



760+ Students
Liberty Junior High School



41,119 VPD - Route 129

2,600+ Students
Lakota East High School



356 New Apartment Units
Liberty Flats Apartments

238 Units
Liberty Center Apartments

32,290 VPD
at Intersection

The Oaks at Wetherington
18 acres of retail, restaurants, office,
residential & fitness in development



Brand-New Construction Outback Steakhouse
Cincinnati MSA | (Population Over 2.23M)

West Chester | OH (Cincinnati MSA)

Extremely Meticulous Site Selection

First Outback Location Serving the North-Central Cincinnati MSA



Exclusively Listed by the Patton | Wiles | Fuller Group of Marcus & Millichap:



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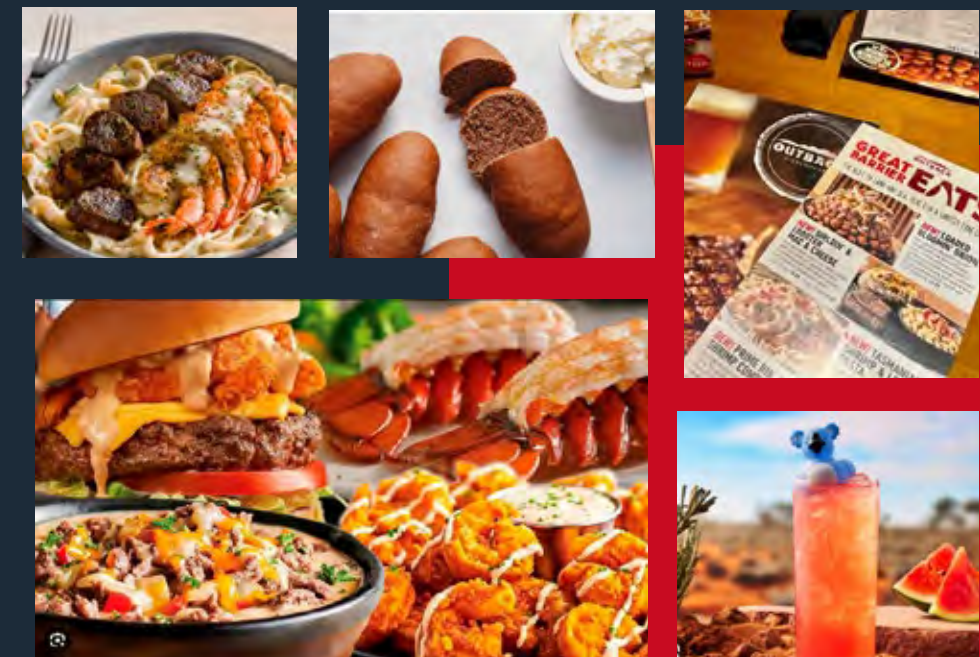
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Executive Summary

 [Click to View Google Map](#)

Offering Price

\$3,364,000

CAP Rate	5.50%
Current Annual Rent	\$185,000
Gross Leasable Area	5,300
Price/SF (GLA)	\$634.72
Year Built	2024
Lot Size	1.46



**7530 Foster Lane
West Chester | OH 45069**



Lease Summary

Legal Tenant	Outback Steakhouse of Florida, LLC
Lease Type	Ground Lease
Roof & Structure	Tenant Responsible
Ownership Interest	Leased Fee (Ground Lease)
Lease Guaranty Type	Corporate Guaranty
Guarantor Entity	Outback Steakhouse of Florida, LLC
Original Lease Term	10-Years
Lease Commencement Date	10/12/2022
Rent Commencement Date	8/13/2024
Lease Expiration Date	Estimated: 4/30/2034
Remaining Lease Term	10-Years
Renewal Options	Four, 5-Year Options
Rent Increases	12% Every 5-Years
Sales Reporting	None
Percentage Rent	None
Option to Terminate / Sales Kick-Out	Only Upon Substantial Damage/Casualty in Last 18-Months
Option to Purchase	None
Right of First Refusal / First Offer	None

Rent Schedule

Current Term	Annual Rent	Monthly Rent	Annual Rent/SF	CAP Rate	Increase
Years 1 -5	\$185,000	\$15,416.67	\$34.91	5.5%	0.00%
Years 6 - 10	\$207,200	\$17,266.67	\$39.09	6.16%	12.00%
Option Terms	Annual Rent	Monthly Rent	Annual Rent/SF	CAP Rate	Increase
Option 1: Years 11-15	\$232,064	\$19,338.67	\$43.79	6.90%	12.00%
Option 2: Years 16-20	\$259,912	\$21,659.31	\$49.04	7.73%	12.00%
Option 3: Years 21-25	\$291,101	\$24,258.42	\$54.92	8.65%	12.00%
Option 4: Years 26-30	\$326,033	\$27,169.43	\$61.52	9.69%	12.00%



Class-A
Lifestyle Center
Built in 2015

1.3 Million
SF of Retail, Office
Dining, Entertainment &
Hotels



The Oaks at Wetherington
18 acres of retail, restaurants, office,
residential & fitness in development



General Electric
Credit Union

THE LEARNING
EXPERIENCE
happy
happens
here.



32,290 VPD
at Intersection

Part of Oaks at Wetherington Development & Across from Liberty Center

Class-A Lifestyle Center Developed in 2015 | Over 1.4M Square Feet of Retail, Office, Residential, Dining, Entertainment and Hotel Options | Heavy Expansion Over Time with Additions in Process

Investment Overview

Marcus & Millichap is pleased to present, Outback Steakhouse, located in West Chester, Ohio. The subject property is a brand-new class-A development with an anticipated construction completion date in Q2 2024. Outback measures 5,300 square feet and is situated on a large 1.46 acre parcel. As the newest addition to the Oaks at Wetherington development, this site proves to be an extremely meticulous & sought after location for the brand. Outback is encumbered by a landlord favorable ground-lease structure and has spent significant capital dollars on the construction of the site. This structure exemplifies a deep commitment and need for this location, which is Cincinnati's 8th Outback site. Outback is one of the leading casual dining restaurant chains, with over 1,320 locations across the world. Outback is a wholly owned subsidiary of Bloomin Brands, and the company's flagship brand. Bloomin Brand's is publicly traded (Ticker Symbol: BLMN) and boasts annual revenue of over \$4.4b across their 1,450+ locations.

Outback will commence a long-term 10-year initial term which includes 12% rent bumps every 5-years, including all four, 5-year option terms. Outback is responsible for all operating expenses at the site, which includes Tax, CAM, and Insurance expenses – leaving virtually zero landlord responsibilities. Ownership benefits from a favorable & rare lease structure, brand-new construction, long-term lease, and true irreplaceable real estate.

The subject property is located in West Chester, Ohio and is part of the Oaks at Wetherington Development, across from Liberty Center.

Liberty Center is a Class-A lifestyle center built in 2015 which spans 64-acres and includes over 1.4 million square feet of retail, office dining, residential, entertainment and hotel options. The Oaks at Wetherington is a sister development of Liberty Center, and will include a combination of retail, restaurants, office, residential, and fitness across 18 acres. Prominent retailers and points of attraction nearby includes Costco, Target, Home Depot, Kroger, Meijer, Lowe's, Dillard's, Cabela's, Planet Fitness, Cincinnati Children's Hospital, UC Health West Hospital, Christ Medical Hospital, The Learning Experience, and prominent QSR/small shops such as Chick-Fil-A, Shake Shack, Torchy's, Starbucks, Verizon, Raising Cane's, Freddy's, and McDonalds. As part of two major developments, and co-located in a major retail corridor, the subject property sits on true irreplaceable real estate near the corner of Tyler's Place Blvd and Preserve Pl which immediately see's 32,290 vehicles per day. In addition to the immediate traffic counts, the site is directly off I-75 which sees over 136,575 vehicles per day. In addition to the two immediate developments, the city of West Chester proves to be a high growth suburb with dynamic demographics. Immediate demographics are dense and affluent with population counts of 2,631 within 1-mile, 57,566 within 3-miles and 138,574 within 5-miles, and a huge 1-mile average household income of \$209,000. Population counts have grown 46%, 37% and 40% respectively since 2000. West Chester is a suburb of Cincinnati and is situated 20-miles from downtown Cincinnati. The Cincinnati MSA has a total population of 2.23m and is ranked as the 30th largest MSA in the nation.

Investment Highlights

- Outback Steakhouse | Brand-New Construction with Estimated Q2 2024 Completion | Cincinnati MSA (Population Over 2.23m)
- Part of Oaks at Wetherington Development & Across from Liberty Center | Class-A Lifestyle Center Developed in 2015 | Over 1.4 Million Square Feet of Retail, Office, Residential, Dining, Entertainment and Hotel Options | Heavy Expansion Over Time with Additions in Process
- Extremely Meticulous Site Selection | First Outback Location Serving the North-Central Cincinnati MSA
- Rare Ground Lease Structure | Significant Capital Allocated by Tenant Towards Construction | Zero Landlord Responsibilities
- 10-Year Initial Lease | Significant 12% Rent Bumps Every 5-Years | Hedge Against Inflation
- Outback | One of the Leading Casual Dining Chains with Over 1,320 Locations | Flagship Brand for Bloomin Brands | Publicly Traded (Ticker Symbol: BLMN) | Annual Revenue Exceeding \$4.4b | Corporate Run & Backed Location
- 5,300 Square Foot Location on Large 1.46 Acre Parcel | Upgraded Prototypical Construction | Harmonized Design with Adjacent Developments
- Dense & Affluent Demographics Cater Extremely Well to Tenant | Average Household Income In Excess of \$209,000 | 57,566 Residents within 3-Miles & 138,574 Residents within 5-Miles
- True Irreplaceable Real Estate | Directly Sees 32,290 Vehicles Per Day | Off-Highway Location – I-75 Sees Over 136,575 Vehicles Per Day
- Other Major Points of Attraction Nearby Include Costco, Target, Home Depot, Kroger, Meijer, Lowe's, Dillard's, Cabela's, Planet Fitness, Cincinnati Children's Hospital, UC Health West Hospital, Christ Medical Hospital, The Learning Experience, and prominent QSR/small shops such as Chick-Fil-A, Shake Shack, Torchy's, Starbucks, Verizon, Raising Cane's, Freddy's, and McDonalds
- Part of the Cincinnati MSA | Ranked 30th in United States | Total Population Count of Over 2.32M

Rare Ground Lease Structure

Significant Capital Allocated by Tenant Towards Construction
Zero Landlord Responsibilities



10-Year Initial Lease | Significant 12% Rent Bumps Every 5-Years
Hedge Against Inflation



Class-A Lifestyle Center Built in 2015

64-acres & 1.3 MSF of retail, office dining, entertainment & hotels



2,520+ Students
Lakota East
Freshman Campus



2,600+ Students
Lakota East High School

Cincinnati
Children's
40+ Beds

136,575 VPD-I-75

41,119 VPD-Route 129



The
Christ Hospital
Health Network
525 Beds



238 Units
Liberty Center
Apartments

32,290 VPD
at Intersection



The Oaks at Wetherington
18 acres of retail, restaurants, office,
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True Irreplaceable Real Estate

Directly Sees 32,290 Vehicles Per Day | Off-Highway Location –
I-75 Sees Over 136,575 Vehicles Per Day

**FLOOR &
DECOR**

verizon

sleep number

136,575 VPD - I-75

**32,290 VPD
at Intersection**



General Electric
Credit Union



OUTBACK
STEAKHOUSE®

5,300 Square Foot Location on Large 1.46 Acre Parcel

Upgraded Prototypical Construction | Harmonized Design with Adjacent Developments

Consistent Trend of Above Average Restaurant Performance – Within 10-Minute Radius

Tenant	Type	Address	Placer Ranking - Nation	Placer Ranking - State
Texas Roadhouse	Casual Dining	7309 Kingsgate Way, West Chester, OH	Top 7%	#1 Site in Ohio
Northstar	Casual Dining	7610 Sloan Way, Liberty Township, OH	Top 25%	Top 25%
Buffalo Wild Wings	Casual Dining	6050 Snider Rd, Mason, OH	Top 22%	Top 23%
First Watch	Casual Dining	6876 Cincinnati Dayton Rd, Liberty Township, OH	Top 19%	Top 29%
TGI Friday's	Casual Dining	7656 Cox Ln, West Chester, OH	Top 46%	Top 10%
City BBQ	Casual Dining	7706 Voice Of America Centre Dr, West Chester Township, OH	Top 23%	Top 19%
Ihop	Casual Dining	7748 Cox Lane, West Chester, OH	Top 36%	Top 33%
Another Broker Egg	Casual Dining	7701 Voice of America Centre Dr, West Chester Township, OH	Top 18%	Top 34%
Bonfish Grill	Casual Dining	7710 Voice of America Centre Dr, West Chester Township, OH	Top 50%	Top 38%
Kona Grill	Casual Dining	7524 Gibson St, Liberty Township, OH	Top 42%	#1 Site in Ohio
Pie's & Pints	Casual Dining	7621 Gibson Street, Liberty Township, OH	Top 45%	Top 34%
Long Horn	Casual Dining	7711 Voice of America Centre Dr, West Chester Township, OH	Top 36%	Top 38%
		AVERAGES:	Top 31% in Nation	Top 24% in State

Tenant	Type	Address	Placer Ranking - Nation	Placer Ranking - State
Freddy's	Fast Casual Dining/QSR	7615 Trailside Drive, West Chester, OH	Top 12%	#1 Site in Ohio
Potbelly	Fast Casual Dining/QSR	7246 Outfitters Way, West Chester, OH	Top 12%	Top 26%
Shake Shack	Fast Casual Dining/QSR	7669 Blake Street, West Chester, OH	Not Tracked Yet - Just Opened	Not Tracked Yet - Just Opened
Torchy's	Fast Casual Dining/QSR	7673 Blake St, West Chester, OH	Not Tracked Yet - Just Opened	Not Tracked Yet - Just Opened
Graeter's	Fast Casual Dining/QSR	7651 Cox Ln, West Chester Township, OH	Top 12%	Top 15%
Skyline	Fast Casual Dining/QSR	7132 Cincinnati Dayton Rd, West Chester Township, OH	Top 38%	Top 38%
Bubbakoo's Burrito's	Fast Casual Dining/QSR	7302 Yankee Rd, Liberty Township, OH	Top 11%	Top 15%
Panera	Fast Casual Dining/QSR	7725 Voice Of America Centre Dr, West Chester, OH	Top 27%	Top 10%
Panda Express	Fast Casual Dining/QSR	7939 Tylersville Road, West Chester, OH	Top 38%	Top 21%
McAlister's Deli	Fast Casual Dining/QSR	7622 Cox Lane, West Chester, OH	Top 22%	Top 19%
		AVERAGES:	Top 22% in Nation	Top 18% In State

Consistent Trend of Above Average Restaurant Performance – Within 10-Minute Radius

Tenant	Type	Address	Placer Ranking - Nation	Placer Ranking - State
McDonald's	QSR	7679 Doc Dr, West Chester, OH	Top 18%	Top 10%
Starbuck's	QSR	7590 Blake Street, Liberty Township, OH	Top 14%	Top 15%
Chick Fil-A	QSR	7733 Voice Of America Centre Dr, West Chester, OH	Top 42%	Top 54%
Raising Cane's	QSR	7721 Tylersville Road, West Chester, OH	Top 44%	Top 36%
*There are Two Chick Fil-A Locations within 2-Mile Radius to Split Demand			AVERAGES:	Top 30% in Nation
				Top 29% in State



Extremely Strong Foot-Traffic Ranking Top 74% in Country Per Placer.Ai

HISTORICAL OUTBACK STEAKHOUSE PERFORMANCE IN CINCINNATI & DAYTON MSA

Tenant	Address	Placer Ranking - Nation	Placer Ranking - State	5-Mile Population	5-Mile Household Income
Outback Steakhouse	2512 Kings Center Ct, Mason, OH	Top 15%	Top 4%	106,572	\$149,197
Outback Steakhouse	11700 Princeton Pike, Cincinnati, OH	Top 26%	Top 20%	141,088	\$97,653
Outback Steakhouse	9880 Colerain Ave, Cincinnati, OH	Top 26%	Top 24%	157,917	\$80,697
Outback Steakhouse	8240 Montgomery Rd, Cincinnati, OH	Top 27%	Top 64%	151,776	\$111,802
Outback Steakhouse	6168 Glenway Ave, Cincinnati, OH	Top 27%	Top 27%	213,822	\$77,425
Outback Steakhouse	7731 Five Mile Rd, Cincinnati, OH	Top 27%	Top 30%	100,106	\$119,002
Outback Steakhouse	8030 Mall Rd, Florence, KY	Top 7%	#1 Site in Kentucky	137,672	\$94,982
Outback Steakhouse	2560 Miamisburg Centerville Rd, Dayton, OH	Top 7%	#1 Site in Ohio	149,760	\$101,810
Outback Steakhouse	6800 Miller Ln, Dayton, OH	Top 23%	Top 17%	134,835	\$67,836
AVERAGES:		Top 21% in Nation	Top 21% in State	143,728	\$100,045

Tenant	Address	Placer Ranking - Nation	Placer Ranking - State	5-Mile Population	5-Mile Household Income
Outback Steakhouse	7530 Foster Lane, West Chester, OH	Top 26% in Nation	Top 18% in State	138,574	\$153,268

*1-Mile AHHI = \$209,270



OUTBACK IS PAYING BELOW MARKET RENT COMPARED TO NEARBY USES

Property Name	Address	City	State	SF	Rent/SF
Shake Shack (Ground Lease)	7669-7673 Blake St	Liberty Township	Ohio	3,503	\$49.96
IHOP	7748 Cox Lane	West Chester	Ohio	4,582	\$42.56
The Learning Experience	1 Foster Private Ln	West Chester	Ohio	10,000	\$38.11
Buff City Soap	7669-7673 Blake St	Liberty Township	Ohio	3,200	\$39.00
Verizon	7612 Trailside Dr	West Chester	Ohio	4,500	\$44.00
Mattress Firm	7612 Trailside Dr	West Chester	Ohio	4,500	\$43.73
Sleep Outfitters	7669-7673 Blake St	Liberty Township	Ohio	3,680	\$41.00
Torchy's Tacos	7669-7673 Blake St	Liberty Township	Ohio	4,000	\$42.50
Hooter's	9890 Escort Dr	Mason	Ohio	5,511	\$30.34
Taco John's	8155 Highland Pointe Dr	West Chester	Ohio	2,106	\$69.74
PetSuites	4928 Urmston Mdws Dr	Liberty Township	Ohio	11,061	\$27.98
Carrabba's Italian Grill	5152 Merten Dr	Mason	Ohio	6,781	\$40.06
Panera Bread	5280 Kings Mills Rd	Mason	Ohio	4,207	\$41.50
Dunkin	4969 Princeton	Hamilton	Ohio	2,106	\$68.86
Bob Evans	7781 Dudley Dr	West Chester	Ohio	4,998	\$31.54
Culver's	5742 Tylersville Rd	Mason	Ohio	4,520	\$46.44
Applebee's	6084 Muhlhauser Rd	West Chester	Ohio	5,085	\$36.38
Potbelly's	7240-7246 Outfitters Way	West Chester	Ohio	2,400	\$42.90
MOD Pizza	7240-7246 Outfitters Way	West Chester	Ohio	2,400	\$44.00
Bentley's Pet Stuff	7240-7246 Outfitters Way	West Chester	Ohio	2,135	\$39.60
Aurora Nail & Salon	7240-7246 Outfitters Way	West Chester	Ohio	2,232	\$40.70
Childtime	4922-4924 Hamilton Mason Rd	Liberty Township	Ohio	5,980	\$33.11
Christian Brothers Automotive	8127 Highland Pointe Drive	West Chester Township	Ohio	4,945	\$35.07
Robeks Juice	7669-7673 Blake St	Liberty Township	Ohio	1,360	\$40.00
Smooth Skin	7669-7673 Blake St	Liberty Township	Ohio	1,844	\$43.00
Average:					\$42.08
Outback Steakhouse	7530 Foster Lane	West Chester	Ohio	5,300	\$34.91



One of the Leading Casual Dining Chains with Over 1,320 Locations Flagship Brand for Bloomin Brands | Publicly Traded | Annual Revenue Exceeding \$4.4B | Corporate Run & Backed Location

Outback Steakhouse is a popular American casual dining restaurant chain that specializes in Australian-themed cuisine, particularly steak and seafood dishes. The first Outback Steakhouse was opened in Tampa, Florida, in 1988 by Bob Basham, Chris T. Sullivan, Trudy Cooper, and Tim Gannon. The founders aimed to create a restaurant that offered a unique and flavorful dining experience inspired by the rustic and hearty cuisine of the Australian Outback. Outback is known under brands Outback Steakhouse, Aussie Grill, & Abbraccio.

Menu:

Steak: Outback is renowned for its signature steaks, often seasoned with a proprietary blend of spices and cooked on a wood-fired grill.

Bloomin' Onion: One of their most famous appetizers, the Bloomin' Onion, is a large, deep-fried onion cut to resemble a flower and served with a special dipping sauce.

Seafood: While steak is a focal point, Outback also offers a variety of seafood options, such as grilled shrimp, lobster tails, and fish dishes

Australian Theme:

Décor: The restaurant's interior and exterior are designed to evoke the rustic and warm atmosphere of the Australian Outback, with Aboriginal art, boomerangs, and other Australian-themed decorations.

Slogans and Marketing: Outback Steakhouse has employed Australian-themed marketing campaigns, often using phrases like "No Rules, Just Right" to emphasize the casual and laid-back dining experience.

International Presence:

Outback Steakhouse has expanded its presence beyond the United States and operates in various countries around the world. While the menu may have some regional variations, the Australian theme remains consistent.

Ownership and Expansion:

Outback Steakhouse is part of Bloomin' Brands, Inc., a hospitality company that also owns other restaurant chains, including Carrabba's Italian Grill, Bonefish Grill, and Fleming's Prime Steakhouse & Wine Bar.



BLMN
Stock Symbol & Exchange



\$4.42B
Sales Volume (Revenue)



\$109.2M
Net Income



\$2.32B
Market Capitalization



BB-
S&P Global Ratings
Credit Rating & Rating Agency



#703
Fortune 500 Rank



1,405
Number of Locations



1988
In Business Since



Tampa, FL
Headquarters



19+ Countries
Areas Served



Health
West Chester Hospital

160+
Beds



LOWE'S

meijer



136,575 VPD - I-75



sleep number



**Dense & Affluent Demographics
Cater Extremely Well to Tenant**
AHHI In Excess of \$209,000 | 57,566 Residents
within 3-Mi & 138,574 Residents within 5-Mi

32,290 VPD
at Intersection

The Oaks at Wetherington
18 acres of retail, restaurants, office,
residential & fitness in development



2,631

Residents in 1-Mi

57,566

Residents in 3-Mi

138,574

Residents in 5-Mi



1,010

Households in 1-Mi

19,627

Households in 3-Mi

48,810

Households in 5-Mi



\$209,270

AHHI in 1-Mi

\$148,310

AHHI in 3-Mi

\$153,268

AHHI in 5-Mi

1, 3, 5-Mile Demographics

POPULATION	1 MI	3 MI	5 MI
2010 Census Total Population	2,475	54,010	126,609
2023 Estimate Total Population	2,631	57,566	138,574
2028 Projection Total Population	3,028	59,280	144,890
Median Age	42.2	37.9	38.8
Bachelor's Degree or Higher	49%	51%	54%

HOUSEHOLDS	1 MI	3 MI	5 MI
2010 Census Total Households	932	18,053	43,721
2023 Estimate Total Households	1,010	19,627	48,810
2028 Projection Total Households	1,044	21,498	51,160
2022 Owner Occupied Total Households	84.7%	82.3%	82.8%
2022 Renter Occupied Total Households	15.3%	17.7%	17.2%
Total Specified Consumer Spending (\$)	\$55.9M	\$878.7M	\$2.1B

HOUSEHOLDS BY INCOME	1 MI	3 MI	5 MI
2023 Estimate			
\$25,000 - 35,000	1.7%	3.6%	3.2%
\$35,000 - 50,000	4.3%	6.1%	6.3%
\$50,000 - 75,000	10.1%	13.5%	13.1%
\$75,000 - 100,000	11.3%	15.1%	14.6%
\$100,000 - 125,000	10.4%	13.4%	13.4%
\$125,000 - 150,000	9.2%	10.2%	10.1%
\$150,000 - 250,000	17.9%	16.3%	16.4%
\$200,000 - 249,000	11%	6.6%	7.2%
\$250,000 +	20.2%	9.7%	10.4%
Avg Household Income	\$209,270	\$148,310	\$153,268
Median Household Income	\$147,342	\$111,163	\$113,304



**Dense & Affluent Demographics
Cater Extremely Well to Tenant**

**AHHI In Excess of \$209,000 | 57,566 Residents
within 3-Mi & 138,574 Residents within 5-Mi**

CINCINNATI OH MSA



Class-A Lifestyle Center Built in 2015
64-acres & 1.3 M SF of retail, office dining, entertainment & hotels



2,600+ Students
Lakota East High School



2,520+ Students
Lakota East Freshman Campus



356 Apartment Units
Liberty Flats Apartments



136,575 VPD - I-75

41,119 VPD - Route 129



The Christ Hospital Health Network
525 Beds



Part of the Cincinnati MSA
Ranked 30th in United States | Total Population Count of Over 2.32M

CINCINNATI

The Fastest Growing Economy in the Midwest

-Cincinnati.com

Nestled along the banks of the Ohio River, the Cincinnati metro area spans portions of three states while offering a homerun opportunity for real estate investors that's nearly as big as the city itself.

Cincinnati and its surrounding municipalities had a busy 2022 between investment announcements and doubling down on entrepreneurial initiatives and economic diversification. 2023 is anticipated to be more of the same, with the seeds planted over the past two years coming to fruition. The region reportedly saw over 122 projects, \$1.1 billion in capital investment and 10,433 jobs in 2021 through August 2022. As for business expansion, significant announcements flooded Greater Cincinnati in 2022, most recently Nestlé Purina's intentions to add another factory to the mix in Clermont County. It is estimated to be a \$550 million project. Clinical contract research organization Medspace's employee count will increase by 1,500, or 70% by 2028, with an average salary of \$60,000.

4.2%
Population Increase
The Past 10-Years



33
New Residents
Gained in the Region Daily

The region's strength in multiple sectors kept its economy steady: manufacturing, financial and professional services growing the fastest.

Nicknamed the "Queen City of the West," Cincinnati is home to three pro sports teams and one of the largest economies in the Midwest. Back in 1869 it was the first city to have a professional baseball team – the Cincinnati Red Stockings, now known as the Cincinnati Reds.



Major Cincinnati MSA Employers

The area's traditional employment bases in aerospace, automotive, chemistry and financial services continue to contribute to the metro's economic landscape. State tax credit initiatives, along with lower property, corporate and state taxes, are major incentives drawing companies.

Company	Employees	Company	Employees
Kroger	18,000	BON SECOURS MERCY HEALTH	7,700
Cincinnati Children's	16,474	FIFTH THIRD BANK	7,521
CVG	14,602	CINCINNATI PUBLIC SCHOOLS	6,500
TriHealth	12,000	The Christ Hospital Health Network	6,238
St. Elizabeth HEALTHCARE	10,282	amazon	6,000
University of CINCINNATI	10,196	city of CINCINNATI	5,800
UC Health	10,112	Fidelity INVESTMENTS	4,675
P&G	10,000	HAMILTON COUNTY PUBLIC SCHOOLS	4,500
GE Aviation	9,000	MONTGOMERY COUNTY SCHOOLS	3,800

Cincinnati Job Market

By 2028 metropolitan Cincinnati is projected to add 67,505 new jobs, out-performing other regions such as St. Louis, Cleveland, and Pittsburgh. The Cincinnati Regional Chamber anticipates considerable growth in high-paying jobs in the skilled trades and information technology sectors.

At the same time, the city continues to seek ways

to increase opportunities for lower-wage and entry-level workers in the region, creating a potential boon for rental property investors.

Unemployment in Cincinnati down to only 3.5% (Oct. 2021). The BLS reports that employment sectors showing the most robust growth include information, professional and business services, leisure and hospitality, and trade and transportation.

Quality of Life:

- Cincinnati is a top-50 place to live in the U.S. based on quality-of-life metrics including the job market, value of living in Cincinnati, and the desire to live in the area.
- Forbes ranks Cincinnati as the 44th-best place for business and careers, and among the top 90 places for cost of doing business and education.



Key Employment Stats:

- GDP of Cincinnati is over \$152.6 billion and has grown by more than 44% over the past 10 years.
- Employment growth in Cincinnati is 2.12% year-over-year, with median household incomes rising by 6.51% over the same time period.
- Unemployment in Cincinnati is currently 3.5% (October 2021).
- Net migration into Cincinnati recently surpassed 1,000 last year, with new residents attracted by a cost of living in the Cincinnati metro area that's 9% below the national average.
- Cincinnati's economy is the 5th-largest in the Midwest, just behind major metropolitan hubs like Chicago, St. Louis, and Minneapolis.
- Fortune 500 companies headquartered in Cincinnati include Procter & Gamble, The Kroger Company, and Macy's, while General Electric's Global Operations Center is headquartered in downtown Cincinnati.
- More than 35% of the residents in Cincinnati have a bachelor's degree or higher, while nearly 92% are high school graduates or higher.
- Cincinnati/Northern Kentucky International Airport (CVG) handles more than 8.9 million passengers annually, offers direct non-stop service to 38 of the top 40 U.S. markets and Europe, and is home to one of only three DHL Express Super Hubs with more than 1.2 million tons of cargo transiting through the airport last year.

Confidentiality Agreement

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