

Kenwood Plaza

7322-7400 Kenwood Road
Cincinnati, OH 45236

Kenwood Road/Montgomery Road

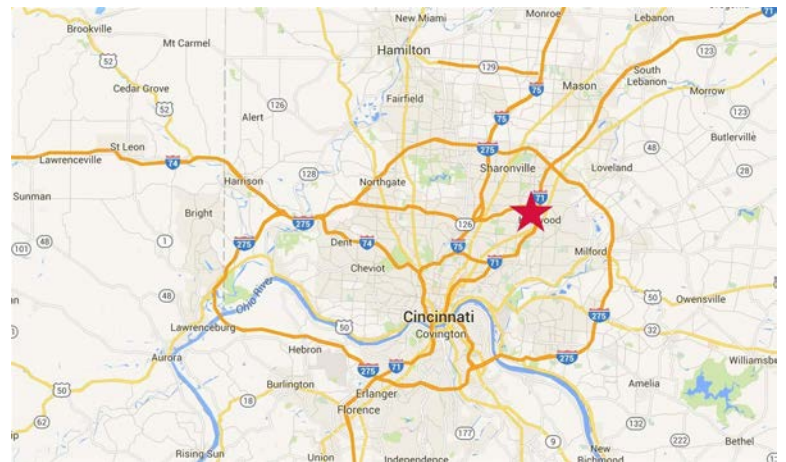


Retail Space for Lease

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

COMMENTS

- ◆ 1,038 SF to 2,582 SF available
- ◆ Outstanding visibility
- ◆ Strong daytime and residential population
- ◆ Rare vacancy in Kenwood market
- ◆ Active retail center
- ◆ One of Cincinnati's best retail markets
- ◆ Lease rate: \$27.00 PSF NNN (\$6.50)



Chris Nachtrab Managing Director 513.864.6042 chris.nachtrab@ngkf.com

TRAFFIC COUNTS

- ◆ Kenwood Road S. of Montgomery Road (US-22) = 21,375 AADT in 2013

**Newmark Grubb
Knight Frank**

Retail

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

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KEY PLAN

SCALE: 1/50" = 1'-0"



VACANT
KENWOOD PLAZA BUILDING 1
 7332 KENWOOD ROAD
 NISBET PROPERTY HOLDINGS
 DRAWN BY : JPP
 09-12-13

RSL
 Commercial Architecture
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Property Demographics

7332 Kenwood Road, Cincinnati, Ohio, 45236

Rings: 1, 3, 5 mile radii



POPULATION	1 MILE	3 MILES	5 MILES
2000 Population	10,747	71,497	180,755
2010 Population	10,448	67,591	167,793
2017 Population	10,384	68,488	171,049
2022 Population	10,391	68,997	172,705
2000-2010 Annual Rate	-0.28%	-0.56%	-0.74%
2010-2017 Annual Rate	-0.09%	0.19%	0.27%
2017-2022 Annual Rate	0.01%	0.15%	0.19%
2017 Male Population	48.3%	47.6%	47.7%
2017 Female Population	51.7%	52.4%	52.3%
2017 Median Age	43.0	43.4	41.6

In the identified area, the current year population is 171,049. In 2010, the Census count in the area was 167,793. The rate of change since 2010 was 0.27% annually. The five-year projection for the population in the area is 172,705 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 41.6, compared to U.S. median age of 38.0.

RACE AND ETHNICITY

2017 White Alone	81.0%	71.2%	70.6%
2017 Black Alone	10.2%	20.8%	22.0%
2017 American Indian/Native Alaskan Alone	0.2%	0.2%	0.2%
2017 Asian Alone	5.3%	4.7%	3.7%
2017 Pacific Islander Alone	0.0%	0.0%	0.0%
2017 Other Race	0.7%	0.7%	0.9%
2017 Two or More Races	2.6%	2.5%	2.4%
2017 Hispanic Origin (Any Race)	3.8%	2.6%	2.9%

Persons of Hispanic origin represent 2.9% 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 48.2 in the identified area, compared to 64.0 for the U.S. as a whole.

HOUSEHOLDS

2000 Households	5,003	30,194	78,225
2010 Households	4,847	29,313	74,380
2017 Total Households	4,833	29,828	76,194
2022 Total Households	4,841	30,119	77,100
2000-2010 Annual Rate	-0.32%	-0.30%	-0.50%
2010-2017 Annual Rate	-0.04%	0.39%	0.34%
2017-2022 Annual Rate	0.03%	0.19%	0.24%
2017 Average Household Size	2.14	2.26	2.21

The household count in this area has changed from 74,380 in 2010 to 76,194 in the current year, a change of 0.34% annually. The five-year projection of households is 77,100, a change of 0.24% annually from the current year total. Average household size is currently 2.21, compared to 2.23 in the year 2010. The number of families in the current year is 42,422 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.

June 30, 2017

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Rings: 1, 3, 5 mile radii



MEDIAN HOUSEHOLD INCOME	1 MILE	3 MILES	5 MILES
2017 Median Household Income	\$58,513	\$61,696	\$56,930
2022 Median Household Income	\$67,681	\$71,337	\$65,783
2017-2022 Annual Rate	2.95%	2.95%	2.93%

AVERAGE HOUSEHOLD INCOME	1 MILE	3 MILES	5 MILES
2017 Average Household Income	\$79,940	\$96,106	\$89,041
2022 Average Household Income	\$90,884	\$107,888	\$100,591
2017-2022 Annual Rate	2.60%	2.34%	2.47%

PER CAPITA INCOME	1 MILE	3 MILES	5 MILES
2017 Per Capita Income	\$36,854	\$42,138	\$39,982
2022 Per Capita Income	\$41,904	\$47,369	\$45,231
2017-2022 Annual Rate	2.60%	2.37%	2.50%

HOUSEHOLD BY INCOME

Current median household income is \$56,930 in the area, compared to \$56,124 for all U.S. households. Median household income is projected to be \$65,783 in five years, compared to \$62,316 for all U.S. households

Current average household income is \$89,041 in this area, compared to \$80,675 for all U.S. households. Average household income is projected to be \$100,591 in five years, compared to \$91,585 for all U.S. households

Current per capita income is \$39,982 in the area, compared to the U.S. per capita income of \$30,820. The per capita income is projected to be \$45,231 in five years, compared to \$34,828 for all U.S. households.

HOUSING

2000 Total Housing Units	5,223	31,692	82,888
2000 Owner Occupied Housing Units	64.1%	67.7%	59.5%
2000 Renter Occupied Housing Units	31.6%	27.5%	34.9%
2000 Vacant Housing Units	4.2%	4.7%	5.6%
2010 Total Housing Units	5,207	31,898	82,022
2010 Owner Occupied Housing Units	59.1%	62.8%	56.0%
2010 Renter Occupied Housing Units	34.0%	29.1%	34.6%
2010 Vacant Housing Units	6.9%	8.1%	9.3%
2017 Total Housing Units	5,245	32,067	82,780
2017 Owner Occupied Housing Units	55.3%	60.6%	53.8%
2017 Renter Occupied Housing Units	36.9%	32.4%	38.2%
2017 Vacant Housing Units	7.9%	7.0%	8.0%
2022 Total Housing Units	5,300	32,433	83,883
2022 Owner Occupied Housing Units	54.5%	60.3%	53.6%
2022 Renter Occupied Housing Units	36.9%	32.6%	38.3%
2022 Vacant Housing Units	8.7%	7.1%	8.1%

Currently, 53.8% of the 82,780 housing units in the area are owner occupied; 38.2%, renter occupied; and 8.0% 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 82,022 housing units in the area – 56.0% owner occupied, 34.6% renter occupied, and 9.3% vacant. The annual rate of change in housing units since 2010 is 0.13%. Median home value in the area is \$182,738, compared to a median home value of \$207,344 for the U.S. In five years, median value is projected to change by 2.60% annually to \$207,742.