

936 North Bend Road

Cincinnati, OH 45224

North Bend Road/Winton Road

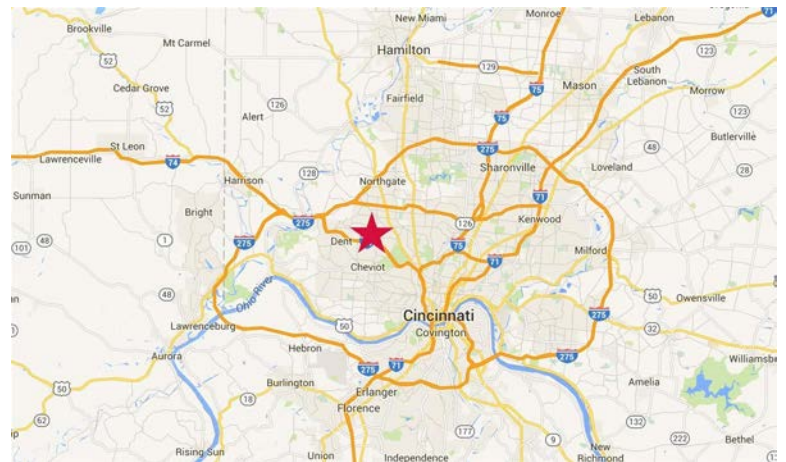


New Retail Space for Lease

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

FEATURES

- ◆ Corner of North Bend Road and Winton Road
- ◆ 3,472 SF Building
- ◆ Lease option possible
- ◆ Brand new building
- ◆ Overhead door in rear
- ◆ Adjacent to UDF
- ◆ .75 Acre lot
- ◆ Lease rate: \$15.00 PSF NNN



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

TC Bartoszek Retail Specialist **513.864.6046** tc.bartoszek@ngkf.com

TRAFFIC COUNTS

- ◆ W North Bend Road at Winton Road = 14,240 AADT in 2012
- ◆ W North Bend Road at Tahiti Drive = 15,849 AADT in 2012

Newmark Grubb Knight Frank

Retail

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

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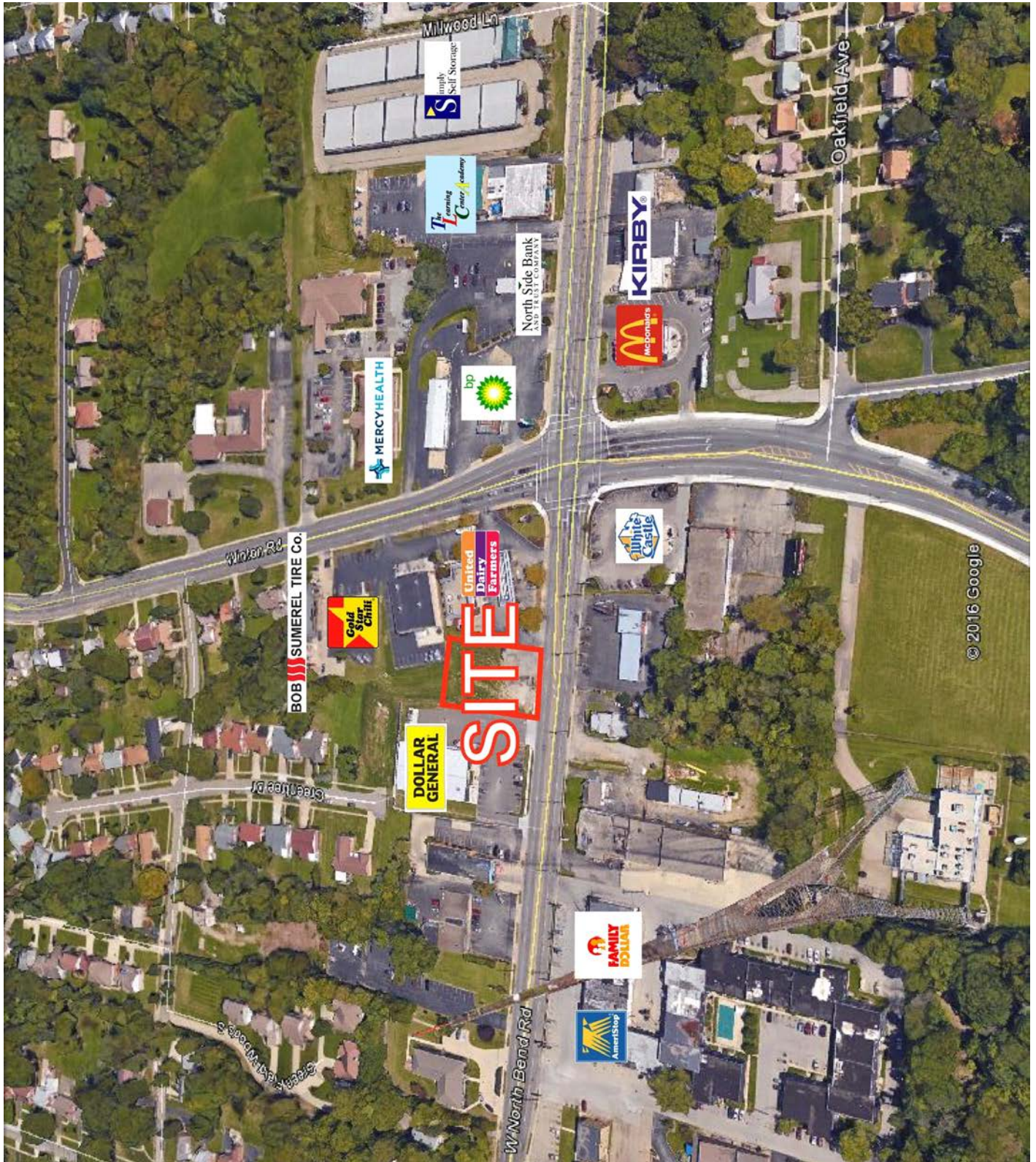
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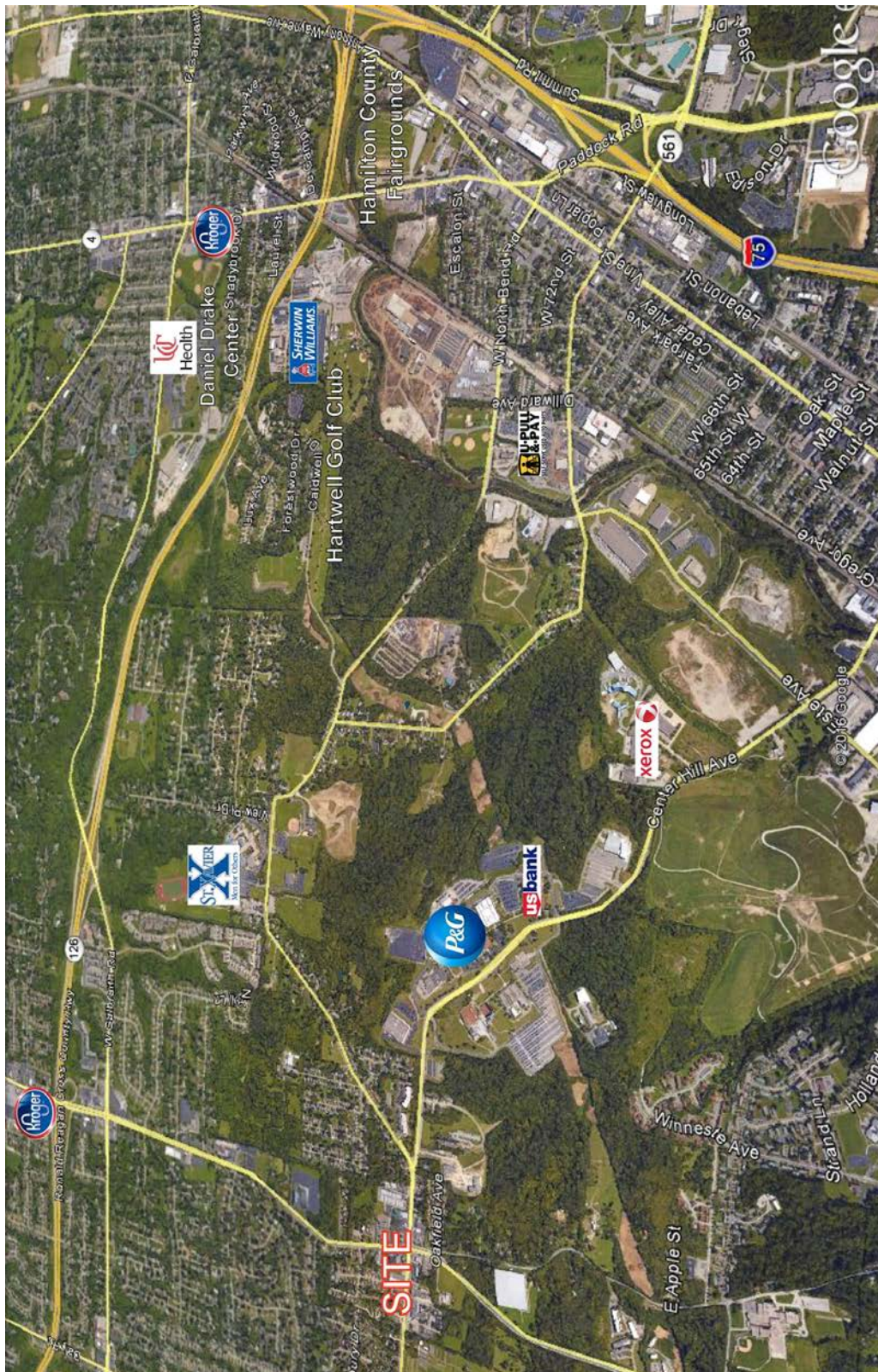
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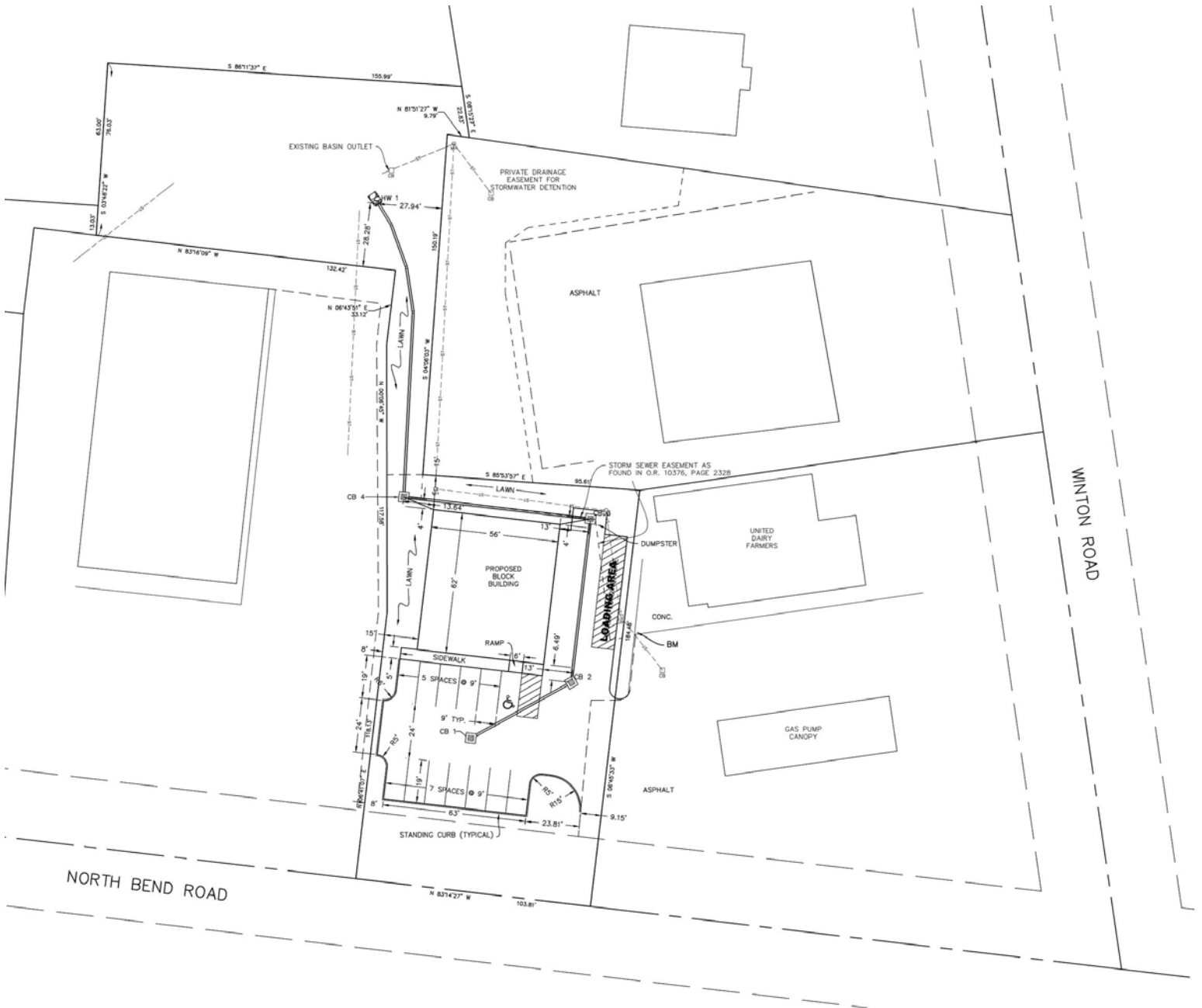


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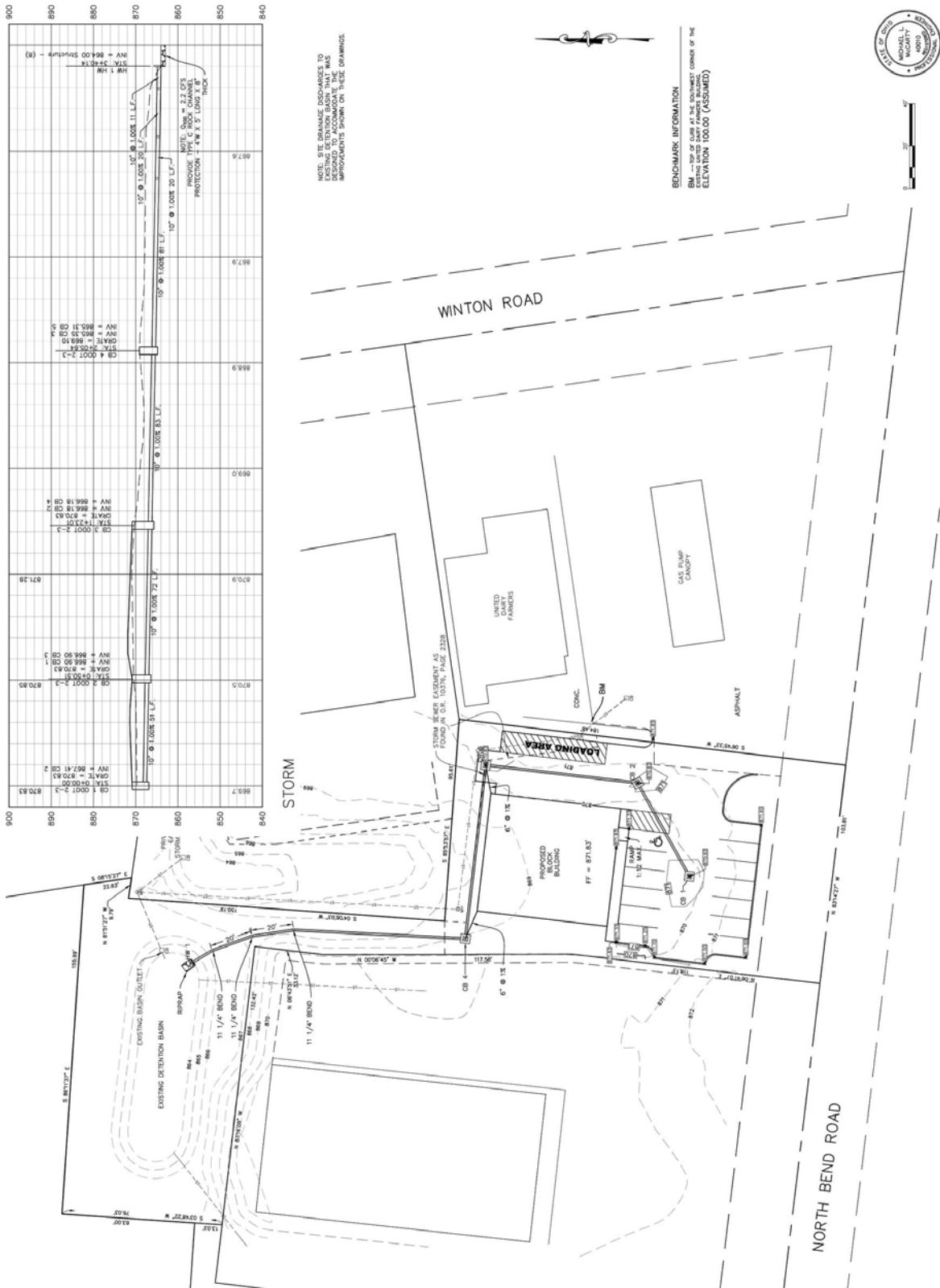
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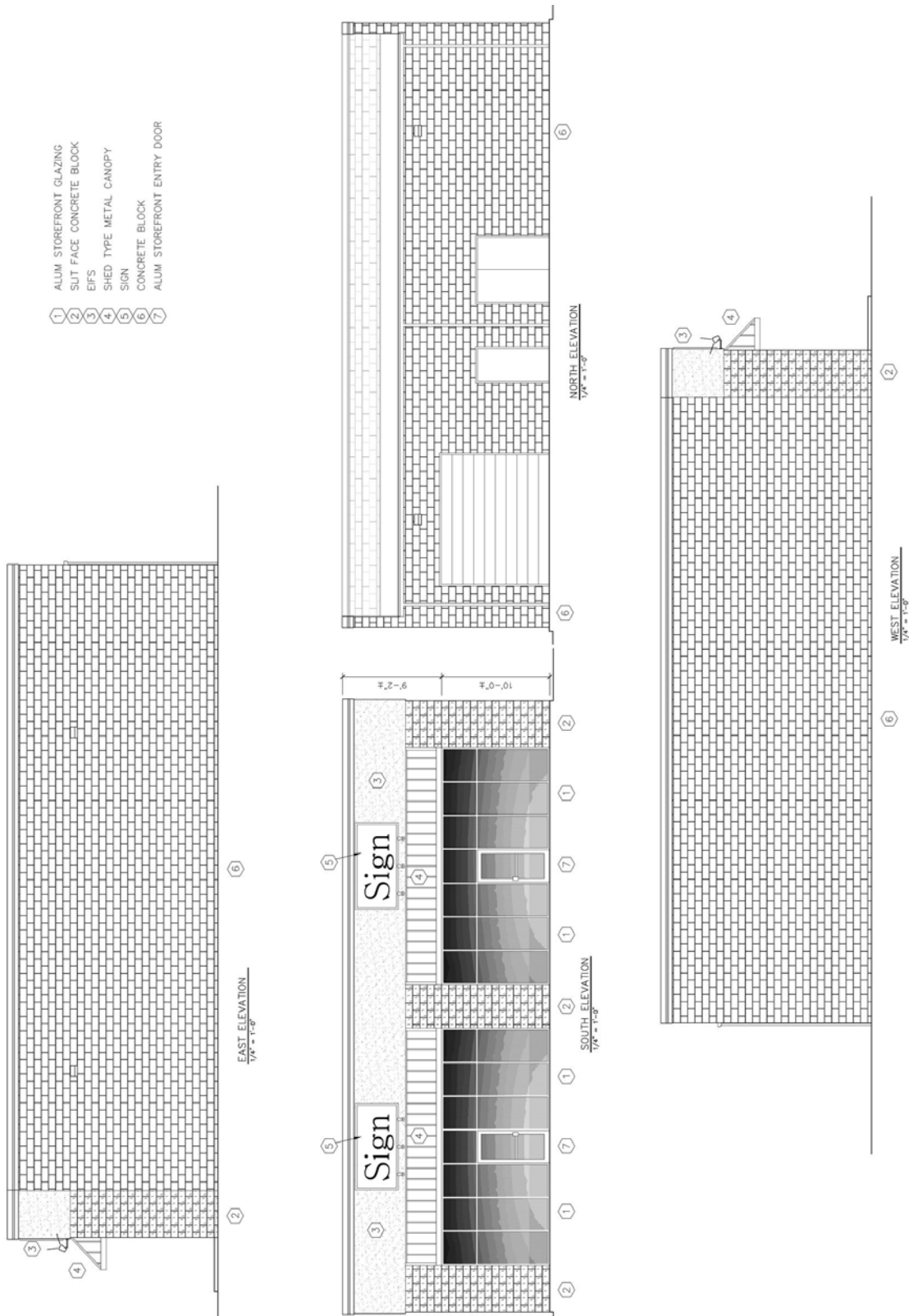
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Property Demographics

936 W North Bend Rd, Cincinnati, Ohio, 45224

Rings: 1, 3, 5 mile radii



POPULATION	1 MILE	3 MILES	5 MILES
2000 Population	10,933	94,488	283,128
2010 Population	9,132	87,214	257,910
2015 Population	9,279	88,531	259,114
2020 Population	9,415	89,705	260,990
2000-2010 Annual Rate	-3.54%	-1.59%	-1.85%
2010-2015 Annual Rate	0.32%	0.30%	0.09%
2015-2020 Annual Rate	0.29%	0.26%	0.14%
2015 Male Population	46.4%	46.5%	47.4%
2015 Female Population	53.6%	53.5%	52.6%
2015 Median Age	44.3	38.1	36.1

In the identified area, the current year population is 259,114. In 2010, the Census count in the area was 257,910. The rate of change since 2010 was 0.09% annually. The five-year projection for the population in the area is 260,990 representing a change of 0.14% annually from 2015 to 2020. Currently, the population is 47.4% male and 52.6% female.

MEDIAN AGE

The median age in this area is 39.3, compared to U.S. median age of 36.1.

RACE AND ETHNICITY

2015 White Alone	41.6%	48.4%	51.9%
2015 Black Alone	54.4%	46.1%	42.0%
2015 American Indian/Native Alaskan Alone	0.1%	0.2%	0.2%
2015 Asian Alone	1.0%	1.1%	1.9%
2015 Pacific Islander Alone	0.1%	0.1%	0.1%
2015 Other Race	0.6%	1.0%	1.1%
2015 Two or More Races	2.2%	3.1%	2.9%
2015 Hispanic Origin (Any Race)	1.8%	2.7%	2.8%

Persons of Hispanic origin represent 2.8% of the population in the identified area compared to 16.9% 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 57.8 in the identified area, compared to 61.4 for the U.S. as a whole.

HOUSEHOLDS

2000 Households	4,386	39,205	117,536
2010 Households	3,927	36,626	108,571
2015 Total Households	4,018	37,395	109,785
2020 Total Households	4,079	37,941	110,784
2000-2010 Annual Rate	-2.19%	-1.35%	-1.57%
2010-2015 Annual Rate	0.46%	0.42%	0.22%
2015-2020 Annual Rate	0.11%	0.02%	-0.10%
2015 Average Household Size	2.29	2.33	2.28

The household count in this area has changed from 108,571 in 2010 to 109,785 in the current year, a change of 0.22% annually. The five-year projection of households is 110,784, a change of -0.10% annually from the current year total. Average household size is currently 2.28, compared to 2.29 in the year 2010. The number of families in the current year is 60,565 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 2015 and 2020. Esri converted Census 2000 data into 2010 geography.

May 3, 2016

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MEDIAN HOUSEHOLD INCOME	1 MILE	3 MILES	5 MILES
2015 Median Household Income	\$50,345	\$39,329	\$37,582
2020 Median Household Income	\$57,414	\$46,580	\$44,014
2015-2020 Annual Rate	2.66%	3.44%	3.21%

AVERAGE HOUSEHOLD INCOME	1 MILE	3 MILES	5 MILES
2015 Average Household Income	\$64,671	\$55,699	\$54,137
2020 Average Household Income	\$73,499	\$63,844	\$62,126
2015-2020 Annual Rate	2.59%	2.77%	2.79%

PER CAPITA INCOME	1 MILE	3 MILES	5 MILES
2015 Per Capita Income	\$28,409	\$23,666	\$23,200
2020 Per Capita Income	\$32,289	\$27,138	\$26,627
2015-2020 Annual Rate	2.59%	2.78%	2.79%

HOUSEHOLD BY INCOME

Current median household income is \$37,582 in the area, compared to \$50,157 for all U.S. households. Median household income is projected to be \$44,014 in five years, compared to \$56,895 for all U.S. households

Current average household income is \$54,137 in this area, compared to \$68,162 for all U.S. households. Average household income is projected to be \$62,126 in five years, compared to \$77,137 for all U.S. households

Current per capita income is \$23,200 in the area, compared to the U.S. per capita income of \$26,409. The per capita income is projected to be \$26,627 in five years, compared to \$29,882 for all U.S. households.

HOUSING

2000 Total Housing Units	4,569	41,909	126,881
2000 Owner Occupied Housing Units	59.7%	53.3%	48.9%
2000 Renter Occupied Housing Units	36.3%	40.3%	43.7%
2000 Vacant Housing Units	4.0%	6.4%	7.4%
2010 Total Housing Units	4,186	41,768	124,488
2010 Owner Occupied Housing Units	63.7%	48.2%	45.4%
2010 Renter Occupied Housing Units	30.1%	39.5%	41.8%
2010 Vacant Housing Units	6.2%	12.3%	12.8%
2015 Total Housing Units	4,242	42,216	125,365
2015 Owner Occupied Housing Units	62.7%	46.3%	43.2%
2015 Renter Occupied Housing Units	32.1%	42.3%	44.4%
2015 Vacant Housing Units	5.3%	11.4%	12.4%
2020 Total Housing Units	4,300	42,629	126,237
2020 Owner Occupied Housing Units	62.8%	46.4%	43.2%
2020 Renter Occupied Housing Units	32.0%	42.6%	44.6%
2020 Vacant Housing Units	5.1%	11.0%	12.2%

Currently, 43.2% of the 125,365 housing units in the area are owner occupied; 44.4% are renter occupied; and 12.4% are vacant. Currently, in the U.S., 56.5% of the housing units in the area are owner occupied; 32.1% are renter occupied; and 11.4% are vacant. In 2010, there were 124,488 housing units in the area – 45.4% owner occupied, 41.8% renter occupied, and 12.8% vacant. The annual rate of change in housing units since 2010 is 0.14%. Median home value in the area is \$128,391, compared to a median home value of \$167,749 for the U.S. In five years, median value is projected to change by 3.90% annually to \$155,451.

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