

Office/Retail Space for Lease

Delhi



FEATURES

- Great for any type of office users
- Located on the bus line
- Parking in the rear lot for tenants and clients
- On site management
- Tenant responsible for electric and phone service
- Landlord responsible for heat, air, trash removal

4977 Delhi Pike - Unit #3

- 650 SF Space on First Floor with second floor balcony space
- Side door access in the first floor office area
- New updated interior office with unique look
- 2 separate offices on the first floor with restroom
- 2 separate office on the second floor with sink
- \$1,400/month

4983 Delhi Pike - Unit #5

- 600 SF Space on First Floor
- Large modern open lobby
- Hardwood floors throughout the space
- Beautifully decorated with updated painted interior
- 3 separate offices and restroom
- \$1,200/month

LOCATION

4977-4983 Delhi Pike

Cincinnati, OH 45238

Demographics

	<u>1-Mile</u>	<u>3-Mile</u>	<u>5-Mile</u>
Population:	15,608	85,336	204,002
Households:	5,805	33,094	83,554
Avg. HH Income:	\$75,177	\$67,429	\$68,001

Traffic Count:

Delhi Pike at Klemme Drive = 16,065 2020

CONTACT

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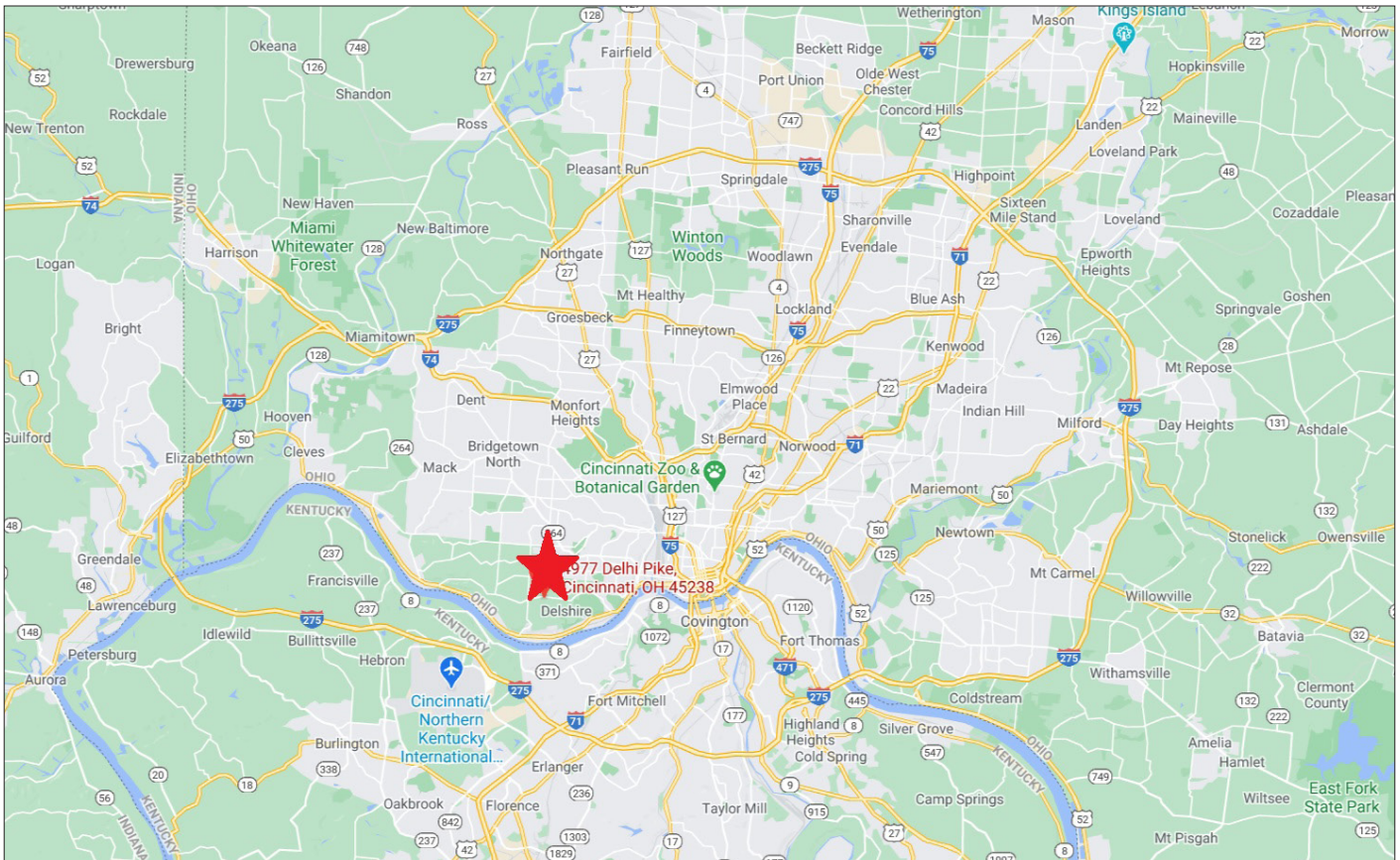
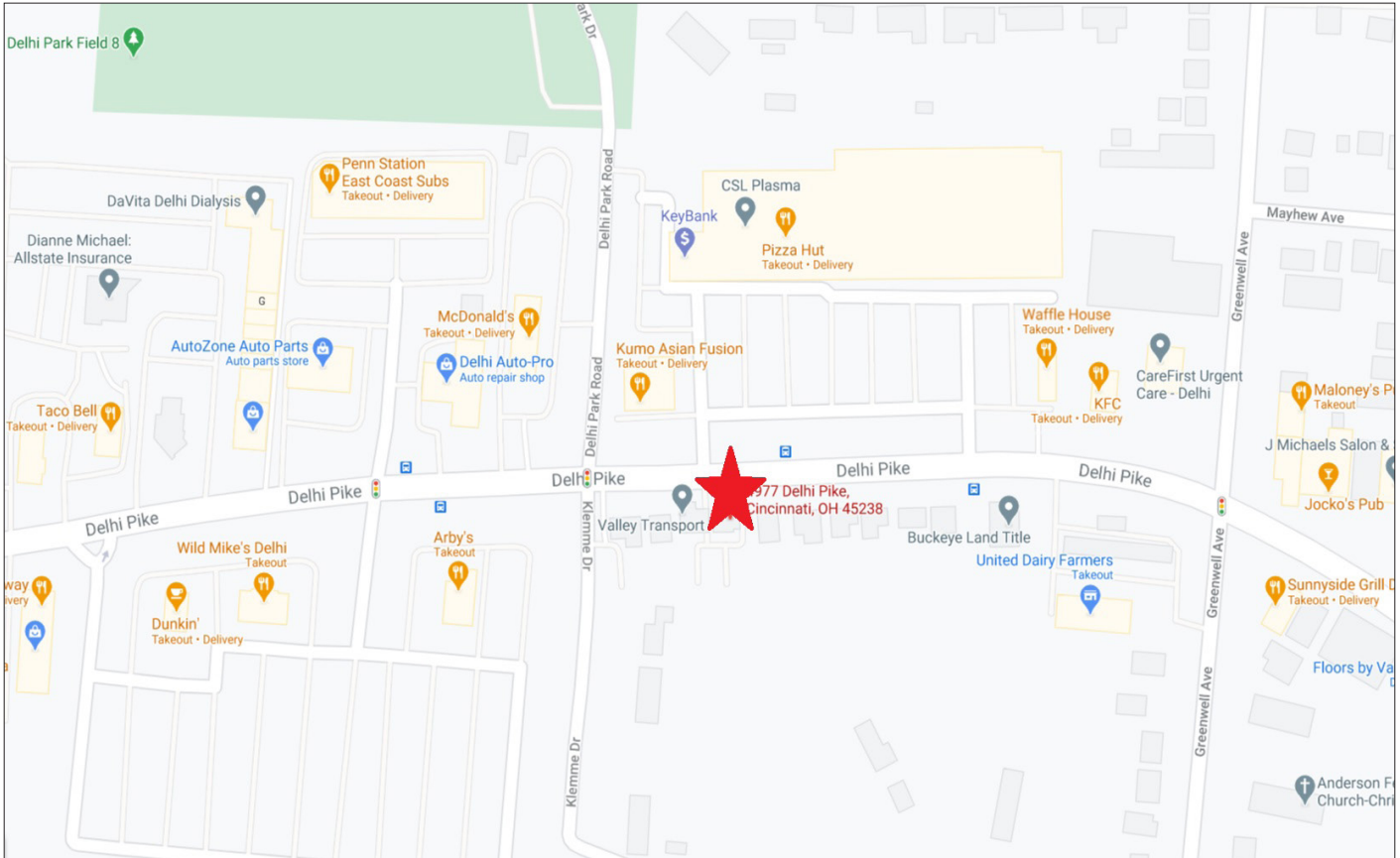
600 SF Space for Lease



650 SF Space for Lease



4977-4983 Delhi Pike





Farm House Ln

Old Oak Trail

Poinsettia Dr

PET
SUPPLIES
PLUS



PENN
STATION
EAST COAST SLIMS

KeyBank



Great Clips

Auto
Zone



WAFFLE
HOUSE



Huntington



Delhi Ave



SUBWAY

DUNKIN'
DONUTS



SITE

Klemme Dr

CHASE



Walgreens

PNC BANK

Mt Alverno Rd

Delhi Hills

Glen Oaks Dr

Schroer Ave

McCabe
Do it center

on Ferry Rd

Balantree Ct

Glenroy Ave

Greenwell Ave

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Demographic Summary Report

Executive Center 4977-4983 Delhi Ave, Cincinnati, OH 45238

Building Type: **Class C Office**
Class: **C**
RBA: **7,500 SF**
Typical Floor: **3,750 SF**

Total Available: **0 SF**
% Leased: **100%**
Rent/SF/Yr: **-**



Radius	1 Mile		3 Mile		5 Mile	
Population						
2025 Projection	15,764		85,879		206,096	
2020 Estimate	15,608		85,336		204,002	
2010 Census	15,256		85,225		199,987	
Growth 2020 - 2025	1.00%		0.64%		1.03%	
Growth 2010 - 2020	2.31%		0.13%		2.01%	
2020 Population by Hispanic Origin	182		3,481		7,319	
2020 Population	15,608		85,336		204,002	
White	14,529	93.09%	64,673	75.79%	146,734	71.93%
Black	458	2.93%	16,488	19.32%	48,136	23.60%
Am. Indian & Alaskan	19	0.12%	348	0.41%	658	0.32%
Asian	301	1.93%	1,392	1.63%	3,180	1.56%
Hawaiian & Pacific Island	5	0.03%	252	0.30%	354	0.17%
Other	296	1.90%	2,182	2.56%	4,940	2.42%
U.S. Armed Forces	19		27		88	
Households						
2025 Projection	5,862		33,286		84,402	
2020 Estimate	5,805		33,094		83,554	
2010 Census	5,701		33,261		82,198	
Growth 2020 - 2025	0.98%		0.58%		1.01%	
Growth 2010 - 2020	1.82%		-0.50%		1.65%	
Owner Occupied	4,431	76.33%	19,566	59.12%	45,019	53.88%
Renter Occupied	1,373	23.65%	13,528	40.88%	38,535	46.12%
2020 Households by HH Income	5,803		33,093		83,554	
Income: <\$25,000	987	17.01%	8,358	25.26%	23,008	27.54%
Income: \$25,000 - \$50,000	1,235	21.28%	8,424	25.46%	19,738	23.62%
Income: \$50,000 - \$75,000	1,076	18.54%	5,747	17.37%	14,831	17.75%
Income: \$75,000 - \$100,000	1,035	17.84%	3,809	11.51%	8,815	10.55%
Income: \$100,000 - \$125,000	696	11.99%	2,931	8.86%	6,735	8.06%
Income: \$125,000 - \$150,000	335	5.77%	1,330	4.02%	3,746	4.48%
Income: \$150,000 - \$200,000	297	5.12%	1,242	3.75%	2,873	3.44%
Income: \$200,000+	142	2.45%	1,252	3.78%	3,808	4.56%
2020 Avg Household Income	\$75,177		\$67,429		\$68,001	
2020 Med Household Income	\$65,468		\$49,091		\$48,541	



The Following Information Has Been Prepared By The Everest Group
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4/9/2021