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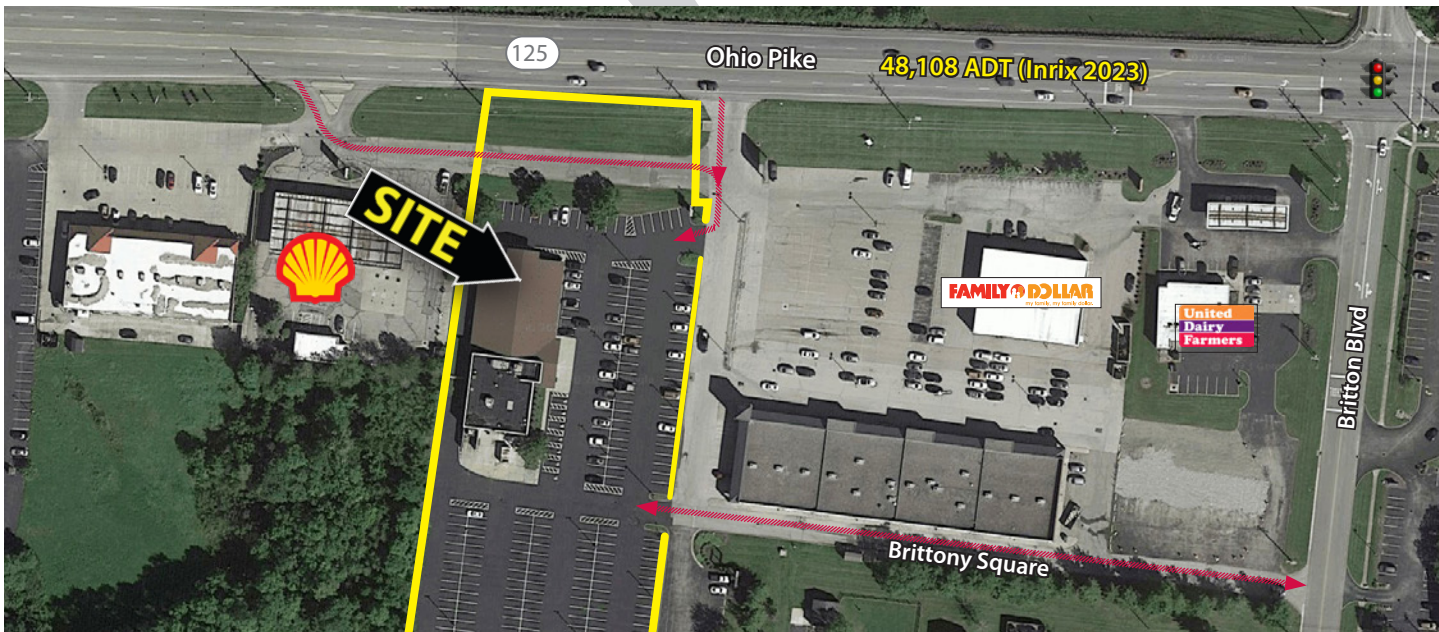


f t in
 513.489.3343
 edgegp.com

OHIO PIKE PROPERTY

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

11,653 SF, 2.92 Acres
 Available For Lease



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Property Details:

- Former buffet restaurant now used as medical office.
- Ownership open to 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.

Demographics:

2023 Estimates	1 Mile	3 Mile	5 Mile
Population	7,184	51,683	113,821
Households	3,248	21,777	45,974
Average Household Income	\$98,736	\$114,005	\$124,736
Total Number of Employees	1,573	23,967	39,129

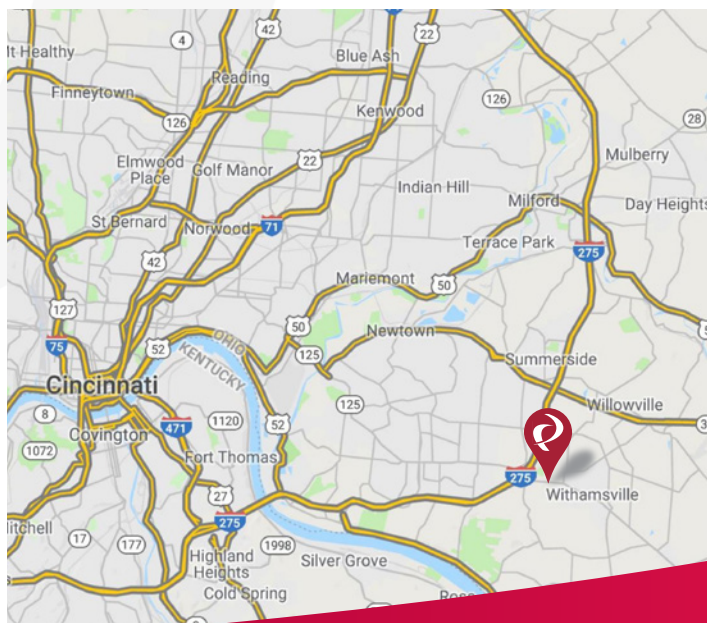
Traffic Counts:

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

Area Traffic Generators:



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128 East Second Street | Suite B | Covington, KY 41011 | 513.489.3343 | edgegp.com

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Market Aerial



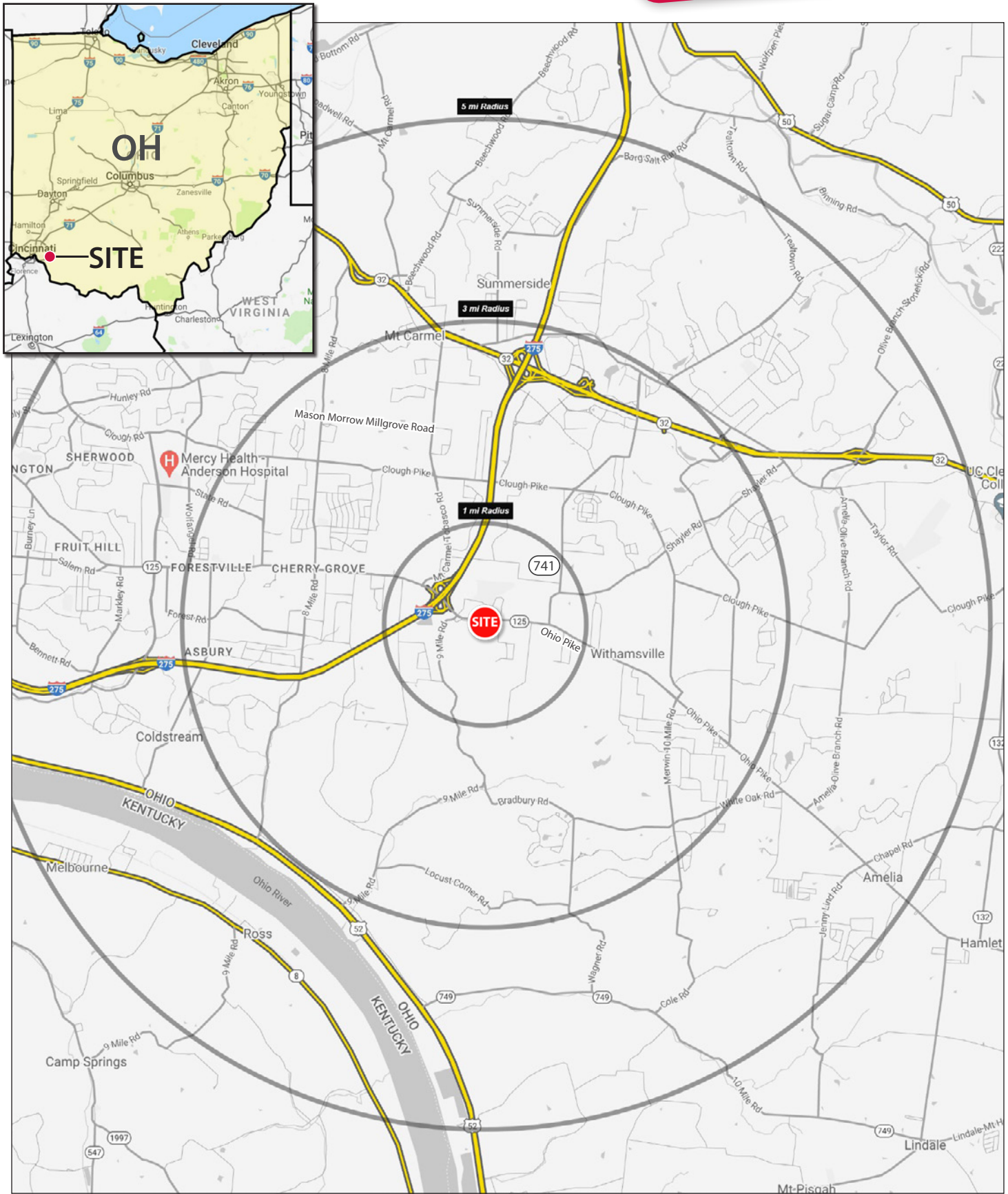
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Summary Profile

2010-2020 Census, 2023 Estimates with 2028 Projections
 Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 39.0645/-84.2912

665 Ohio Pike Cincinnati, OH 45245	1 mi radius	3 mi radius	5 mi radius
Population			
2023 Estimated Population	7,184	51,683	113,821
2028 Projected Population	7,128	51,830	114,704
2020 Census Population	7,024	51,619	113,342
2010 Census Population	6,625	48,051	106,678
Projected Annual Growth 2023 to 2028	-0.2%	-	0.2%
Historical Annual Growth 2010 to 2023	0.6%	0.6%	0.5%
2023 Median Age	37.9	40.1	39.0
Households			
2023 Estimated Households	3,248	21,777	45,974
2028 Projected Households	3,255	21,895	46,358
2020 Census Households	3,131	21,469	45,178
2010 Census Households	2,797	19,466	41,426
Projected Annual Growth 2023 to 2028	-	0.1%	0.2%
Historical Annual Growth 2010 to 2023	1.2%	0.9%	0.8%
Race and Ethnicity			
2023 Estimated White	90.3%	90.2%	90.8%
2023 Estimated Black or African American	3.5%	3.2%	3.1%
2023 Estimated Asian or Pacific Islander	2.3%	2.8%	2.3%
2023 Estimated American Indian or Native Alaskan	-	0.1%	0.1%
2023 Estimated Other Races	3.8%	3.7%	3.7%
2023 Estimated Hispanic	3.0%	2.7%	2.6%
Income			
2023 Estimated Average Household Income	\$98,736	\$114,005	\$124,736
2023 Estimated Median Household Income	\$66,923	\$84,997	\$93,042
2023 Estimated Per Capita Income	\$44,686	\$48,105	\$50,437
Education (Age 25+)			
2023 Estimated Elementary (Grade Level 0 to 8)	2.1%	1.7%	2.2%
2023 Estimated Some High School (Grade Level 9 to 11)	3.4%	3.5%	3.7%
2023 Estimated High School Graduate	30.0%	27.1%	25.6%
2023 Estimated Some College	20.8%	19.8%	18.9%
2023 Estimated Associates Degree Only	12.2%	10.9%	9.9%
2023 Estimated Bachelors Degree Only	17.9%	22.5%	24.1%
2023 Estimated Graduate Degree	13.5%	14.5%	15.7%
Business			
2023 Estimated Total Businesses	194	1,909	3,227
2023 Estimated Total Employees	1,573	23,967	39,129
2023 Estimated Employee Population per Business	8.1	12.6	12.1
2023 Estimated Residential Population per Business	37.0	27.1	35.3

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