

# Freestanding Office Building For Sale or Lease

# Sharonville, OH Downtown



## FEATURES

- **8,416 Square Feet**
- Newly Remodeled
- New Roof with 15 Year Warranty Installed August 2019
- Beautiful interior finishes
- Parking for 35 cars
- Updated mechanicals
- Backup power generator
- Fiber Optics at Building
- Digital Phone System
- Extensively Wired Network
- Room for expansion
- Great for owner/occupant
- Minutes to I-275, I-75 and I-71

## LOCATION

**11250 Lebanon Road (U.S. 42)**  
**Sharonville, OH 45241**

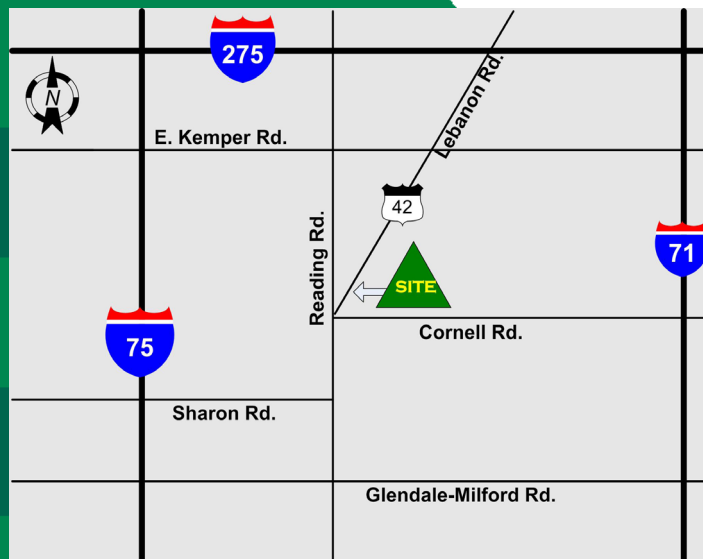
## CONTACT

**Mark Freiberg, CCIM**

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513/769-2502 Office

513/886-3303 Mobile



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COMMERCIAL REAL ESTATE SERVICES

WEB [www.everestrealstate.com](http://www.everestrealstate.com) TEL 513-769-2500 FAX 513-769-2512

9902 Carver Road, Sycamore Office Park, Suite 105, Cincinnati, Ohio 45242

# 11250 Lebanon Road

<b>Address/City/County:</b>	11250 Lebanon Road Sharonville/Hamilton County
<b>Market:</b>	Cincinnati/Dayton
<b>Submarket:</b>	Mason/Montgomery
<b>Book Page Parcel:</b>	608/0002/0018/00
<b>Square Footage:</b>	8,416 SF
<b>Land Size:</b>	.74 acres
<b>Date of Construction:</b>	1972 2008 new 2-story addition built
<b>Type of Construction:</b>	Brick Frame
<b>Zoning:</b>	G.B. - General Business
<b>Floors:</b>	Two
<b>Sprinkler:</b>	No
<b>Parking:</b>	35 spaces
<b>Electric:</b>	200 amp service
<b>Roof:</b>	New roof with 15 year warranty installed August 2019
<b>Heat &amp; A/C:</b>	Gas forced air/Central A/C (three zones per a floor)
<b>Central Vac System:</b>	Yes
<b>Instant Hot Water System:</b>	Yes - whole building
<b>Backup Power Generator:</b>	Cummins 70 Kilowatt, Natural Gas
<b>Lease Rate:</b>	\$18.00 PSF NNN
<b>Sale Price:</b>	\$595,000



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# 11250 Lebanon Road



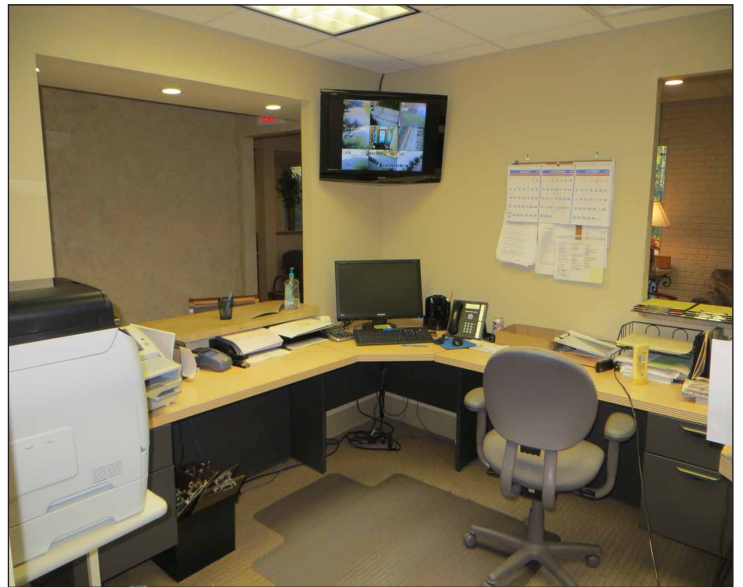
**Waiting/Reception Area**



**Guest Lounge**



**Kitchenette**



**Work Area**

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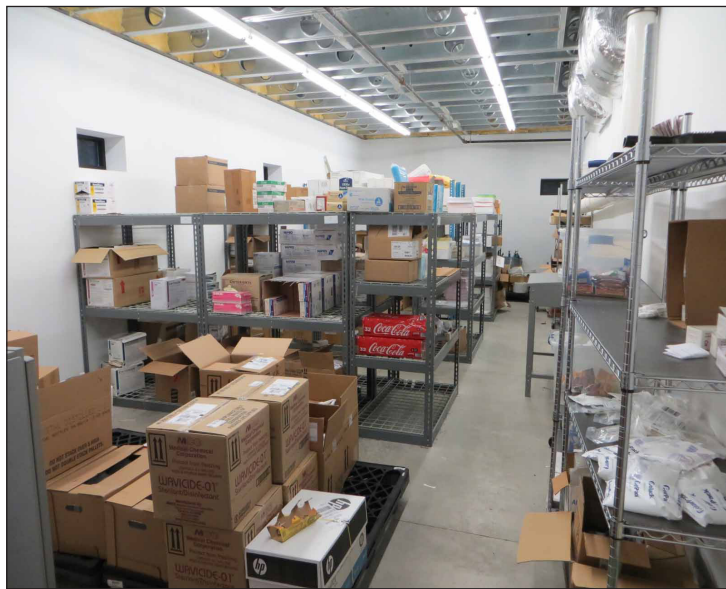
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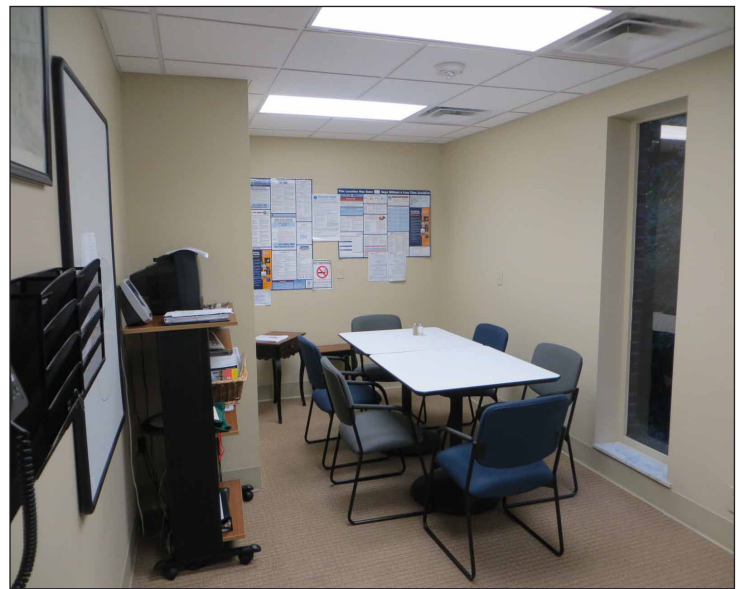
**Open Multi-Station Bullpen Area**



**Rolling Files**



**Storage/Expansion**



**Conference Area**

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# Demographic Summary Report

11250 Lebanon Rd, Cincinnati, OH 45241

Building Type: **Class C Office**  
 Class: **C**  
 RBA: **8,416 SF**  
 Typical Floor: **4,208 SF**

Total Available: **8,416 SF**  
 % Leased: **0%**  
 Rent/SF/Yr: **\$18.00**



Radius	1 Mile		3 Mile		5 Mile	
Population						
2028 Projection	3,765		34,680		147,380	
2023 Estimate	3,738		34,151		145,106	
2010 Census	3,684		32,269		137,694	
Growth 2023 - 2028	0.72%		1.55%		1.57%	
Growth 2010 - 2023	1.47%		5.83%		5.38%	
2023 Population by Hispanic Origin	183		3,322		10,514	
2023 Population	3,738		34,151		145,106	
White	3,127	83.65%	26,680	78.12%	107,410	74.02%
Black	271	7.25%	3,967	11.62%	22,065	15.21%
Am. Indian & Alaskan	11	0.29%	118	0.35%	409	0.28%
Asian	187	5.00%	2,217	6.49%	10,699	7.37%
Hawaiian & Pacific Island	3	0.08%	205	0.60%	541	0.37%
Other	138	3.69%	963	2.82%	3,983	2.74%
U.S. Armed Forces	0		0		3	
Households						
2028 Projection	1,613		14,191		59,963	
2023 Estimate	1,603		13,966		59,005	
2010 Census	1,594		13,201		55,969	
Growth 2023 - 2028	0.62%		1.61%		1.62%	
Growth 2010 - 2023	0.56%		5.80%		5.42%	
Owner Occupied	1,048	65.38%	9,861	70.61%	39,481	66.91%
Renter Occupied	555	34.62%	4,106	29.40%	19,524	33.09%
2023 Households by HH Income	1,604		13,965		59,003	
Income: <\$25,000	277	17.27%	2,225	15.93%	8,091	13.71%
Income: \$25,000 - \$50,000	172	10.72%	1,628	11.66%	8,991	15.24%
Income: \$50,000 - \$75,000	268	16.71%	2,052	14.69%	9,284	15.73%
Income: \$75,000 - \$100,000	274	17.08%	1,738	12.45%	7,297	12.37%
Income: \$100,000 - \$125,000	198	12.34%	1,662	11.90%	7,542	12.78%
Income: \$125,000 - \$150,000	70	4.36%	976	6.99%	4,265	7.23%
Income: \$150,000 - \$200,000	53	3.30%	1,298	9.29%	5,738	9.72%
Income: \$200,000+	292	18.20%	2,386	17.09%	7,795	13.21%
2023 Avg Household Income	\$114,233		\$118,925		\$110,410	
2023 Med Household Income	\$82,755		\$90,499		\$85,742	



The Following Information Has Been Prepared By The Everest Group  
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7/24/2023



# 11250 Lebanon Road Aerial

