

MEDICAL/OFFICE FOR LEASE

RED BANK VILLAGE

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OFFICE SPACE FOR LEASE

RED BANK VILLAGE



AVAILABILITY

For Lease: 4,827 SF - \$15.50 NNN

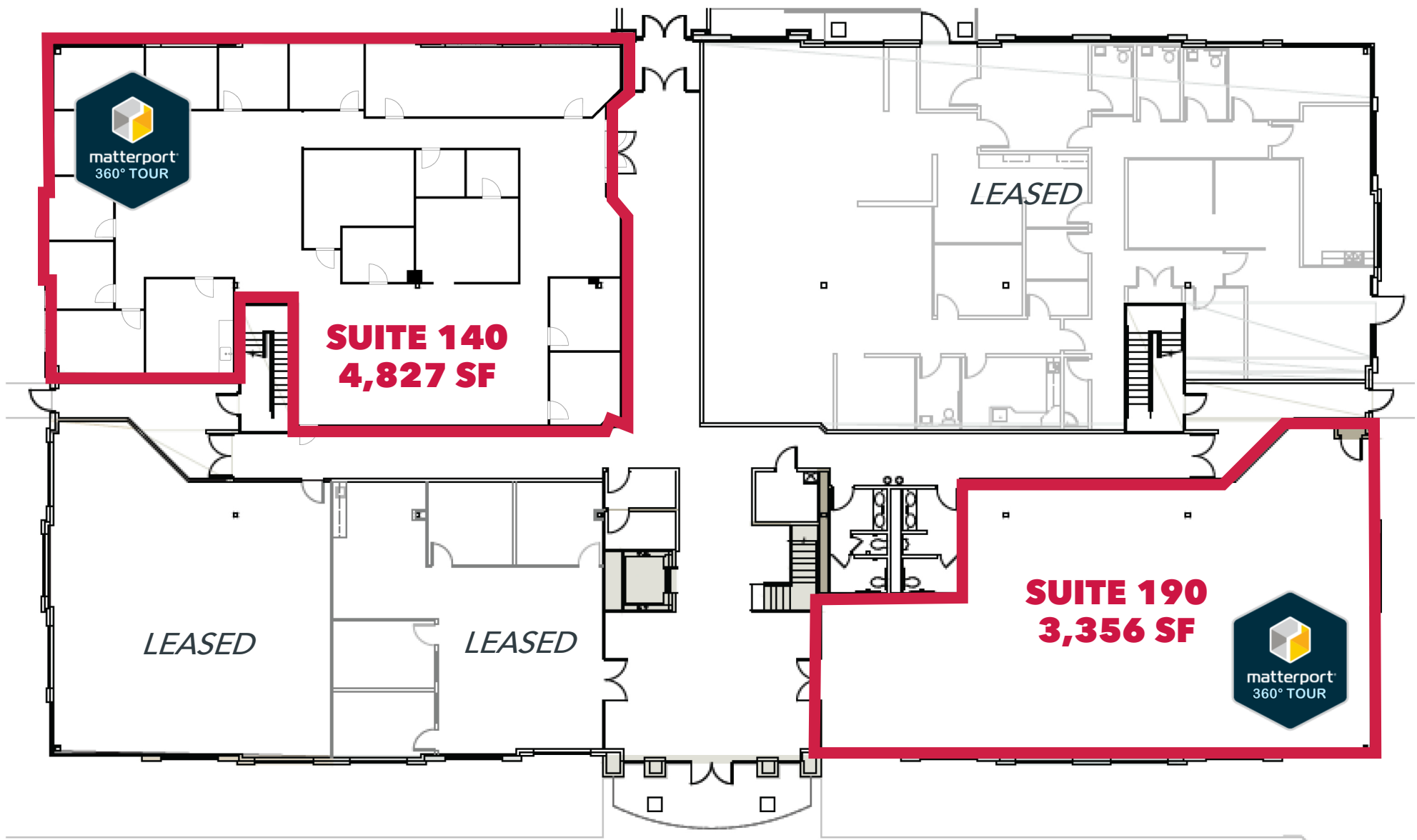
3,356 SF (1st Generation) - \$16.00 NNN

(+ \$8.91/SF OPEX)

KEY HIGHLIGHTS

- Medical / office leasing opportunity in the Red Bank corridor
- Monument signage available
- Professional office environment
- Positioned within a mixed-use development including Walmart, Bob Sumerel, Pizza Hut, MedVet, Jimmy John's, and more
- Adjacent to Cincinnati Sports Club
- Convenient access to I-71 and US-50
- Visibility along Red Bank Expressway

1st FLOOR



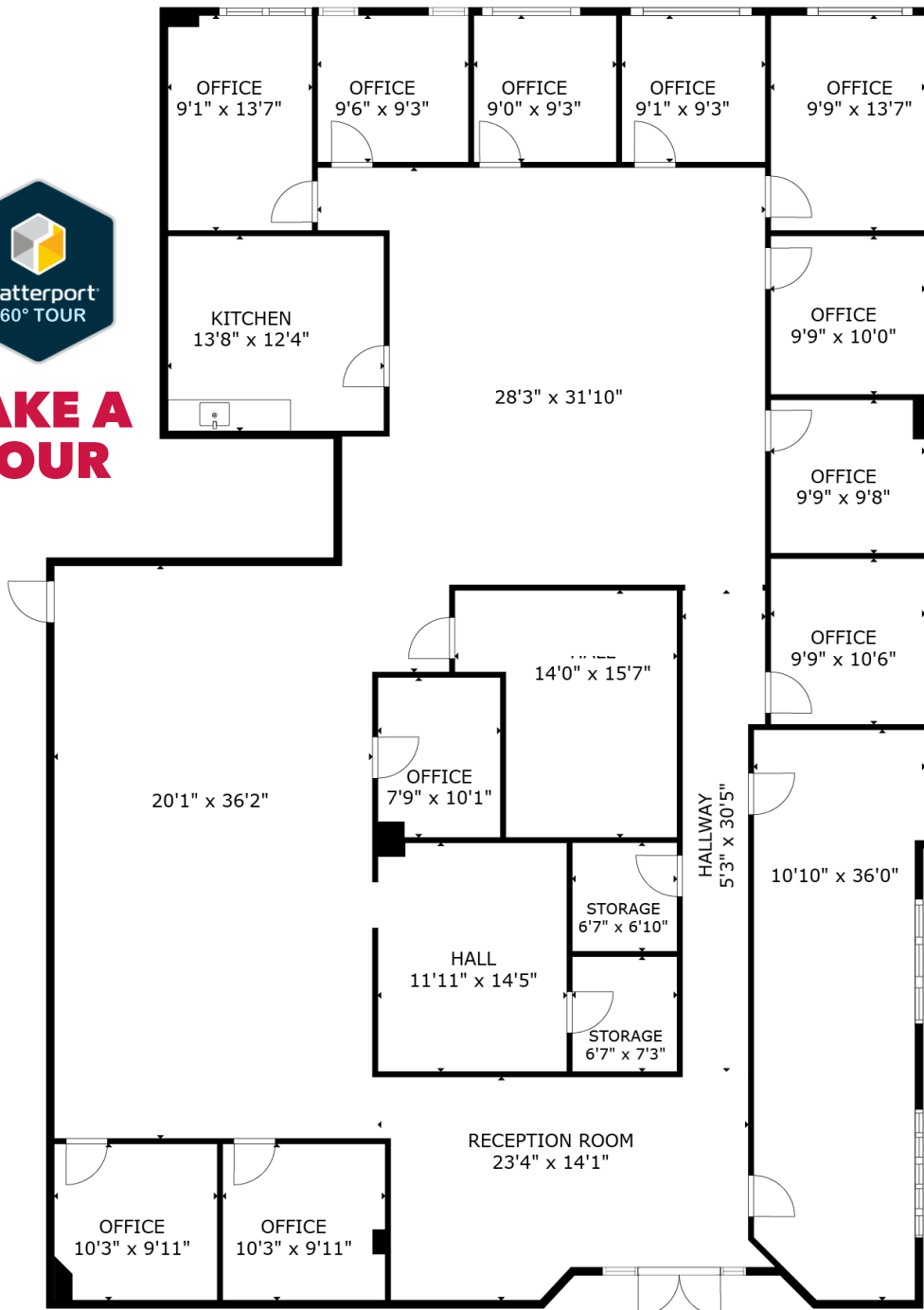
TAKE A TOUR OF THE AVAILABLE SPACES

SUITE 140

artland
enriching life

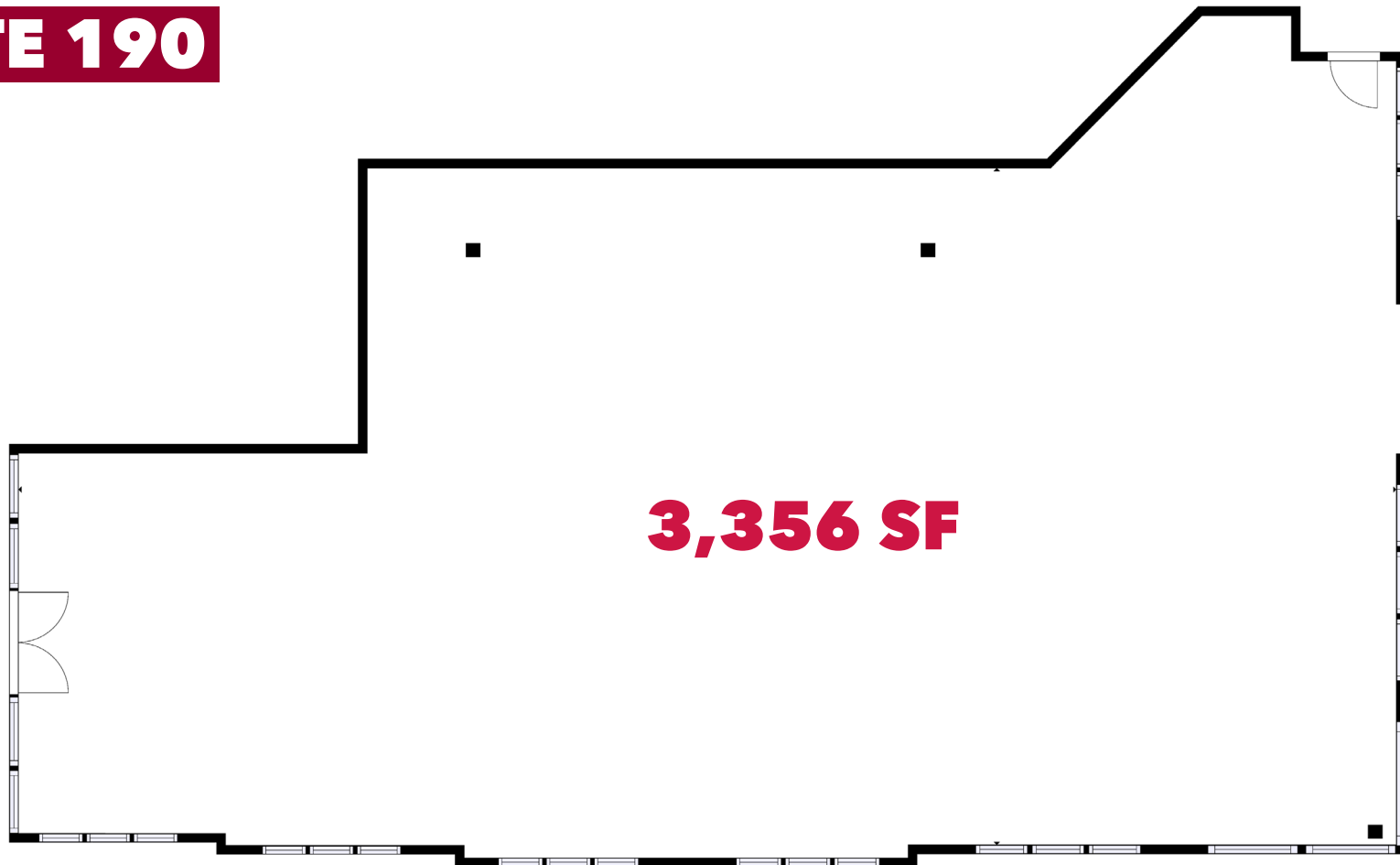


**TAKE A
TOUR**

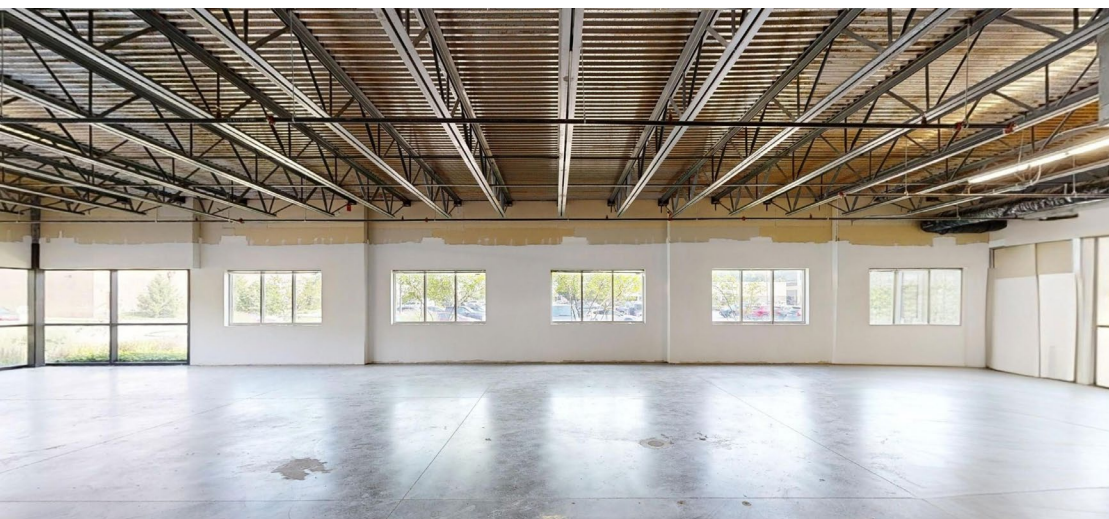


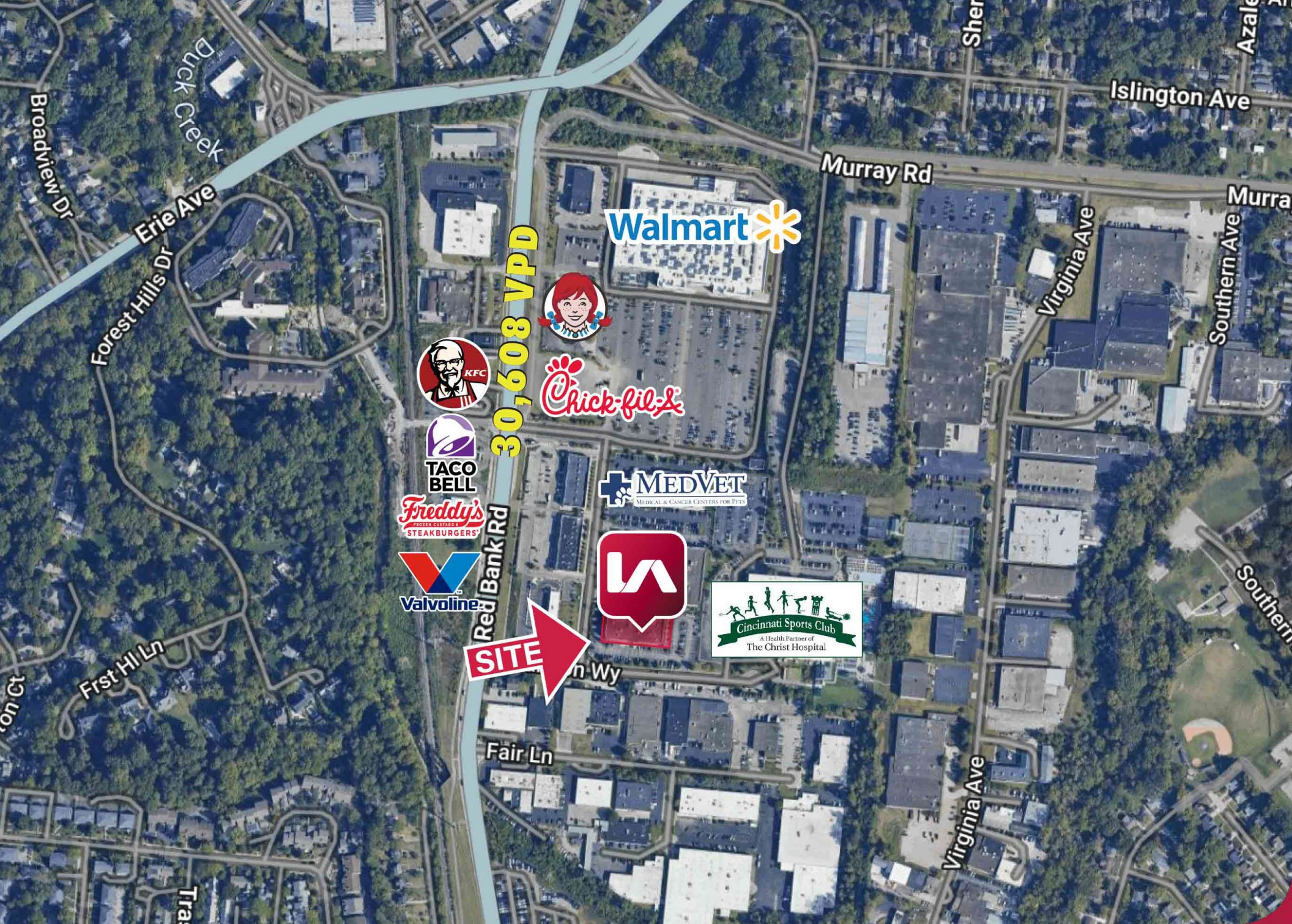
4,827 SF

SUITE 190



**1st GEN.
SPACE**







	1 MI RADIUS	3 MI RADIUS	5 MI RADIUS
POPULATION			
2025 Estimated Population	9,333	80,494	217,459
2030 Projected Population	9,478	80,978	216,838
2020 Census Population	9,385	79,218	215,550
2010 Census Population	8,989	74,238	208,223
Projected Annual Growth 2025 to 2030	0.3%	0.1%	-
Historical Annual Growth 2010 to 2025	0.2%	0.5%	0.3%
HOUSEHOLDS			
2025 Estimated Households	4,842	39,078	99,663
2030 Projected Households	4,902	39,169	99,032
2020 Census Households	4,751	38,082	96,933
2010 Census Households	4,570	35,666	93,555
Projected Annual Growth 2025 to 2030	0.2%	-	-0.1%
Historical Annual Growth 2010 to 2025	0.4%	0.6%	0.4%
AGE			
2025 Est. Population Under 10 Years	10.2%	11.5%	11.6%
2025 Est. Population 10 to 19 Years	9.2%	9.9%	11.8%
2025 Est. Population 20 to 29 Years	17.4%	17.2%	14.5%
2025 Est. Population 30 to 44 Years	25.4%	24.1%	22.1%
2025 Est. Population 45 to 59 Years	13.5%	14.9%	16.1%
2025 Est. Population 60 to 74 Years	15.4%	15.3%	16.8%
2025 Est. Population 75 Years or Over	8.8%	7.0%	7.0%
2025 Est. Median Age	37.3	36.1	37.5
MARITAL STATUS & GENDER			
2025 Est. Male Population	48.3%	49.2%	49.7%
2025 Est. Female Population	51.7%	50.8%	50.3%
2025 Est. Never Married	43.1%	40.3%	39.3%
2025 Est. Now Married	39.4%	43.1%	42.2%
2025 Est. Separated or Divorced	12.1%	11.9%	13.4%
2025 Est. Widowed	5.5%	4.7%	5.1%
INCOME			
2025 Est. HH Income \$200,000 or More	18.1%	20.0%	16.4%
2025 Est. HH Income \$150,000 to \$199,999	11.6%	11.8%	10.2%
2025 Est. HH Income \$100,000 to \$149,999	20.0%	15.9%	15.3%
2025 Est. HH Income \$75,000 to \$99,999	11.9%	12.3%	11.6%
2025 Est. HH Income \$50,000 to \$74,999	13.9%	14.3%	14.9%
2025 Est. HH Income \$35,000 to \$49,999	8.9%	9.1%	9.7%
2025 Est. HH Income \$25,000 to \$34,999	5.1%	5.3%	6.6%
2025 Est. HH Income \$15,000 to \$24,999	3.2%	3.7%	4.8%
2025 Est. HH Income Under \$15,000	7.3%	7.6%	10.4%
2025 Est. Average Household Income	\$143,992	\$157,715	\$137,478
2025 Est. Median Household Income	\$103,046	\$105,682	\$93,946
2025 Est. Per Capita Income	\$74,847	\$76,707	\$63,255
2025 Est. Total Businesses	525	3,807	9,213
2025 Est. Total Employees	17,173	55,041	135,887