

FOR SALE OR LEASE



WPA

WRIGHT PROPERTY ADVISORS

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Cincinnati, OH 45249

OFFICE CONDO

7444 JAGER COURT
ANDERSON TOWNSHIP, OH 45230

BRAD WRIGHT

VICE PRESIDENT

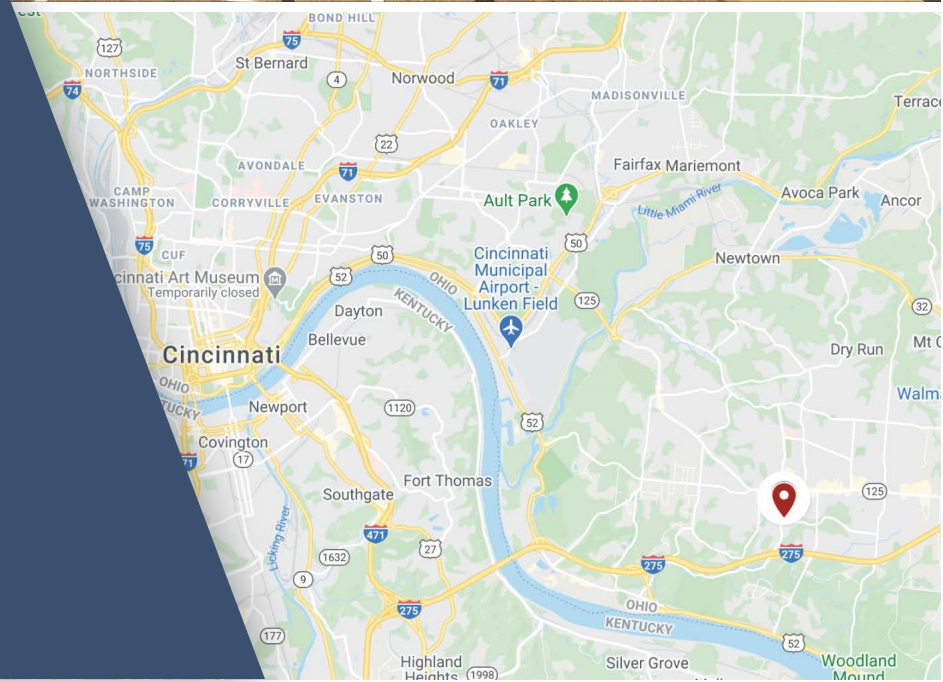
513.509.8463

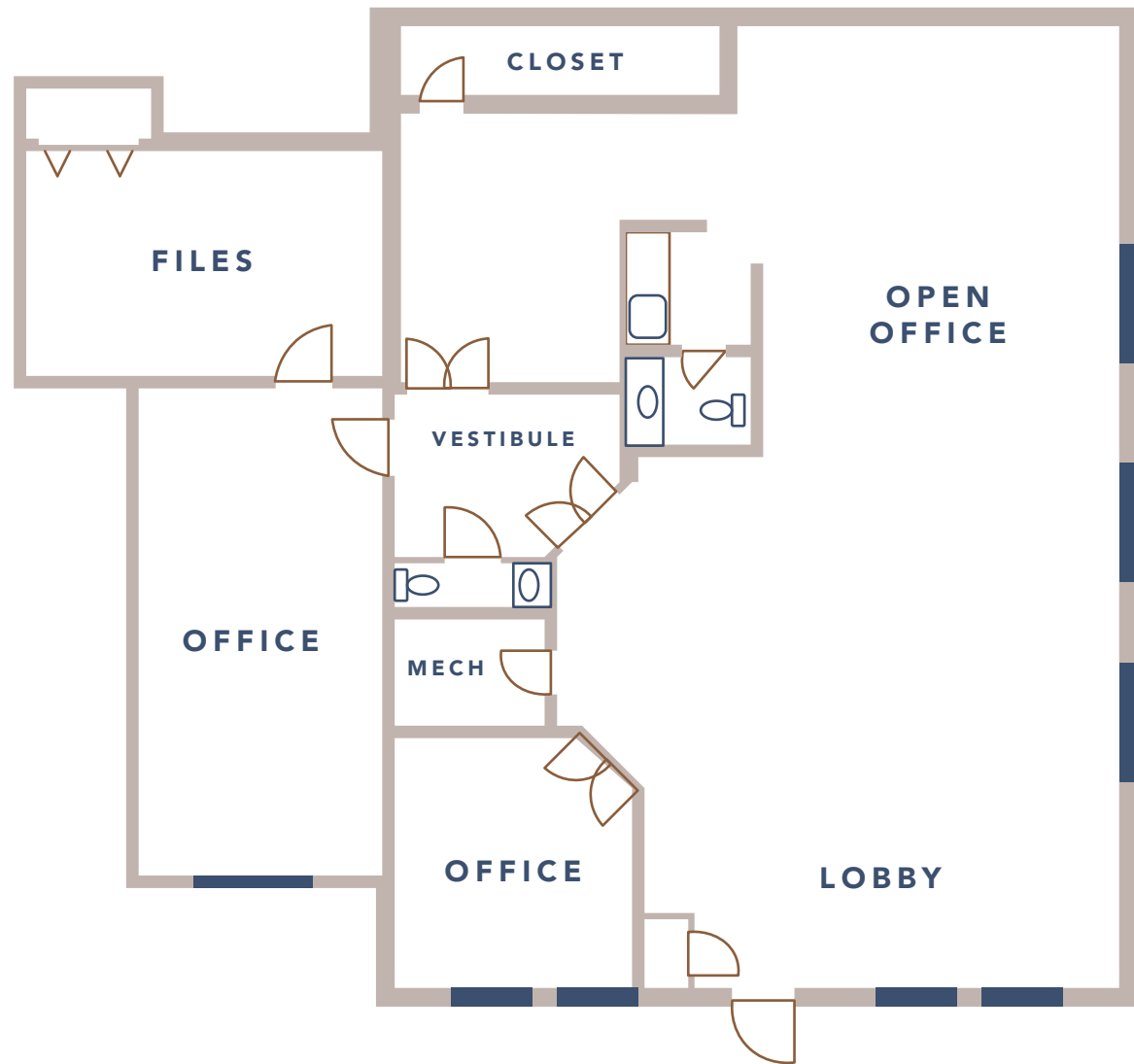
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FEATURES

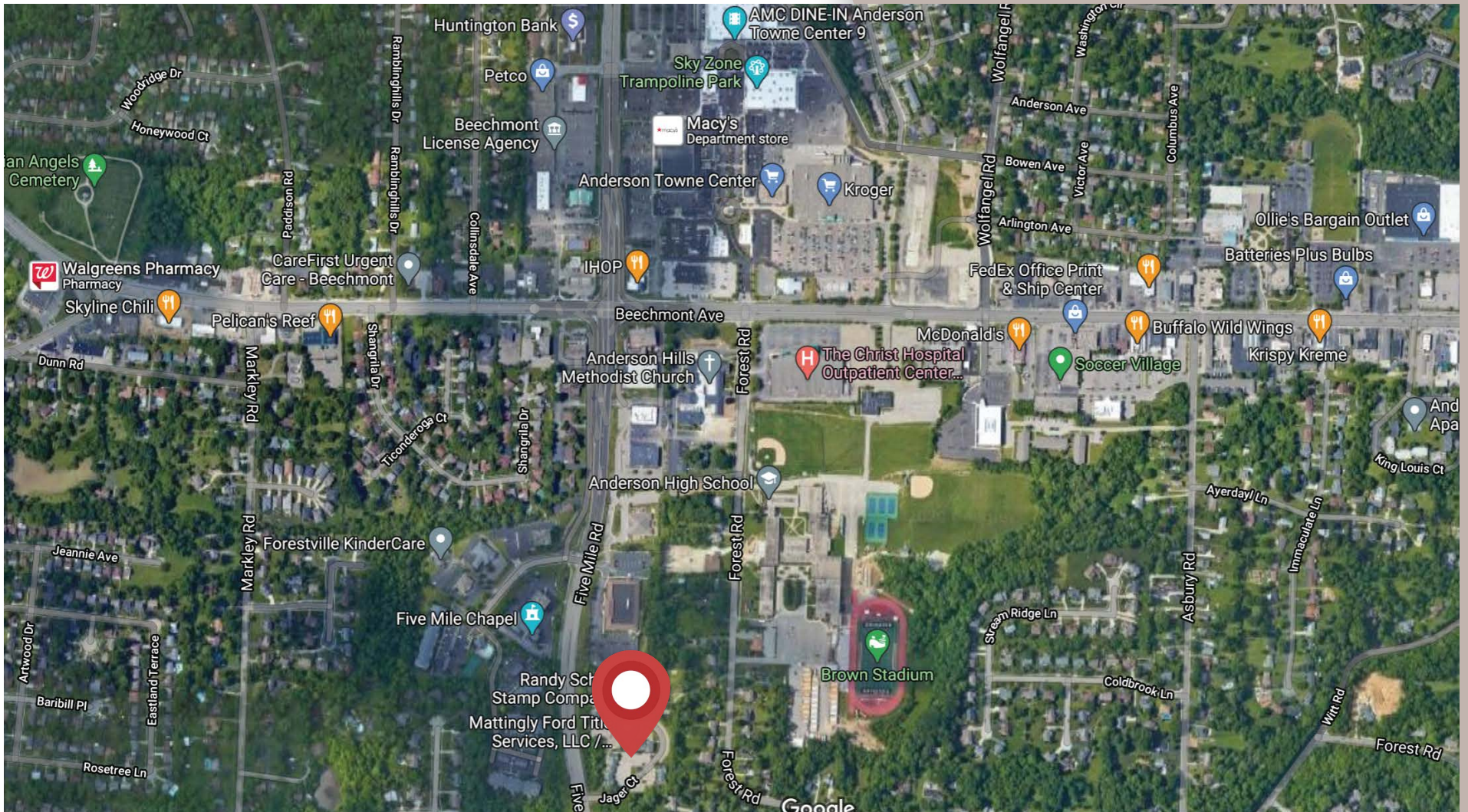
- 2,401 square feet across one level
- Suitable for medical and general office use
- Prime location in the heart of Anderson Township
- Close proximity to I-275 and Beechmont retail corridor
- Versatile floor plan
- 0% earnings tax





SITE PLAN

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TRADE AREA

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ANDERSON TOWNSHIP, OH 45230



DETAILS

COUNTY	Hamilton
PARCEL ID	500-0204-0225-00
YEAR BUILT	1988
LAND	Condo
ZONING	OO - Planned Office District Anderson Township: 513.688.8400
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)	\$9,497.90
SALE PRICE	\$250,000
LEASE RATE	\$11.50/SF Modified Gross

The information contained herein was lawfully obtained from sources we consider reliable. Wright Property Advisors, LLC is not responsible and expressly disclaims all liability, for errors, omissions, prior sales, withdrawal from the market or change in price. Seller and broker make no representation as to the environmental condition of the property and recommend Purchaser's independent investigation.



DEMOGRAPHICS

POPULATION 1 MILE 3 MILE 5 MILE

2010 Population	7,894	55,022	92,349
2020 Population	7,960	54,875	96,740
2025 Population Projection	8,017	55,228	98,467
Median Age	41.2	40.2	40.2

HOUSING 1 MILE 3 MILE 5 MILE

Median Home Value	\$231,770	\$212,500	\$195,540
Median Year Built	1975	1972	1974

HOUSEHOLDS

2020 Total Households	3,164	21,822	38,954
HH Growth 2020-2025	0.76%	0.68%	1.85%
Median HH Income	\$83,945	\$83,994	\$73,983
Avg Household Size	2.5	2.5	2.5
2020 Avg HH Vehicles	2	2	2

TRAFFIC

CROSS STREETS	AVG DAILY VOLUME	COUNT YEAR
Five Mile Road / Nimitzview Drive	23,162	2020
Five Mile Road / Jager Court	29,241	2020



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