

Hosbrook Center

8000-8022 Hosbrook Road, Cincinnati, OH 45236

Hosbrook Road/Montgomery Road

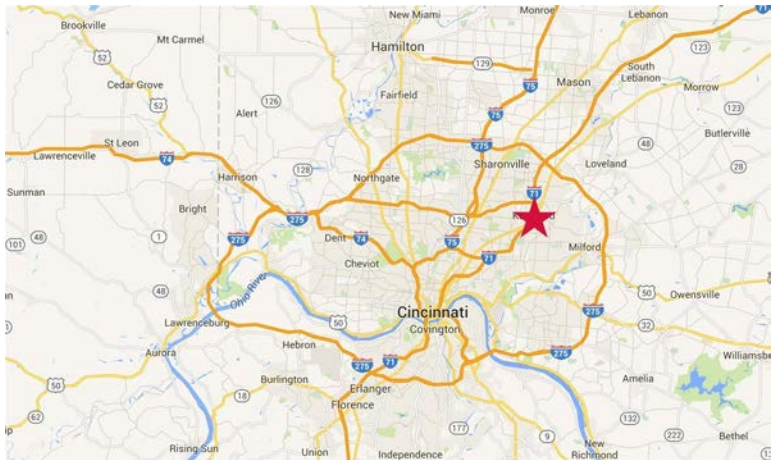


Retail Space for Lease

As exclusive agents, we are pleased to offer the following space for lease:

FEATURES

- ◆ 1,025 SF Available 11/1/2017
- ◆ Prestigious Kenwood Market
- ◆ Traffic light access
- ◆ Pylon signage available
- ◆ Strong daytime and residential population
- ◆ Lease rate: \$28.00 PSF NNN (\$7.63)



Chris Nachtrab Managing Director **513.864.6042** chris.nachtrab@ngkf.com
TC Bartoszek Retail Specialist **513.864.6046** tc.bartoszek@ngkf.com

TRAFFIC COUNTS

- ◆ Montgomery Road (US-22) at Hosbrook Road = 23,775 AADT in 2013
- ◆ Montgomery Road (US-22) at Galbraith Road = 19,735 AADT in 2013

Newmark Grubb
Knight Frank

Retail

One East Fourth Street, Suite 500, Cincinnati, OH 45202

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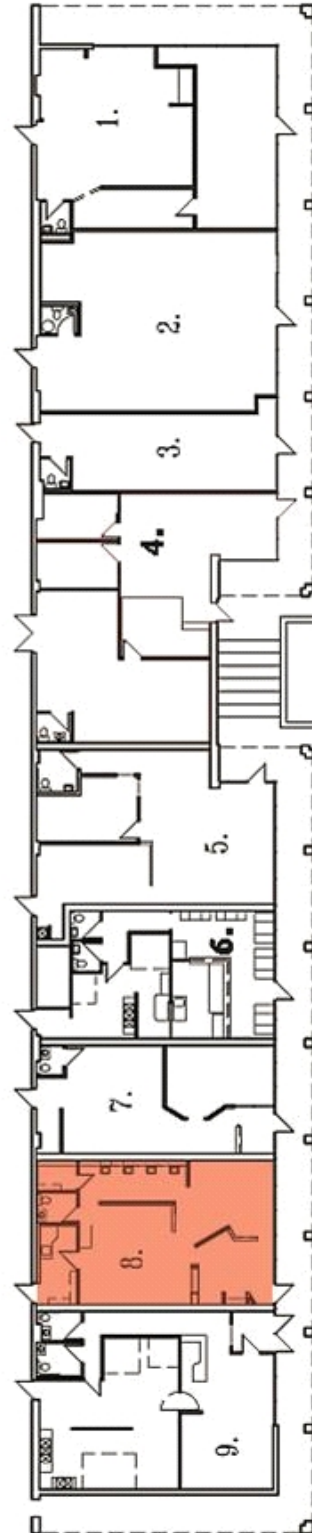
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TENANT LIST

1. 8002 - FAST FRAME
2. 8004 - GLEN CLEANERS
3. 8008 - BUDGET CAR RENTAL
4. 8010 - GOOD FEET
5. 8014 - EDIBLE ARRANGEMENTS
6. 8016 - SOUTH BEACH
7. 8018 - IREPAIR
8. 8020 - AVAILABLE - 1,025 SF
9. 8022 - CHINA ISLAND



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Property Demographics

8000 Hosbrook Rd, Cincinnati, Ohio, 45236

Rings: 1, 3, 5 mile radii



POPULATION	1 MILE	3 MILES	5 MILES
2000 Population	10,221	61,710	161,278
2010 Population	9,872	58,805	151,614
2017 Population	9,806	59,622	154,439
2022 Population	9,804	60,037	155,911
2000-2010 Annual Rate	-0.35%	-0.48%	-0.62%
2010-2017 Annual Rate	-0.10%	0.20%	0.26%
2017-2022 Annual Rate	0.00%	0.14%	0.19%
2017 Male Population	47.0%	47.7%	47.7%
2017 Female Population	53.0%	52.3%	52.3%
2017 Median Age	45.8	44.7	42.6

In the identified area, the current year population is 154,439. In 2010, the Census count in the area was 151,614. The rate of change since 2010 was 0.26% annually. The five-year projection for the population in the area is 155,911 representing a change of 0.19% annually from 2017 to 2022. Currently, the population is 47.7% male and 52.3% female.

MEDIAN AGE

The median age in this area is 42.6, compared to U.S. median age of 38.0.

RACE AND ETHNICITY

2017 White Alone	86.3%	75.9%	72.8%
2017 Black Alone	4.7%	15.9%	19.5%
2017 American Indian/Native Alaskan Alone	0.1%	0.1%	0.2%
2017 Asian Alone	6.6%	5.2%	4.2%
2017 Pacific Islander Alone	0.1%	0.0%	0.0%
2017 Other Race	0.4%	0.6%	0.8%
2017 Two or More Races	1.8%	2.3%	2.4%
2017 Hispanic Origin (Any Race)	3.1%	2.6%	2.7%

Persons of Hispanic origin represent 2.7% of the population in the identified area compared to 18.1% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 46.0 in the identified area, compared to 64.0 for the U.S. as a whole.

HOUSEHOLDS

2000 Households	4,377	25,724	68,965
2010 Households	4,281	25,130	66,594
2017 Total Households	4,250	25,575	68,211
2022 Total Households	4,251	25,798	69,025
2000-2010 Annual Rate	-0.22%	-0.23%	-0.35%
2010-2017 Annual Rate	-0.10%	0.25%	0.34%
2017-2022 Annual Rate	0.00%	0.17%	0.24%
2017 Average Household Size	2.28	2.29	2.24

The household count in this area has changed from 66,594 in 2010 to 68,211 in the current year, a change of 0.34% annually. The five-year projection of households is 69,025, a change of 0.24% annually from the current year total. Average household size is currently 2.24, compared to 2.25 in the year 2010. The number of families in the current year is 39,177 in the specified area.

Data Note: Income is expressed in current dollars

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2017 and 2022. Esri converted Census 2000 data into 2010 geography.

July 5, 2017

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Rings: 1, 3, 5 mile radii



MEDIAN HOUSEHOLD INCOME	1 MILE	3 MILES	5 MILES
2017 Median Household Income	\$73,622	\$66,270	\$59,810
2022 Median Household Income	\$82,029	\$76,509	\$69,560
2017-2022 Annual Rate	2.19%	2.92%	3.07%

AVERAGE HOUSEHOLD INCOME	1 MILE	3 MILES	5 MILES
2017 Average Household Income	\$99,987	\$102,798	\$93,064
2022 Average Household Income	\$112,746	\$114,808	\$104,671
2017-2022 Annual Rate	2.43%	2.23%	2.38%

PER CAPITA INCOME	1 MILE	3 MILES	5 MILES
2017 Per Capita Income	\$43,501	\$44,423	\$41,440
2022 Per Capita Income	\$48,995	\$49,664	\$46,688
2017-2022 Annual Rate	2.41%	2.26%	2.41%

HOUSEHOLD BY INCOME

Current median household income is \$59,810 in the area, compared to \$56,124 for all U.S. households. Median household income is projected to be \$69,560 in five years, compared to \$62,316 for all U.S. households

Current average household income is \$93,064 in this area, compared to \$80,675 for all U.S. households. Average household income is projected to be \$104,671 in five years, compared to \$91,585 for all U.S. households

Current per capita income is \$41,440 in the area, compared to the U.S. per capita income of \$30,820. The per capita income is projected to be \$46,688 in five years, compared to \$34,828 for all U.S. households.

HOUSING

2000 Total Housing Units	4,592	26,907	72,785
2000 Owner Occupied Housing Units	69.8%	71.2%	62.2%
2000 Renter Occupied Housing Units	25.6%	24.4%	32.6%
2000 Vacant Housing Units	4.7%	4.4%	5.2%
2010 Total Housing Units	4,649	27,115	73,181
2010 Owner Occupied Housing Units	64.7%	66.3%	58.3%
2010 Renter Occupied Housing Units	27.4%	26.4%	32.7%
2010 Vacant Housing Units	7.9%	7.3%	9.0%
2017 Total Housing Units	4,650	27,337	73,945
2017 Owner Occupied Housing Units	61.9%	64.1%	56.1%
2017 Renter Occupied Housing Units	29.5%	29.5%	36.1%
2017 Vacant Housing Units	8.6%	6.4%	7.8%
2022 Total Housing Units	4,675	27,644	74,899
2022 Owner Occupied Housing Units	61.3%	63.7%	55.9%
2022 Renter Occupied Housing Units	29.6%	29.7%	36.2%
2022 Vacant Housing Units	9.1%	6.7%	7.8%

Currently, 56.1% of the 73,945 housing units in the area are owner occupied; 36.1%, renter occupied; and 7.8% are vacant. Currently, in the U.S., 55.6% of the housing units in the area are owner occupied; 30.9% are renter occupied; and 11.4% are vacant. In 2010, there were 73,181 housing units in the area – 58.3% owner occupied, 32.7% renter occupied, and 9.0% vacant. The annual rate of change in housing units since 2010 is 0.15%. Median home value in the area is \$189,349, compared to a median home value of \$207,344 for the U.S. In five years, median value is projected to change by 2.90% annually to \$218,480.