For Sale or Lease
Medical Office Investment

8271 Pine Rd
Cincinnati, OH 45236



For a Non Disclosure Agreement (NDA) and detailed information, Contact us today

List Price: **$2,925,000**
Lease Price: **$20/SF NNN**

Tenant Improvement Allowance:
***Over $150,000**

Property: **9,000 SF**

Available: **3,150 SF**
Leased: **5,850 SF long term lease**

*Depending on credit and term of lease

Contact Us:

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FLOOR PLAN



INVESTMENT HIGHLIGHTS

- Perfect owner/user opportunity with signage and existing in place income
- Well-located single-story building in the desirable Kenwood submarket
- Long-term lease with strong credit medical tenant

DEMOGRAPHICS

71,298
Current Population

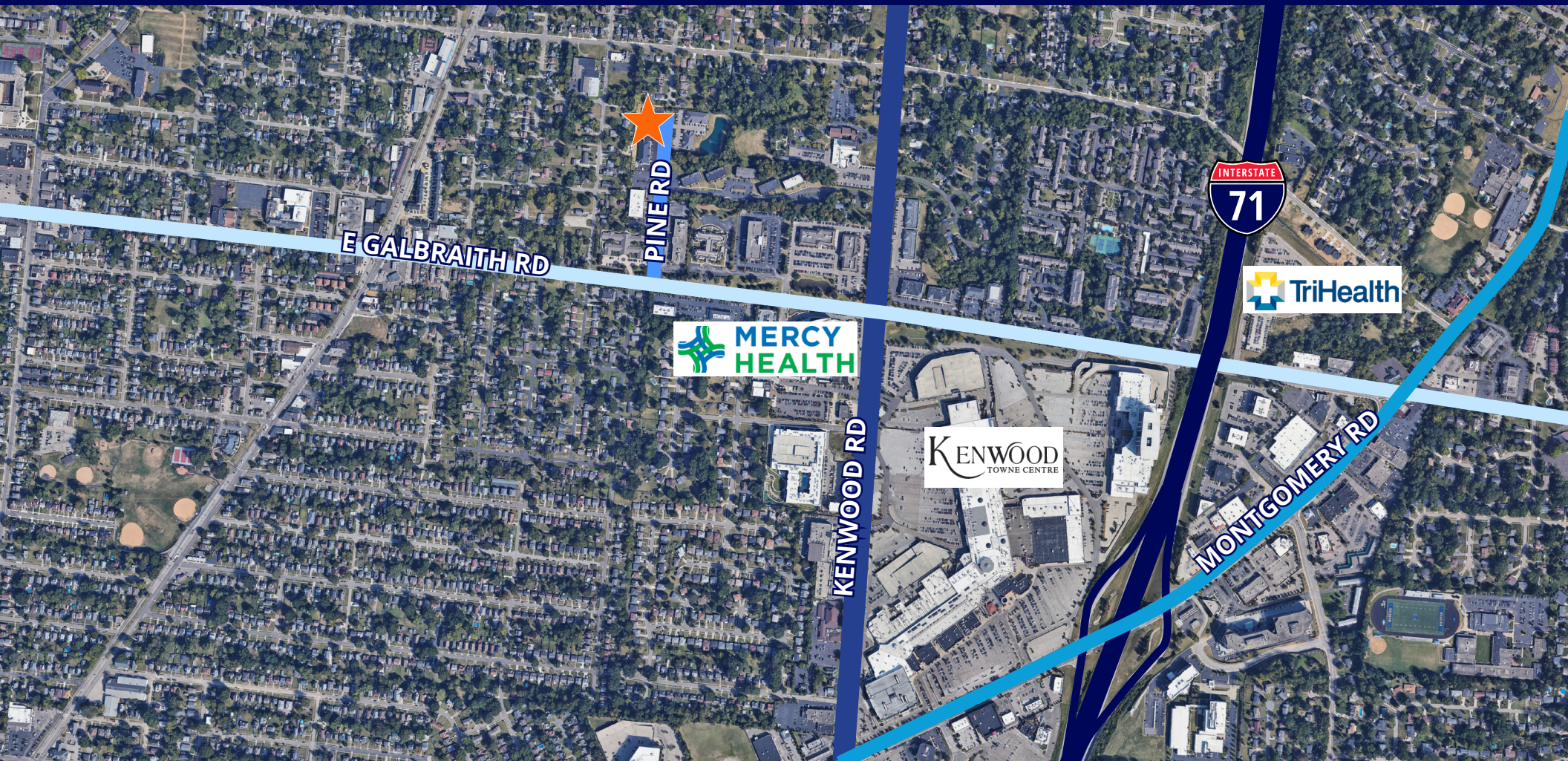
$151,662
Average Household Income

21,897 VPD
Traffic Counts: Kenwood Road

71,888
Projected Population (2030)

$172,997
Projected Average Household Income (2030)

*based on 2025 estimates



At Colliers, we are **enterprising.**

We maximize the potential of property to accelerate the success of our clients and our people.

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