

# FOR LEASE

2,937 SF MEDICAL OFFICE

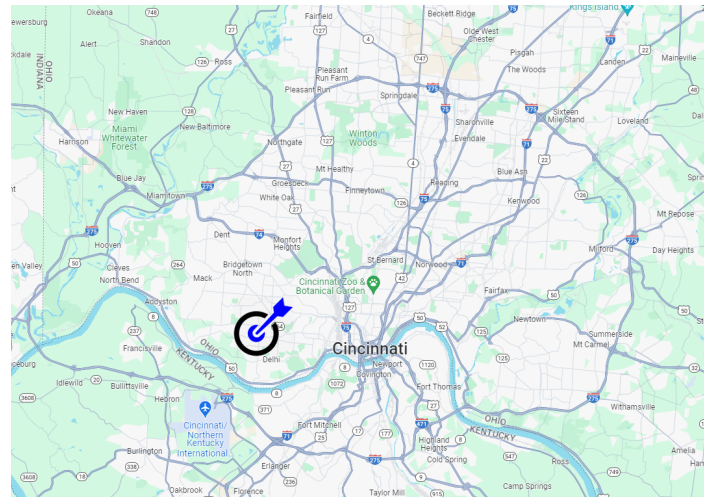
**5310 RAPID RUN RD**

**CINCINNATI, OH 45238**



## OFFERING SUMMARY

Address	5310 Rapid Run Rd Cincinnati, OH 45238
Asking Rate	\$14.00/SF NNN
Square Footage	2,937 SF Medical Office
County	Hamilton County
Municipality	Delhi Township
Zoning	E—Retail & Office Flexible zoning allows for a variety of retail, office, and other commercial uses



## PROPERTY OVERVIEW

Recently renovated and well-appointed for a medical office or other traditional office setting. Layout includes a spacious waiting area, reception desk, clinical lab, conference room, two (2) restrooms, kitchenette & break room, and several private offices & exam rooms. Highly visible roadway and suite signage and plenty of onsite parking available. This is a must see...move-in ready space for your employees and visitors to enjoy.

## MIKE BASTIN

**DIRECT:** 513.618.2823 | **CELL:** 513.520.4525 | **EMAIL:** [MJBASTIN@CBCRELIANTREALTY.COM](mailto:MJBASTIN@CBCRELIANTREALTY.COM)

2181 VICTORY PARKWAY | SUITE 102

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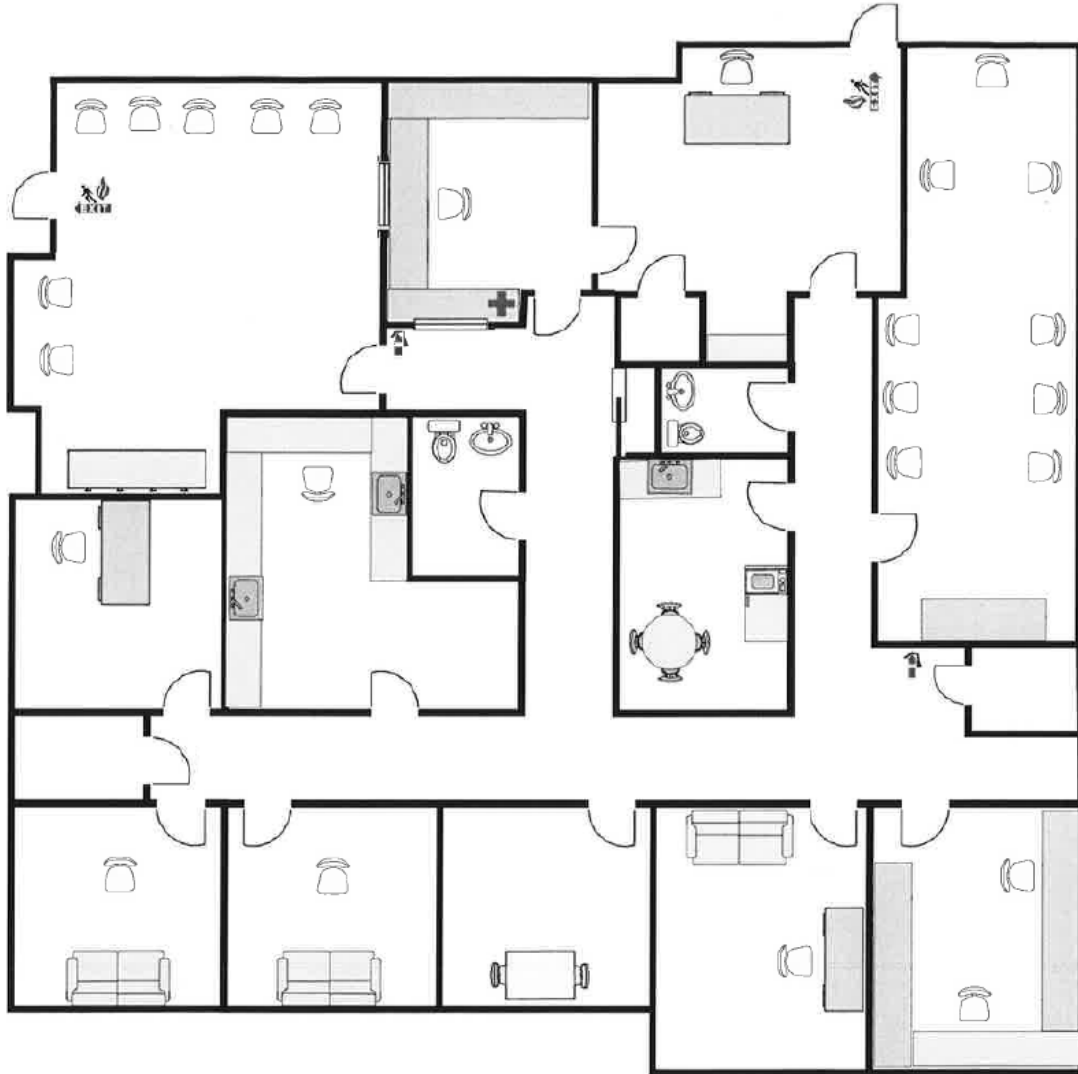
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## PROPERTY DETAILS

- Plenty of on-site parking available
- Easily accessible via busline
- Newly renovated and well-appointed
- Excellent Visibility & Roadside Signage
- Flexible Layout & Configuration
- High population area with strong HH demographics
- New development in the surrounding area
- Move-in ready

## DEMOGRAPHICS

Radius	1 Mile	3 Mile	5 Mile
Population:			
2023 Total Population	13,594	96,449	188,712
2023 Daytime Population	8,472	72,445	170,048
Income & Home Values:			
2023 Avg HH Income	\$89,851	\$77,580	\$81,180
2023 Median HH Income	\$77,629	\$54,143	\$54,538
2023 Per Capita Income	\$35,244	\$31,098	\$33,344
2023 Average Home Value	\$209,578	\$219,552	\$236,707

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