

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

Contact Us:

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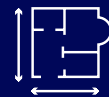
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List Price: **\$2,925,000**
Lease Price: **\$20/SF NNN**



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

FLOOR PLAN



AMY BRENNER, MD & ASSOCIATES

Available
3,150 SF

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

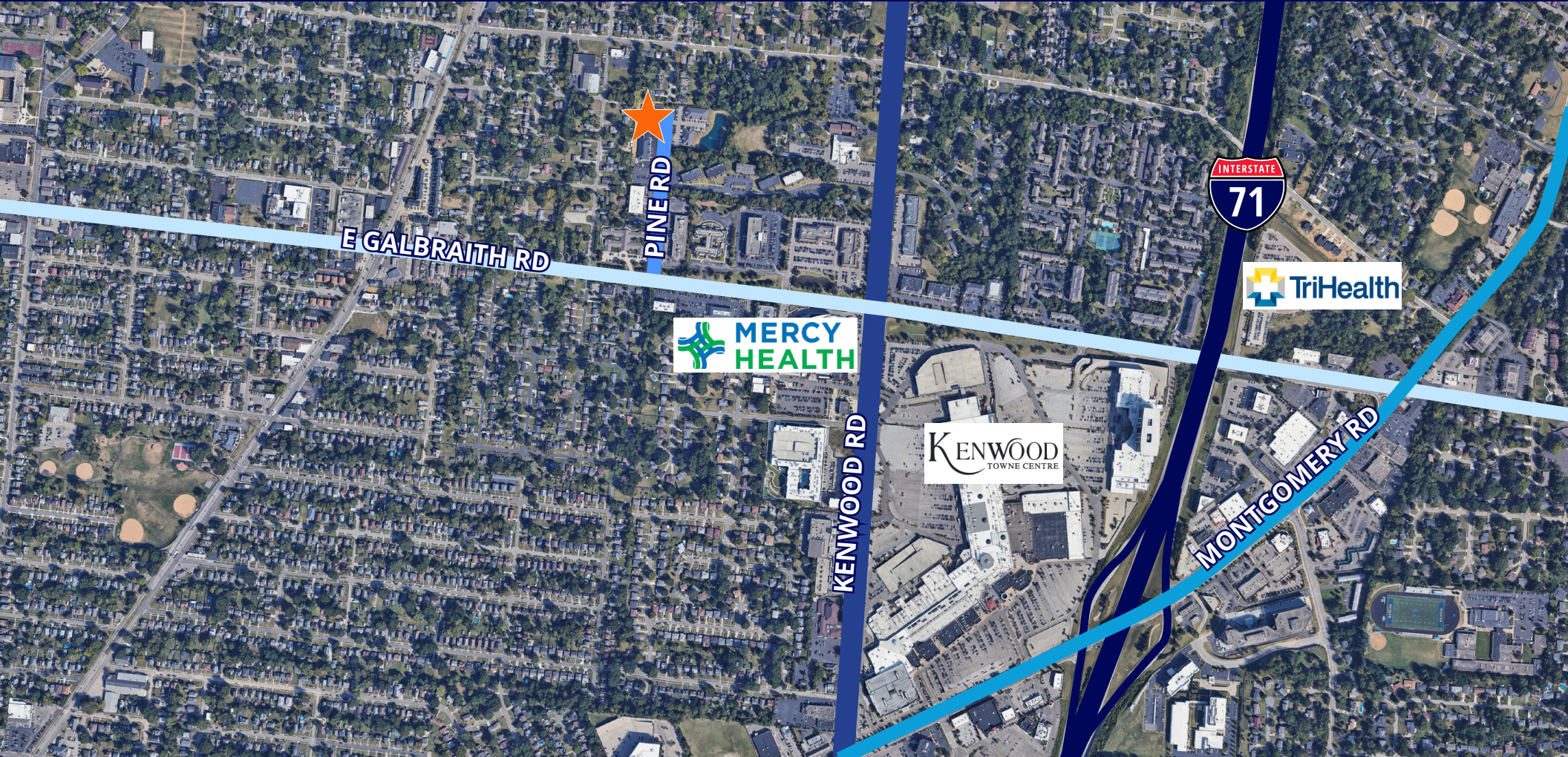
Projected Population
(2030)



\$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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