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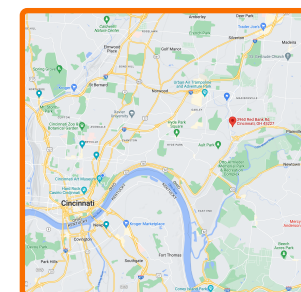
# RED BANK OFFICE SPACE



**Todd Vollmer**



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3960 Red Bank Rd  
Cincinnati, OH 45227

## AVAILABILITY

5,243 Sq. Ft. For Lease

## FEATURES

- Former dialysis center built out for medical with ample plumbing throughout the space
- Private exterior entrance with a wheelchair ramp
- Build-out includes a waiting area, reception station, and open workspace
- Consulting rooms and four restrooms

## PRICE

\$12.50 Per Sq. Ft.

## TRAFFIC COUNTS

	Street/Intersection
24,440	Red Bank Expressway
18,354	Erie Avenue

## DEMOGRAPHICS

	Radius	1 Mile	3 Mile	5 Mile
Population		9,412	76,814	213,327
Daytime Population		12,777	81,901	216,102
Households		4,887	37,266	96,759
Avg. HH Income		\$96,782	\$112,100	\$97,441

**MIDLAND  
RETAIL**



[MidlandRetail.com](http://MidlandRetail.com)



(513) 891-2526



697 Wilmer Ave Suite C  
Cincinnati, OH 45226





**TRADE AREA**  
**RED BANK OFFICE SPACE**  
**5,243 Sq. Ft. For Lease**



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(513) 505-1902  
 TVollmer@MidlandRetail.com

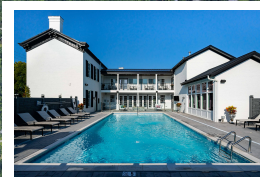




128,802 VPD



From 2012 through 2017, Medpace grew from 1,000 employees to 2,500 and had a net service revenue of \$386.5 million up from \$177.4 million, a 118% increase.



The Jameson Apartments  
Cost: \$19,300,000

40,124 VPD

**Madison Road**

29,909 VPD



Construction has finished on the last two buildings at the RED. The first houses a 355 parking space garage wrapped by 59 apartments. The last building adds 76 apartments for a total of 299 at the development.



Built on top of, the former Medpace parking garage, the \$80 million Summit is a 239-room hotel and conference center with 34,500 SF of indoor & outdoor meeting space, including nearly 11,000 SF of terrace and gardens.



Element Eatery  
34,500 Sq Ft Development  
Delivery August 2022

Located in Madison Square, the food hall and 48-tap beer garden will be anchored by Taft's Brewing Co. and include 400 indoor seats with a mix of smaller and larger spaces and three outdoor terraces with 200 seats. Including the beer garden, creamery station, coffee counter and salad bar, there will be 11 "food experiences offering a variety of chef-driven, fresh twists on cherished favorites and brand new, crave-worthy dishes".

Red Bank Expy

Whetsel Ave



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INTERIOR  
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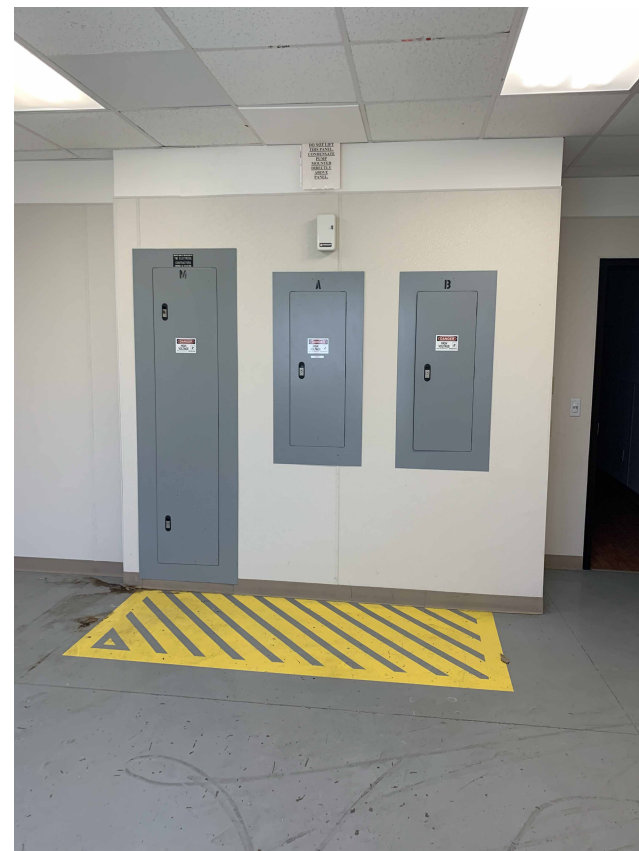


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## 2021 Demographics

Red Bank Office Space

3960 Red Bank Rd, Cincinnati, Ohio, 45227

Rings: 1, 3, 5 mile radii

Latitude: 39.14521

Longitude: -84.40322

Population	1 mile	3 miles	5 miles
2021 Total Population	9,412	76,814	213,327
2026 Total Population	9,450	78,146	216,516
2021-2026 Population: Annual Growth Rate	0.08%	0.34%	0.30%
2021 Total Daytime Population	12,777	81,901	216,102
2021 Female Population	5,048	40,258	111,541
2021 Male Population	4,363	36,556	101,786
2021 Median Age	38.5	38.5	39.9
Households	1 mile	3 miles	5 miles
2021 Total Households	4,887	37,266	96,759
2026 Total Households	4,925	38,045	98,583
2021-2026 Households: Annual Growth Rate	0.16%	0.41%	0.37%
2021 Average Household Size	1.89	2.04	2.15
2021 Dominant Tapestry Segment Name	Emerald City	Emerald City	Emerald City
Income	1 mile	3 miles	5 miles
2021 Average Household Income	\$96,782	\$112,100	\$97,441
2026 Average Household Income	\$109,145	\$124,877	\$108,473
2021 Median Household Income	\$66,510	\$77,165	\$64,131
2026 Median Household Income	\$75,598	\$85,296	\$71,774
2021-2026 Median Household Income: Annual Growth Rate	2.59%	2.02%	2.28%
2021 Per Capita Income	\$49,677	\$54,355	\$44,442
2026 Per Capita Income	\$56,208	\$60,760	\$49,638
2021-2026 Per Capita Income: Annual Growth Rate	2.50%	2.25%	2.24%
Home Value	1 mile	3 miles	5 miles
2021 Average Home Value	\$226,453	\$282,541	\$233,561
2026 Average Home Value	\$338,905	\$413,679	\$368,889
2021 Median Home Value	\$226,453	\$282,541	\$233,561
2026 Median Home Value	\$264,834	\$338,826	\$298,529
Race	1 mile	3 miles	5 miles
Diversity Index	49.5	48.1	51.8
Educational Attainment	1 mile	3 miles	5 miles
Less than 9th Grade	67	705	3,151
9-12th Grade/No Diploma	208	1,989	7,848
High School Diploma	980	6,721	24,760
GED/Alternative Credential	179	1,101	4,822
Some College/No Degree	990	7,902	25,001
Associate's Degree	603	3,624	10,931
Bachelor's Degree	2,251	19,234	43,913
Graduate/Professional Degree	1,743	14,775	31,049
Educational Attainment Base	7,021	56,051	151,475
Business Summary	1 mile	3 miles	5 miles
Total Businesses	525	3,222	7,614
Total Employees	10,550	49,641	115,426
Total (SIC01-99) Sales (\$000)	\$1,891,839	\$9,052,018	\$19,063,707
Total Expenditures (Consumer Spending)	1 mile	3 miles	5 miles
2021 Annual Budget Expenditures	\$408,379,570	\$3,571,193,140	\$8,094,651,558
2026 Annual Budget Expenditures	\$464,486,407	\$4,063,058,086	\$9,184,117,478
2021 Retail Goods	\$20,017,380	\$175,152,218	\$392,208,390
2026 Retail Goods	\$137,380,473	\$1,192,770,076	\$2,725,943,550