



5554 Cheviot Road

Cincinnati, Ohio 45247

Property Features

- 9,196 Office Building - Monfort Heights -Near corner of Cheviot & North Bend Roads
- First Floor - 4,600 sf available for Lease; Second Floor - 331 sf, 2130 sf
- 1.5 miles from new Mercy West Hospital
- 0.6 mile from Interstate I-74; minutes to Ronald Reagan Hwy & I-75
- Green Township - No Earnings Tax!
- Lease Rate: \$10.50 psf
- Sale Price: \$595,000

Demographics	1 Mile	3 Miles	5 Miles
Total Population:	9,397	80,073	239,602
Average HH Income:	\$67,513	\$61,602	\$55,456
Traffic Counts: Cheviot Rd - 19,914 CPD			

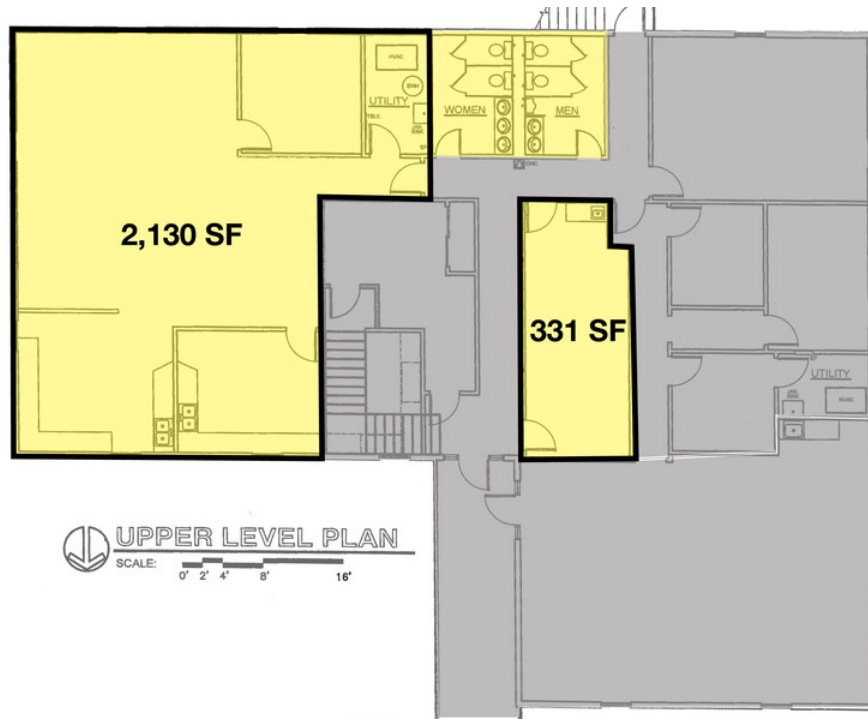


For more information:

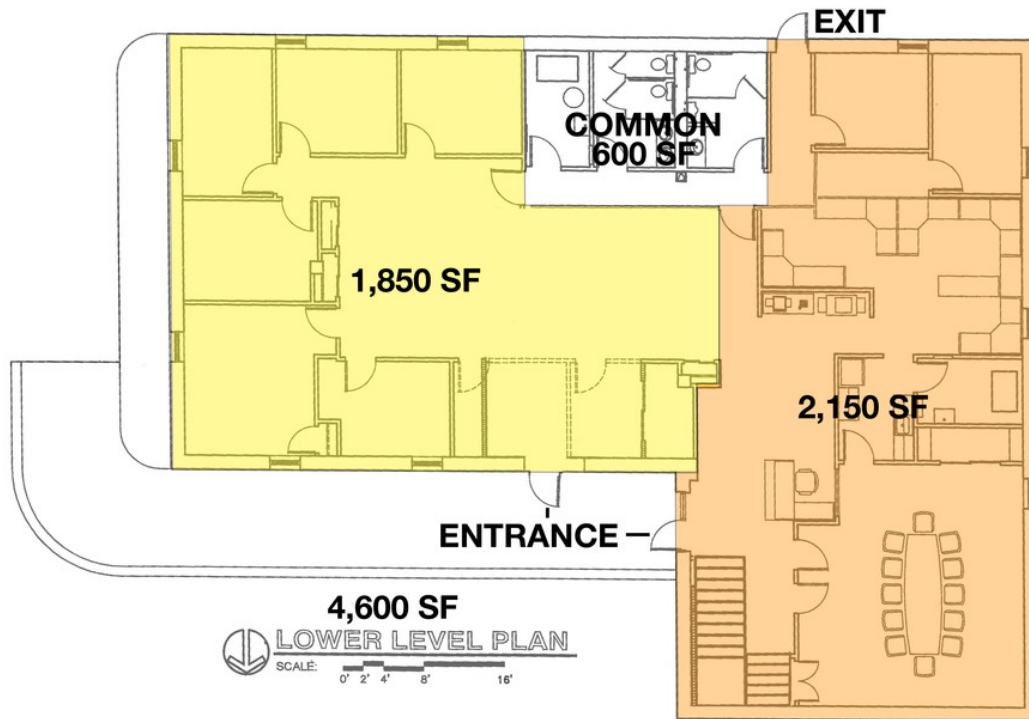
Cindy Metz

+1 513 322 6303 • cmetz@bergman-group.com

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UPPER LEVEL

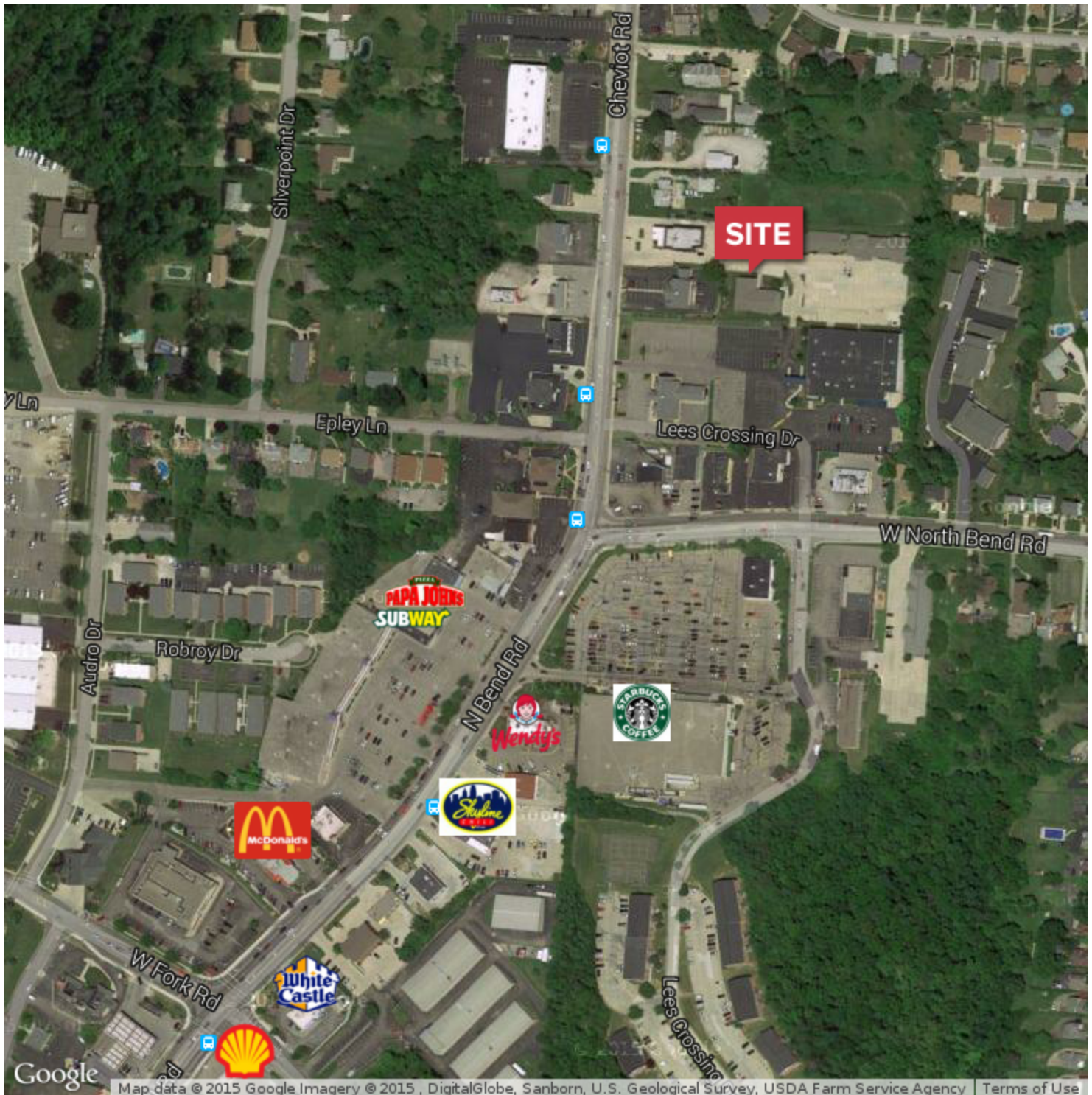


LOWER LEVEL

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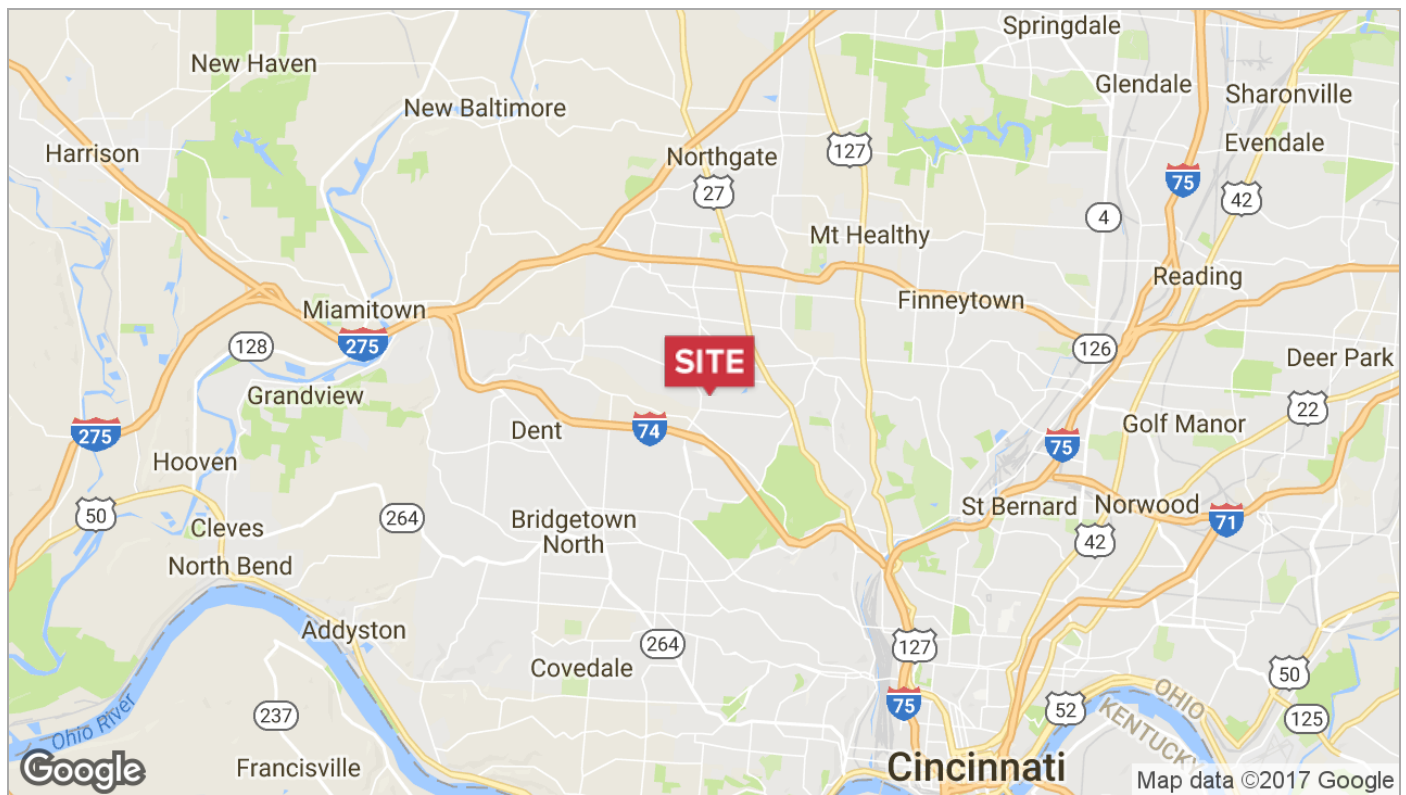
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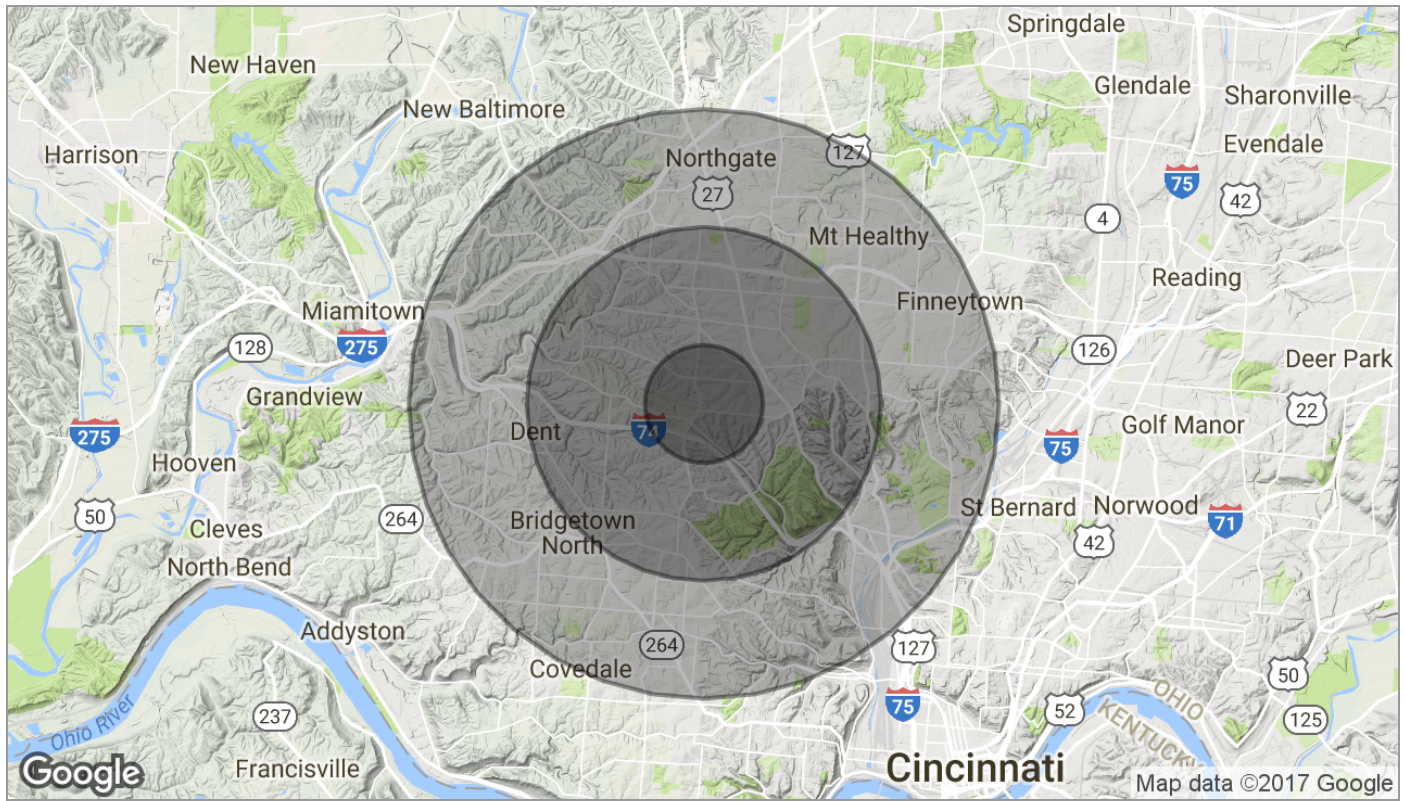
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Population	1 Mile	3 Miles	5 Miles
TOTAL POPULATION	9,397	80,073	239,602
MEDIAN AGE	38.4	38.3	37.3
MEDIAN AGE (MALE)	39.3	36.6	35.0
MEDIAN AGE (FEMALE)	36.7	39.3	39.0
Households & Income	1 Mile	3 Miles	5 Miles
TOTAL HOUSEHOLDS	3,850	33,562	100,613
# OF PERSONS PER HH	2.4	2.4	2.4
AVERAGE HH INCOME	\$67,513	\$61,602	\$55,456
AVERAGE HOUSE VALUE	\$161,487	\$167,110	\$159,697
Race	1 Mile	3 Miles	5 Miles
% WHITE	88.4%	77.1%	65.8%
% BLACK	9.4%	20.3%	30.5%
% ASIAN	0.9%	0.5%	0.7%
% HAWAIIAN	0.0%	0.0%	0.0%
% INDIAN	0.0%	0.0%	0.2%
% OTHER	0.4%	0.5%	0.6%
Ethnicity	1 Mile	3 Miles	5 Miles
% HISPANIC	1.0%	2.0%	1.7%

* Demographic data derived from 2010 US Census