

**FOR LEASE**

# SPRING GROVE MARKET

4645 Spring Grove Ave, Cincinnati, OH

**SITE**

**DUNKIN'**

**SPRING GROVE AVENUE**

**25,019 VPD**

**AVAILABLE:** 2,073 SF Endcap

**PRICING:** \$35.00/SF Net + \$6.76

## PROPERTY INFORMATION:

- New multi-tenant development
- Dunkin' just leased!
- 1 Endcap available with pick-up window
- Gas stubbed, with 1-inch water line, 4-inch sanitary and 4-inch grease with 500-gallon grease trap
- 6-ton new HVAC
- 200 Amps
- Pylon Signage
- Good visibility along Spring Grove Ave
- Ample parking with canopy
- Multiple access points for customer convenience
- Nearby residential
- Close to I-75 and I-74

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**LEE &  
ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES

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# FLOOR PLAN

## SPRING GROVE MARKET

**SUITE 100**  
**DUNKIN'**

**SUITE 200**  
**EXISTING MARKET**

**SUITE 300**  
**2,073 SF**

UTILITIES

Electric: 400 AMP  
120/208V/3PH

Gas: 1000 MBH

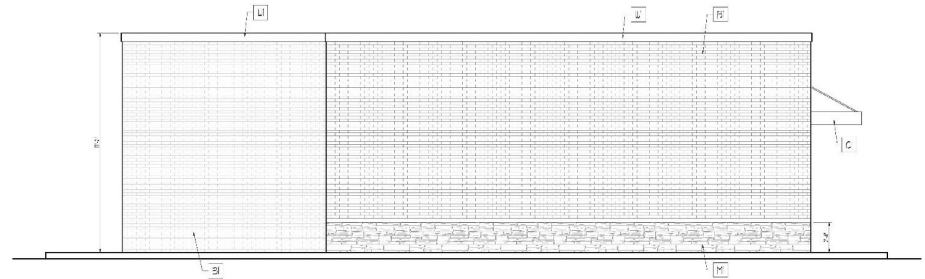
Water: 1 1/2"  
4" Sewer  
4" Grease Sewer  
with 510 LB  
interceptor



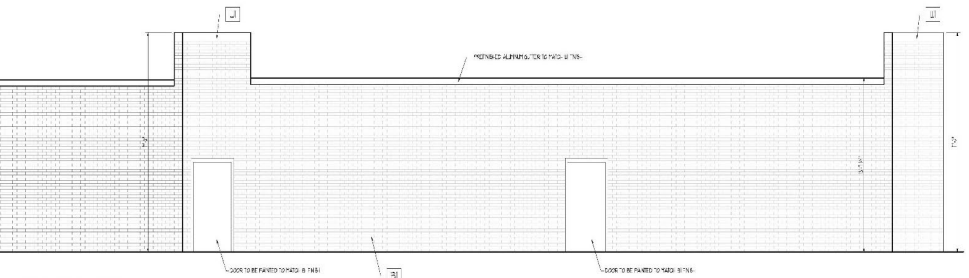
# RENDERINGS SPRING GROVE MARKET



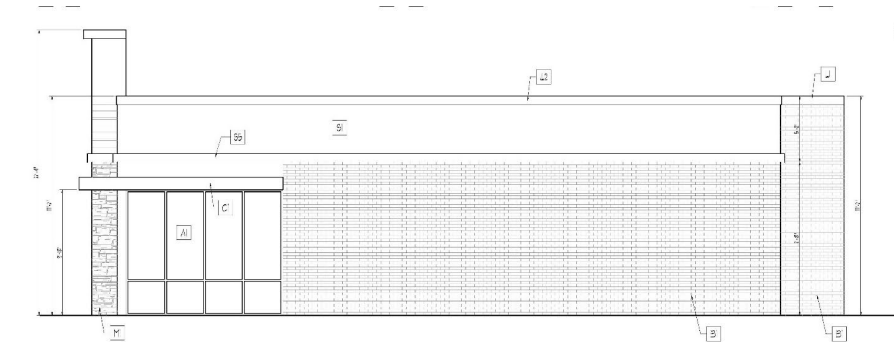
**EAST ELEVATION**  
SCALE: 1/4" = 1'-0"



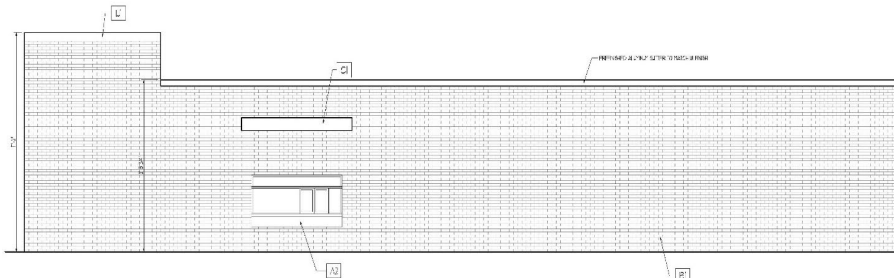
**NORTH ELEVATION**  
SCALE: 1/4" = 1'-0"



**WEST ELEVATION**  
SCALE: 1/4" = 1'-0"

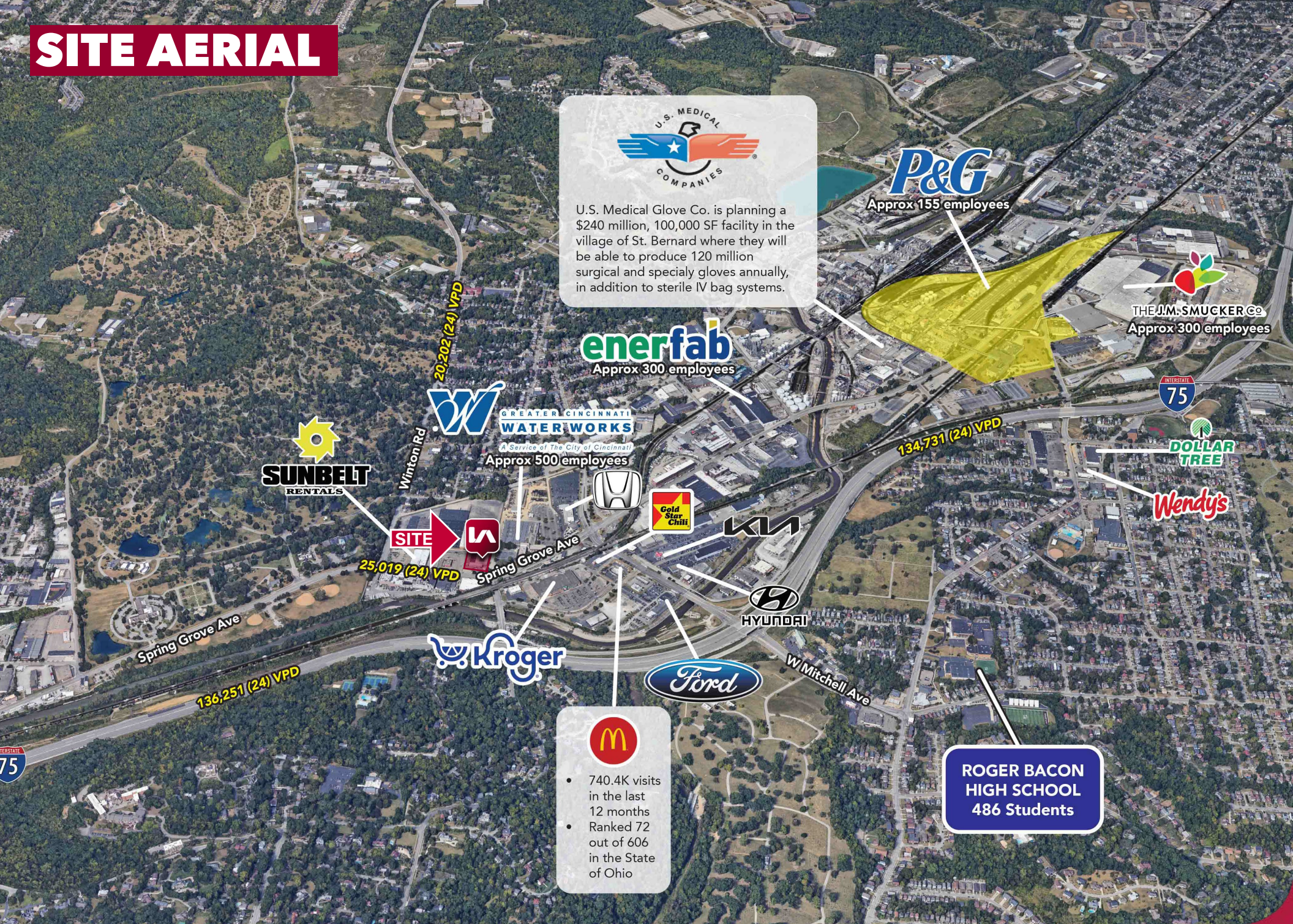


**NORTH ELEVATION**  
SCALE: 1/4" = 1'-0"



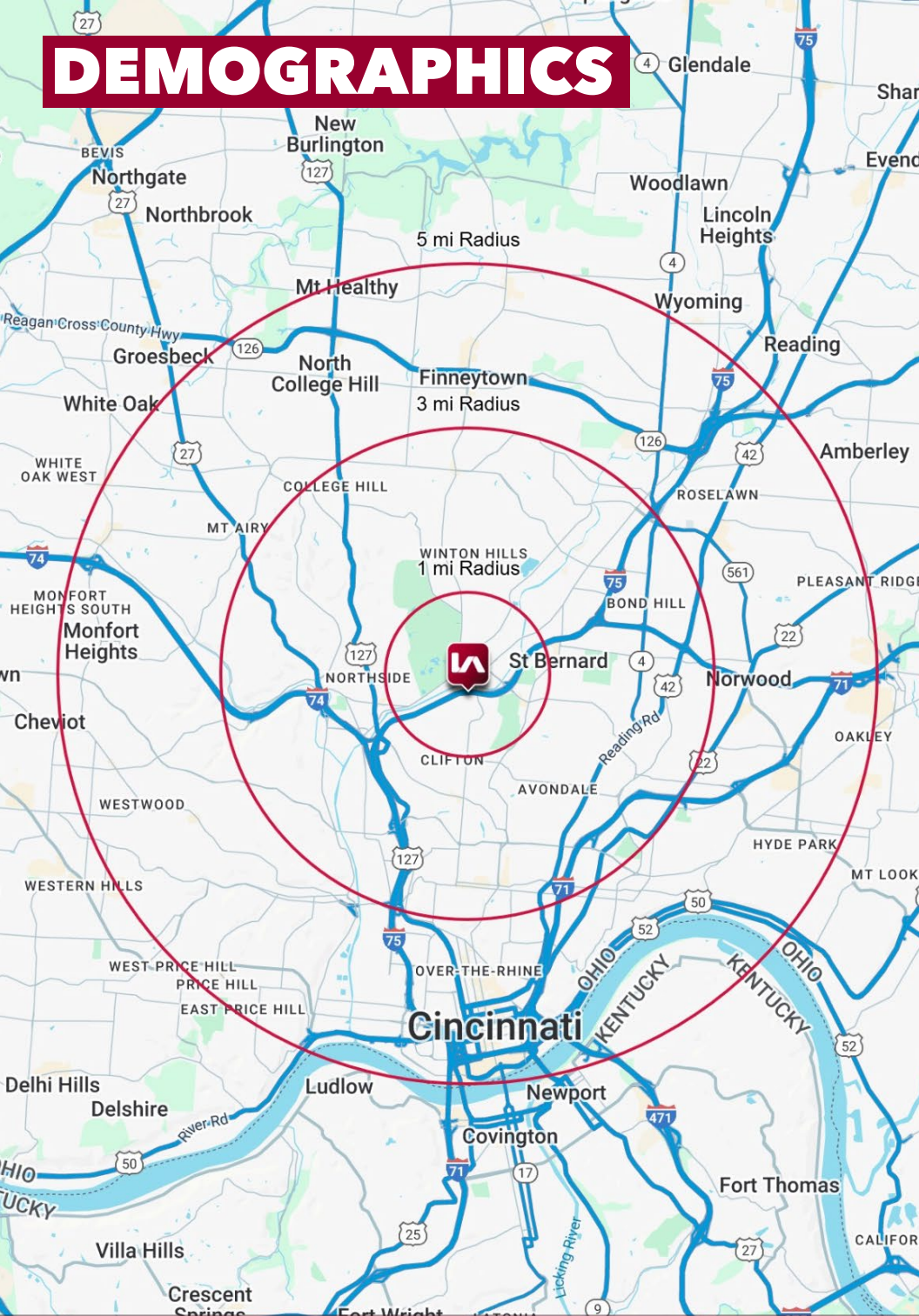


# SITE AERIAL





# DEMOGRAPHICS



	1 MI RADIUS	3 MI RADIUS	5 MI RADIUS
<b>POPULATION</b>			
2025 Estimated Population	5,816	116,667	344,499
2030 Projected Population	5,715	116,451	344,465
2020 Census Population	6,295	111,191	327,154
2010 Census Population	5,921	106,625	318,823
Projected Annual Growth 2025 to 2030	-0.3%	-	-
Historical Annual Growth 2010 to 2025	-0.1%	0.6%	0.5%
<b>HOUSEHOLDS</b>			
2025 Estimated Households	2,721	48,527	152,675
2030 Projected Households	2,687	48,744	154,162
2020 Census Households	2,703	46,178	143,778
2010 Census Households	2,531	44,924	138,592
Projected Annual Growth 2025 to 2030	-0.2%	-	0.2%
Historical Annual Growth 2010 to 2025	0.5%	0.5%	0.7%
<b>AGE</b>			
2025 Est. Population Under 10 Years	11.7%	11.7%	12.2%
2025 Est. Population 10 to 19 Years	11.7%	15.4%	13.3%
2025 Est. Population 20 to 29 Years	14.1%	23.6%	18.2%
2025 Est. Population 30 to 44 Years	23.4%	18.6%	21.4%
2025 Est. Population 45 to 59 Years	17.2%	13.4%	15.5%
2025 Est. Population 60 to 74 Years	16.8%	12.7%	14.5%
2025 Est. Population 75 Years or Over	5.0%	4.5%	5.0%
2025 Est. Median Age	37.3	31.8	34.3
<b>MARITAL STATUS &amp; GENDER</b>			
2025 Est. Male Population	49.4%	54.2%	51.0%
2025 Est. Female Population	50.6%	45.8%	49.0%
2025 Est. Never Married	43.0%	62.8%	52.4%
2025 Est. Now Married	35.0%	18.6%	27.6%
2025 Est. Separated or Divorced	16.3%	14.2%	15.2%
2025 Est. Widowed	5.6%	4.4%	4.7%
<b>INCOME</b>			
2025 Est. HH Income \$200,000 or More	17.4%	5.9%	8.3%
2025 Est. HH Income \$150,000 to \$199,999	8.3%	5.3%	6.4%
2025 Est. HH Income \$100,000 to \$149,999	13.6%	9.0%	13.0%
2025 Est. HH Income \$75,000 to \$99,999	12.6%	8.6%	10.3%
2025 Est. HH Income \$50,000 to \$74,999	9.8%	14.5%	15.9%
2025 Est. HH Income \$35,000 to \$49,999	11.0%	14.3%	12.4%
2025 Est. HH Income \$25,000 to \$34,999	6.9%	9.1%	8.3%
2025 Est. HH Income \$15,000 to \$24,999	6.9%	11.8%	9.2%
2025 Est. HH Income Under \$15,000	13.3%	21.5%	16.3%
2025 Est. Average Household Income	\$124,754	\$70,173	\$88,413
2025 Est. Median Household Income	\$85,222	\$49,628	\$62,676
2025 Est. Per Capita Income	\$58,469	\$29,918	\$39,567
2025 Est. Total Businesses	260	3,580	14,357
2025 Est. Total Employees	4,216	57,491	193,334