Estimated Hispanic | 3.5% | 3.3% | 3.1% | 2.9% |
| **Income** | | | | |
| 2024 Estimated Average Household Income | $97,033 | $116,274 | $126,932 | $134,772 |
| 2024 Estimated Median Household Income | $71,690 | $86,594 | $96,123 | $96,579 |
| 2024 Estimated Per Capita Income | $44,903 | $50,884 | $52,350 | $57,207 |
| **Education (Age 25+)** | | | | |
| 2024 Estimated Elementary (Grade Level 0 to 8) | 1.5% | 1.3% | 1.8% | 1.7% |
| 2024 Estimated Some High School (Grade Level 9 to 11) | 3.6% | 3.4% | 3.6% | 3.7% |
| 2024 Estimated High School Graduate | 29.1% | 25.7% | 24.8% | 22.8% |
| 2024 Estimated Some College | 20.1% | 18.6% | 17.0% | 16.1% |
| 2024 Estimated Associates Degree Only | 12.5% | 11.7% | 10.9% | 8.8% |
| 2024 Estimated Bachelors Degree Only | 20.0% | 23.1% | 24.4% | 27.0% |
| 2024 Estimated Graduate Degree | 13.3% | 16.2% | 17.4% | 19.9% |
| **Business** | | | | |
| 2024 Estimated Total Businesses | 196 | 1,941 | 3,226 | 10,320 |
| 2024 Estimated Total Employees | 1,583 | 24,176 | 39,127 | 116,251 |
| 2024 Estimated Employee Population per Business | 8.1 | 12.5 | 12.1 | 11.3 |
| 2024 Estimated Residential Population per Business | 35.6 | 26.5 | 35.2 | 30.5 |

©2025, Sites USA, Chandler, Arizona, 480-491-1112 Demographic Source: Applied Geographic Solutions 11/2024, TIGER Geography - RS1



Information and any imagery is proprietary to Edge Real Estate Group and confidential. Information contained herein has been obtained from sources deemed reliable, but is not guaranteed and is subject to change.

**CONFIDENTIAL**
DO NOT ENTER PREMISES
OR INTERACT WITH
EXISTING TENANT'S EMPLOYEES

# OHIO PIKE PROPERTY

665 Ohio Pike (State Route 125), Cincinnati, OH 45245

Edge REAL ESTATE GROUP

**Contact:**
**Zachary Schunn**
513.489.3343 x5
zschunn@edgegp.com

128 East Second Street
Suite B
Covington, KY 41011
513.489.3343



Information and any imagery is proprietary to Edge Real Estate Group and confidential. Information contained herein has been obtained from sources deemed reliable, but is not guaranteed and is subject to change.