

6845 ASHFIELD DRIVE

CINCINNATI | OH 45242



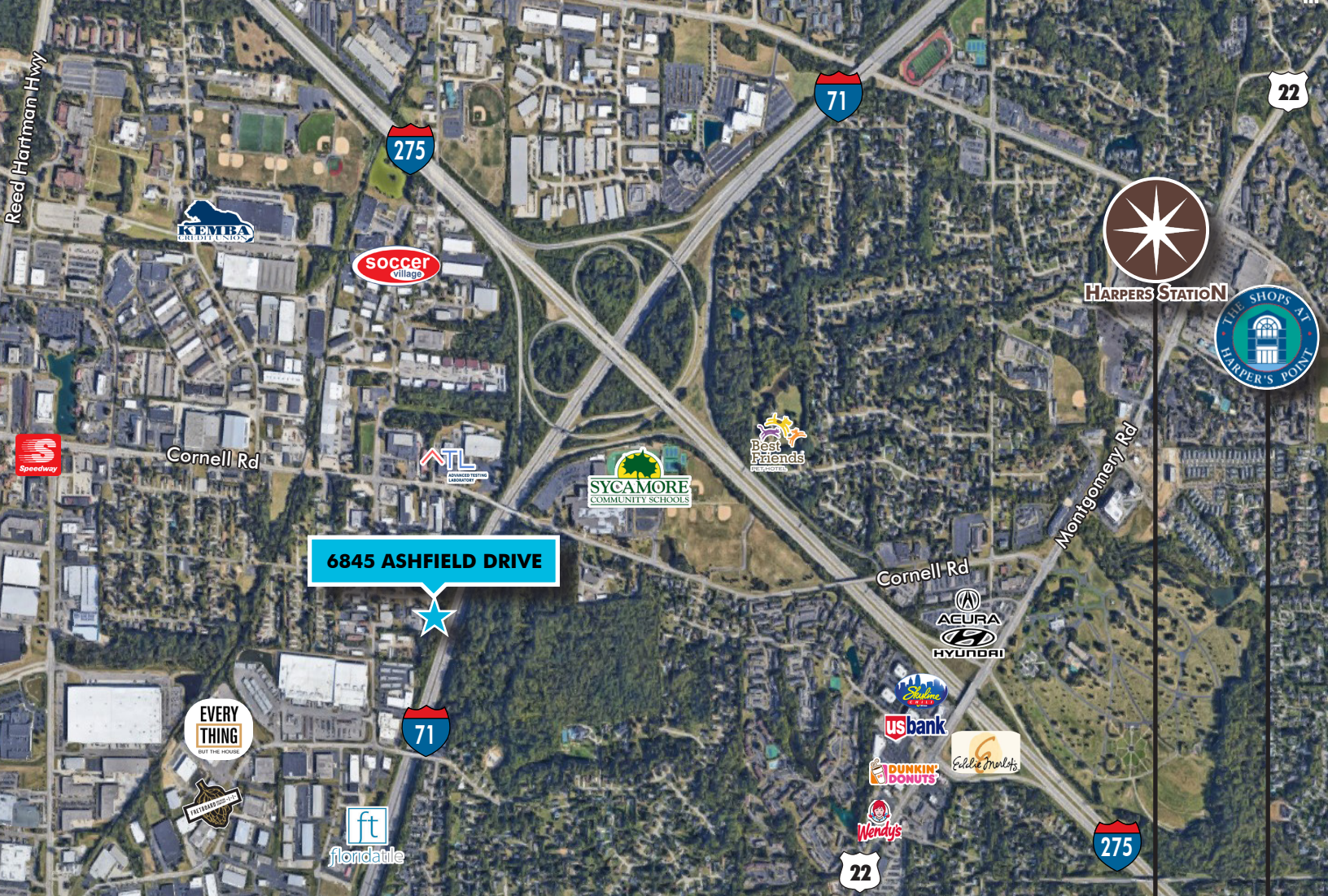
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PROPERTY HIGHLIGHTS

OFFICE/WAREHOUSE: 7,649 TOTAL SF

- 2,932 AVAILABLE SF
 - 1,604 SF OFFICE
 - 1,328 SF WAREHOUSE
- WAREHOUSE CLEAR HEIGHT 12'
- HIGHWAY VISIBLE SIGNAGE OPPORTUNITY ON I-71 w/130,250 VEHICLES PER DAY
- ZONING: M-4
- 1 DRIVE UP DOCK
- YEAR BUILT 1978
- RATE: \$12.50 MG

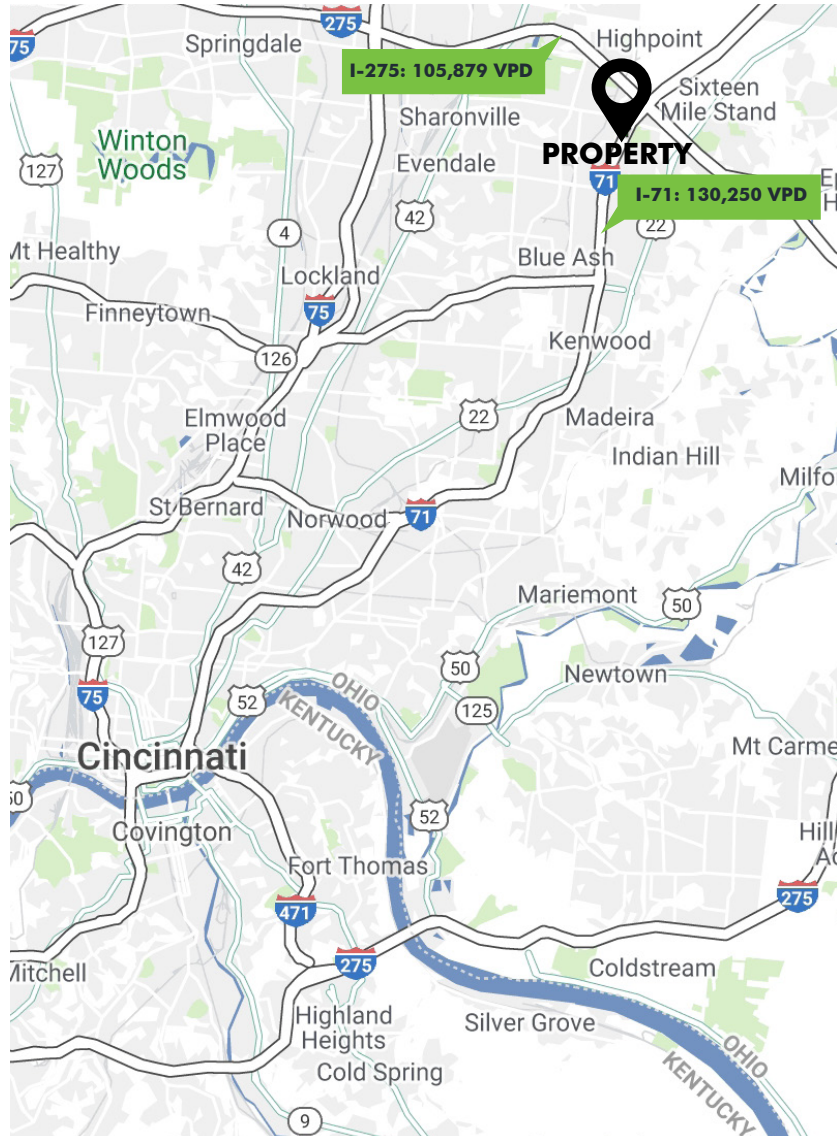
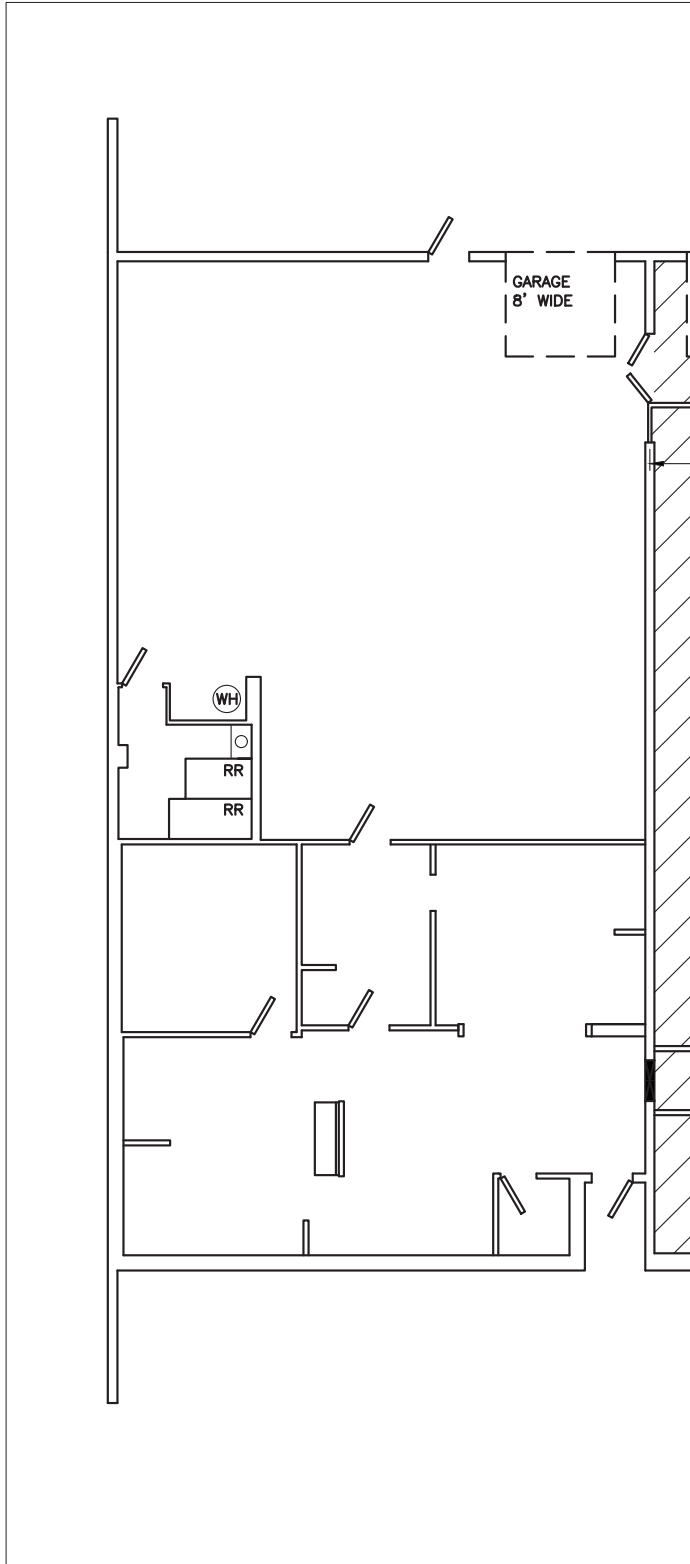
HARPERS STATION



THE SHOPS AT HARPER'S POINT



FLOOR PLAN: 2,932 SF



2020 DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
Estimated Population	4,351	49,710	141,663
Estimated Households	1,728	20,168	57,237
Estimated Household Income	\$120,692	\$127,115	\$119,526

ESTIMATED 1 MILE VPD TRAFFIC COUNTS	
I-71	130,250
I-275	105,879
Deerfield Road at Cornell Road	12,327

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