

FOR SALE



WPA

WRIGHT PROPERTY ADVISORS

8241 Cornell Road, Suite 210
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OFFICE CONDO FOR SALE

**424 RAY NORRISH DRIVE
SPRINGDALE, OH 45246**

BRAD WRIGHT

VICE PRESIDENT

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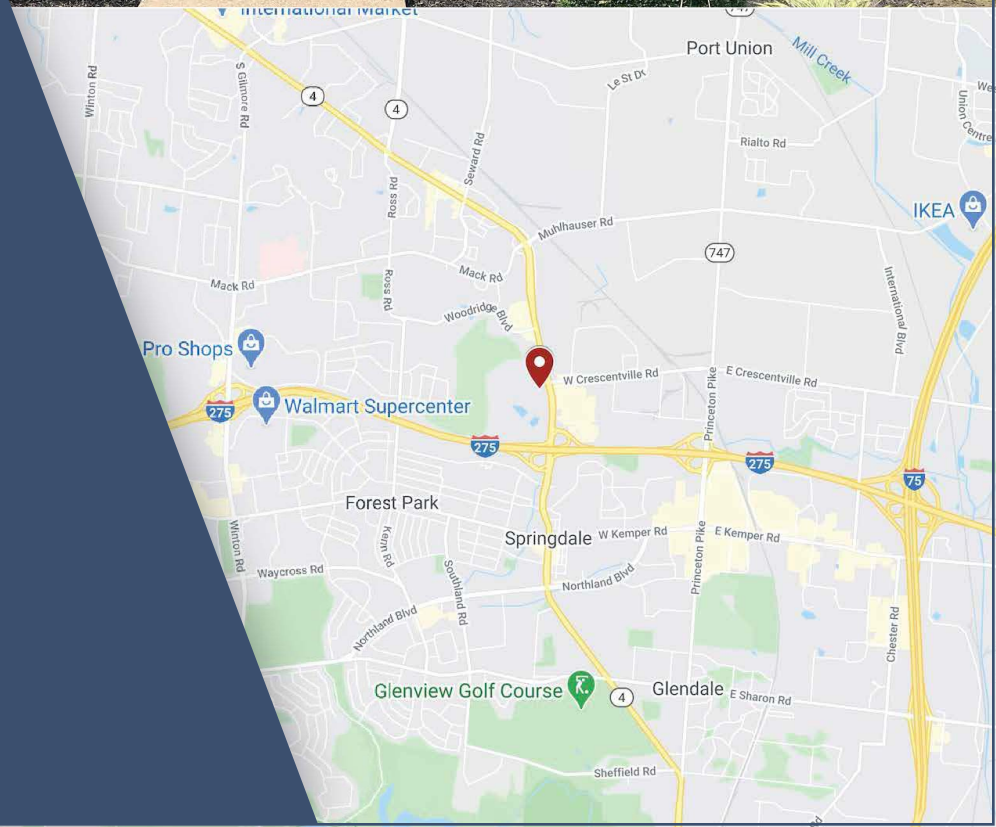
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FEATURES

- 2,600 square feet across two levels
- Suitable for medical and general office use
- Beautifully maintained development
- Located one minute north of I-275 in Tri-County
- Breakroom on lower level





DEMOGRAPHICS

POPULATION	1 MILE	3 MILE	5 MILE
2020 Total Population	9,619	56,124	142,555
2025 Population	9,997	56,763	144,667
Pop Growth 2020-2025	3.93%	1.14%	1.48%
Average Age	38.4	38	38.5

HOUSEHOLDS

2020 Total Households	4,313	23,382	56,371
HH Growth 2020-2025	4.10%	1.28%	1.54%
Median Household Inc	\$50,881	\$57,531	\$64,134
Avg Household Size	2.2	2.4	2.5
2020 Avg HH Vehicles	2	2	2

HOUSING	1 MILE	3 MILE	5 MILE
Median Home Value	\$124,873	\$140,794	\$165,457
Median Year Built	1981	1976	1976

TRAFFIC

CROSS STREETS	AVG DAILY VOLUME	COUNT YEAR
Dixie Hwy	49,474	2020
Springfield Pike	46,632	2020
W Crescentville Rd	14,849	2020
Springfield Pike	53,780	2020



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DETAILS

COUNTY	Hamilton
PARCEL ID	599-0050-0540-00
YEAR BUILT	1986
LAND	Condo
ZONING	PUD (City of Springdale: 513.346.5730)
CONSTRUCTION	Poured foundation, masonry/frame
ROOF	Asphalt shingle
PARKING	Ample shared parking
HEATING	Gas forced air
AIR CONDITIONING	Forced air
GAS & ELECTRIC	Duke Energy
WATER & SEWER	Greater Cincinnati Water Works
TAXES (2019)	\$4,677.06
SALE PRICE	\$119,000

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