

FOR LEASE

\$22 SQ FT GROSS

SOUTH HILL PROFESSIONAL CENTER



8,122 SQ FT AVAILABLE
MEDICAL OR OFFICE SPACE

FEATURES

- First-floor medical office space available in three-story 57,000 sq. ft. class A office building/medical facility
- Immediate access to I-471
- Minutes from St. Elizabeth Ft Thomas Hospital
- The building includes a covered drive-up entry, backup generator, full sprinkler system, landscaped grounds, and ample parking

TRAFFIC COUNTS

Street/Intersection	VPD
Interstate 471	96,692
Alexandria Pike	15,515

DEMOGRAPHICS

Radius	1 Mile	3 Mile	5 Mile
Population	9,717	76,716	186,746
Daytime Population	7,451	74,739	285,997
Households	4,167	33,591	87,105
Average HH Income	\$105,969	\$90,975	\$100,356

[View Listing](#)

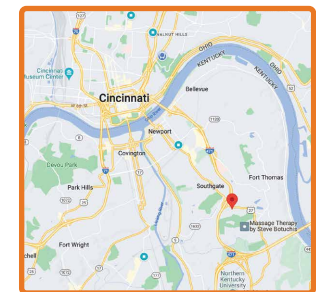
Todd Vollmer



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TVollmer@MidlandRetail.com

[Download Todd's Contact Card](#)



525 Alexandria Pike
Southgate, KY 41071

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(513) 891-2526



697 Wilmer Ave Suite C
Cincinnati, OH 45226



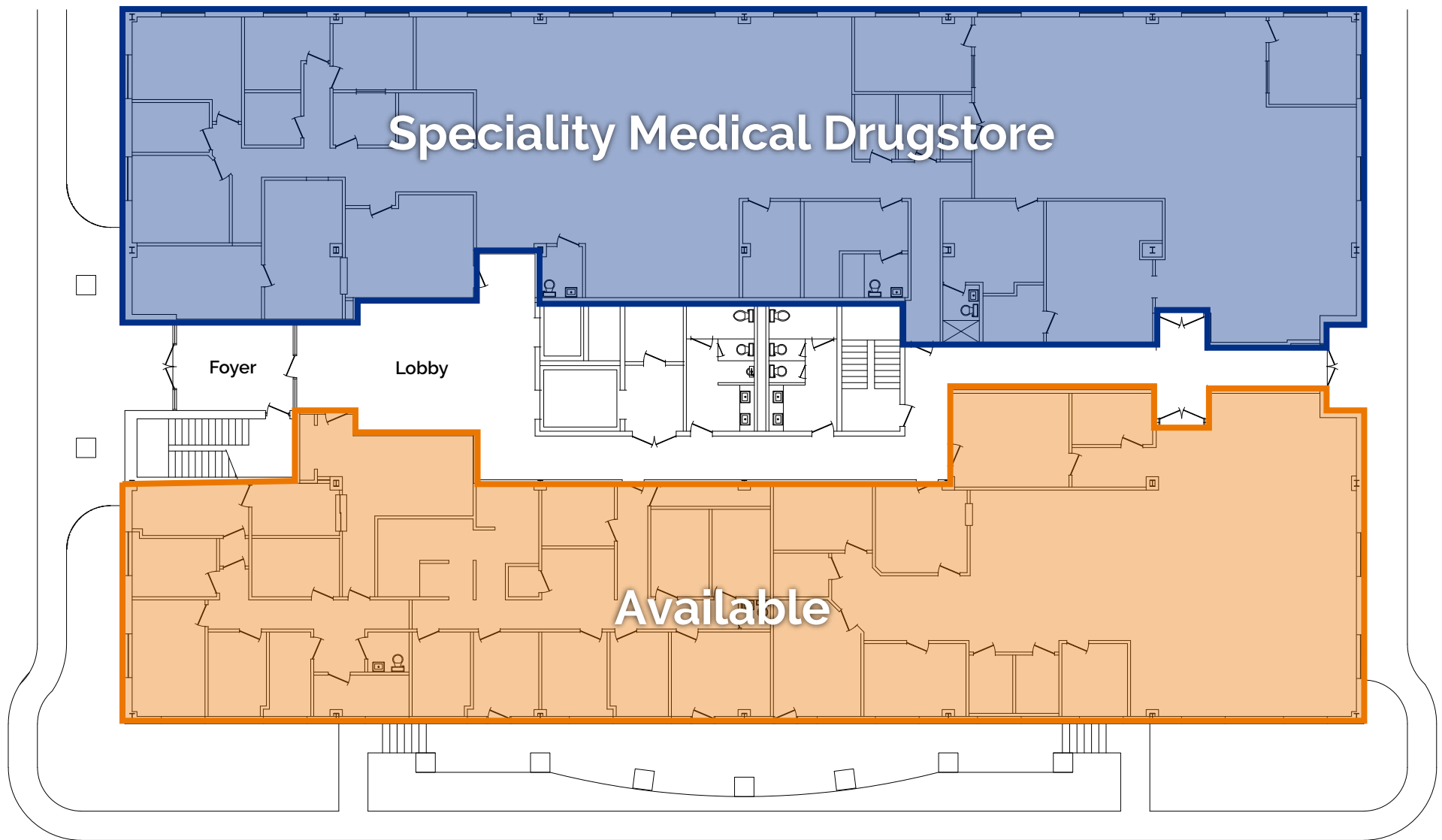
TRADE AREA
SOUTH HILL PROFESSIONAL CENTER
8,122 Sq Ft For Lease



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SITE PLAN

SOUTH HILL PROFESSIONAL CENTER

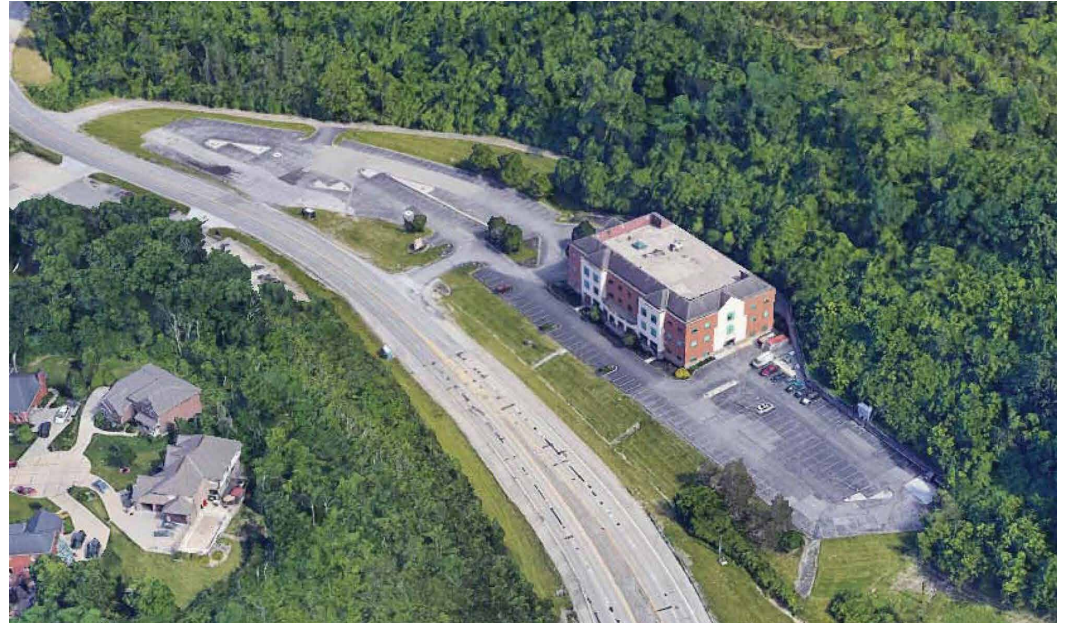
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IMAGES

SOUTH HILL PROFESSIONAL CENTER

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2023 Demographics

Southgate, KY Medical Office

525 Alexandria Pike, Southgate, Kentucky, 41071

Rings: 1, 3, 5 mile radii

Latitude: 39.06421

Longitude: -84.46279

Population	1 mile	3 miles	5 miles
2023 Total Population	9,717	76,716	186,746
2028 Total Population	9,628	76,726	188,523
2022-2027 Population: Annual Growth Rate	-0.18%	0.00%	0.19%
2023 Total Daytime Population	7,451	74,739	285,997
2023 Female Population	5,011	38,714	93,841
2023 Male Population	4,706	38,002	92,905
2023 Median Age	39.0	38.3	38.5
Households	1 mile	3 miles	5 miles
2023 Total Households	4,167	33,591	87,105
2028 Total Households	4,166	34,017	88,961
2022-2027 Households: Annual Growth Rate	0.00%	0.25%	0.42%
2023 Average Household Size	2.31	2.20	2.08
2023 Dominant Tapestry Segment Name	In Style	Traditional Living	In Style
Income	1 mile	3 miles	5 miles
2023 Average Household Income	\$105,969	\$90,975	\$100,356
2028 Average Household Income	\$122,020	\$103,339	\$113,499
2023 Median Household Income	\$67,207	\$57,950	\$63,765
2028 Median Household Income	\$78,165	\$66,538	\$75,133
2022-2027 Median Household Income: Annual Growth Rate	3.07%	2.80%	3.34%
2023 Per Capita Income	\$46,621	\$39,973	\$46,947
2028 Per Capita Income	\$54,145	\$45,970	\$53,689
2022-2027 Per Capita Income: Annual Growth Rate	3.04%	2.84%	2.72%
Home Value	1 mile	3 miles	5 miles
2023 Average Home Value	\$244,306	\$213,281	\$244,629
2028 Average Home Value	\$329,653	\$313,174	\$353,497
2023 Median Home Value	\$244,306	\$213,281	\$244,629
2028 Median Home Value	\$291,887	\$255,863	\$297,168
Race	1 mile	3 miles	5 miles
Diversity Index	24.8	40.9	45.5
Educational Attainment	1 mile	3 miles	5 miles
Less than 9th Grade	90	1,768	3,136
9-12th Grade/No Diploma	261	3,523	7,174
High School Diploma	1,135	10,721	23,950
GED/Alternative Credential	242	3,287	6,651
Some College/No Degree	1,053	8,364	19,034
Associate's Degree	806	4,494	10,558
Bachelor's Degree	1,995	13,375	38,068
Graduate/Professional Degree	1,418	7,963	23,953
Educational Attainment Base	7,000	53,495	132,524
Business Summary	1 mile	3 miles	5 miles
Total Businesses	275	2,811	9,926
Total Employees	2,749	38,806	226,331
Total (SIC01-99) Sales (\$000)	\$301,016,361	\$4,380,455,443	\$20,704,056,521
Total Expenditures (Consumer Spending)	1 mile	3 miles	5 miles
2023 Annual Budget Expenditures	\$380,994,269	\$2,665,392,903	\$7,606,931,164
2028 Annual Budget Expenditures	\$438,375,204	\$3,067,215,745	\$8,790,038,830
2023 Retail Goods	\$15,314,883	\$108,215,720	\$312,005,508
2028 Retail Goods	\$136,833,913	\$955,935,357	\$2,714,917,559