

TYLERSVILLE SHOPS

FOR SALE - OFFERING MEMORANDUM
3320 TYLERSVILLE ROAD
HAMILTON, OH 45011



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equity | brokerage

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INVESTMENT SUMMARY

LOCATION HIGHLIGHTS

- Ideally located at the center of Cincinnati-Dayton Metroplex
- 35 minutes to downtown Cincinnati
- Less than 10 minutes off the I-75 Corridor
- 45 minutes from 2 International Airports
- Suburban, adjacent to State Route By-Pass 4
- Near Miami University Hamilton Campus
- New WAWA to be built on opposing corner at By-Pass 4
- Adjacent to City of Fairfield and Hamilton Ohio
- Near Great Miami River
- Zoning: B2 – General Business; Fairfield Township
- County: Butler County Ohio
- Parcel ID: A0300171000001
- VPD: 20,433 via State Route By-Pass 4, 6,564 via Tylersville Rd.
- Population: 1-Mile = 5,765; 3-Mile = 63,251; 5-Mile = 163,343

BUILDING SPECS

- GLA: 36,550 SF
- Neighborhood Shopping Center
- 6.1790 Acres
- Single Story, three-star storefront, Retail/Office
- Built in 2007
- Parking Ratio: 5.701/1,000; 213 Surface Parking Spaces
- Docks: None, Two (2) drive-in
- 16' – 18' Ceilings
- Excellent Signage opportunities; (2) monument, building façade and rear façade facing for By-Pass 4 visibility
- 100% Leased



TENANT OVERVIEW

3320 TYLERSVILLE ROAD

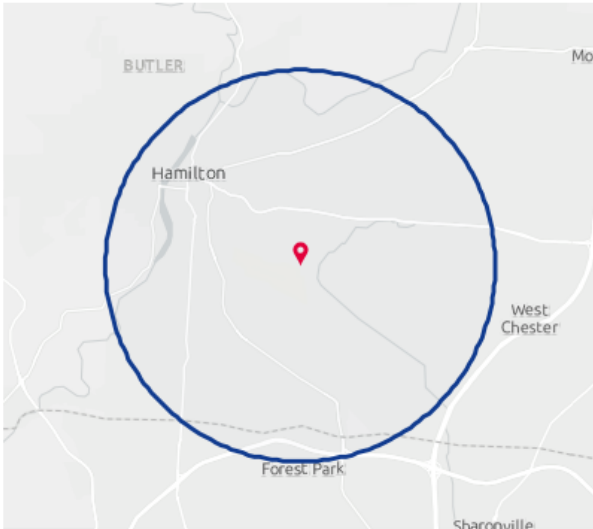
- **COCO's Mexican Bar & Grill: (4,525 SF)** Mexican style restaurant and bar.
- **Encore Performing Arts: (9,800 SF)** Encore Talent Productions offers dance, performing arts, ballet, theater.
- **State Farm: (1,400 SF)** Offering risk management insurance services to the general public.
- **Accele-Rayshawn Athletic Training: (1,400 SF)** Youth sports performance training, enhances agility and speed.
- **Loving Babies & Tots: (4,562 SF)** Specializing in infant, pre-school and childcare services.
- **USA Ninja Challenge: (5,049 SF)** Offering classes that turn kids into ninjas one obstacle at a time!
- **Bricks & MiniFigs (3,000 SF)** A one of a kind toy shop that buys, sells and trades all things LEGO.
- **IvyRehab: (4,230 SF)** Outpatient physical, occupational, speech therapy, and ABA clinics throughout the US.
- **A-1 Grocery Rugs & Home Decor: (2,800 SF)** A specialty retailer offering Napali, Indian and African groceries and housewares.



DEMOGRAPHICS

Population Trends and Key Indicators

3320 Tylersville Rd, Hamilton, Ohio, 45011
Ring of 5 miles



160,954	61,303	2.59	38.6	\$76,855	\$275,982	94	103	63
Population	Households	Avg Size Household	Median Age	Median Household Income	Median Home Value	Wealth Index	Housing Affordability	Diversity Index

MORTGAGE INDICATORS



\$12,432

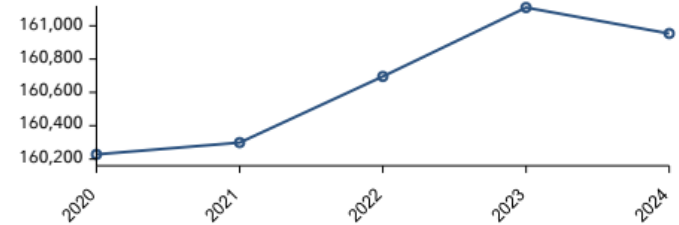
Avg Spent on Mortgage & Basics



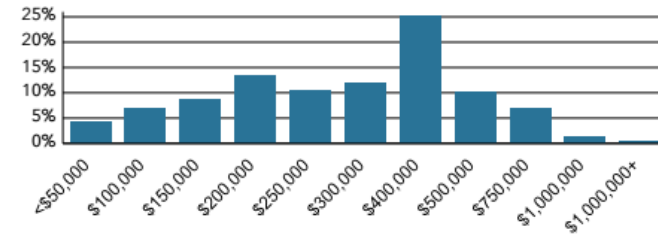
22.5%

Percent of Income for Mortgage

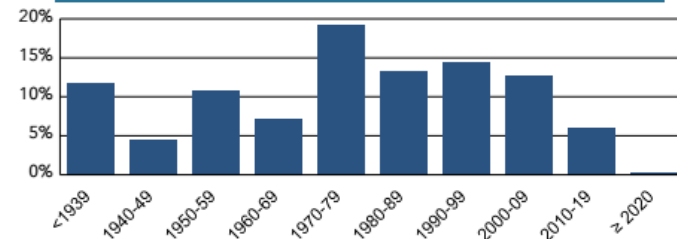
Historical Trends: Population



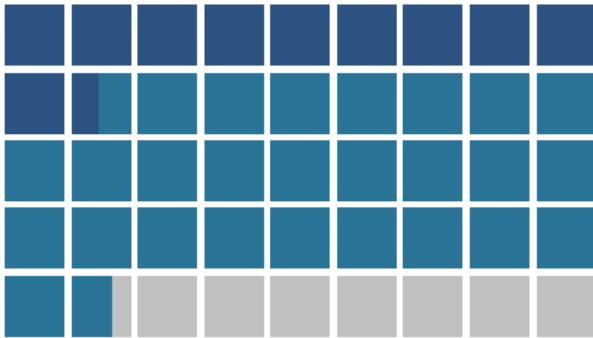
Home Value



Housing: Year Built

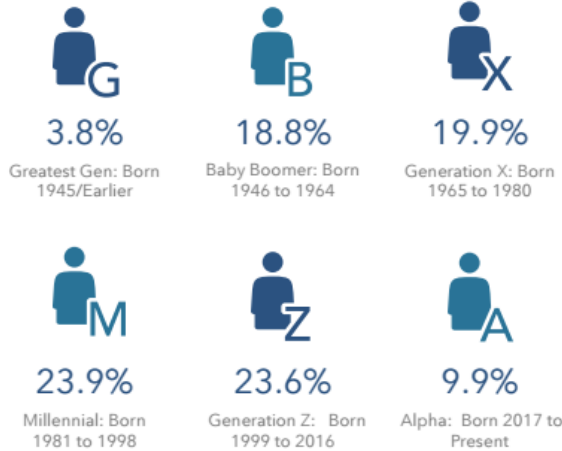


POPULATION BY AGE



■ Under 18 (23.3%)
 ■ Ages 18 to 64 (60.5%)
 ■ Aged 65+ (16.2%)

POPULATION BY GENERATION



[Source:](#) This infographic contains data provided by Esri (2024, 2029), Esri-U.S. BLS (2024), ACS (2018-2022). © 2024 Esri



COMMUNITY SUMMARY

3320 Tylersville Rd, Hamilton, Ohio, 45011
Ring of 5 miles

160,954	0.11%	2.59	62.9	38.6	\$76,855	\$275,982	\$232,747	23.3%	60.5%	16.2%
Population Total	Population Growth	Average HH Size	Diversity Index	Median Age	Median HH Income	Median Home Value	Median Net Worth	Age <18	Age 18-64	Age 65+



16.2%
Services

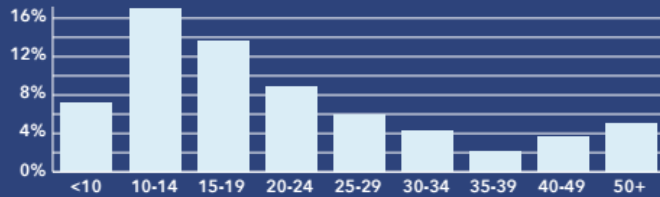


21.8%
Blue Collar



62.0%
White Collar

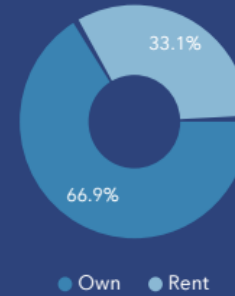
Mortgage as Percent of Salary



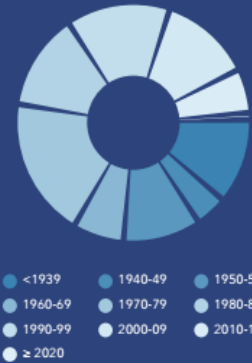
Age Profile: 5 Year Increments



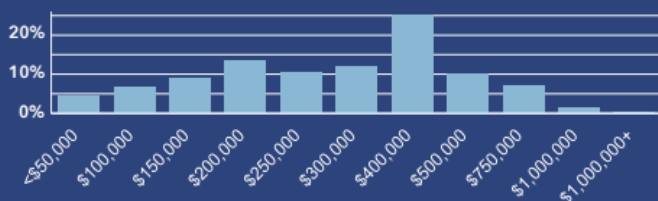
Home Ownership



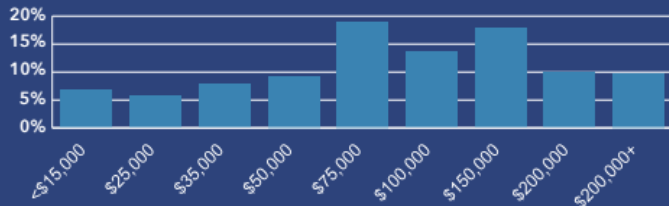
Housing: Year Built



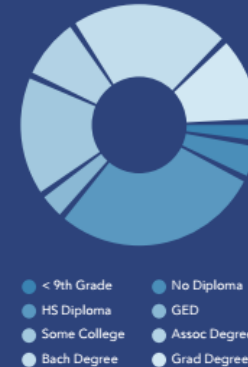
Home Value



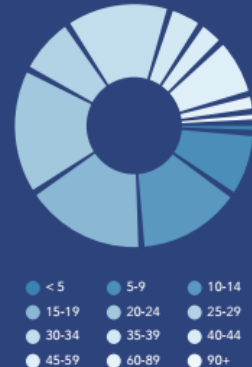
Household Income



Educational Attainment



Commute Time: Minutes



Source: This infographic contains data provided by Esri (2024), ACS (2018-2022).

DEMOGRAPHIC SUMMARY

3320 Tylersville Rd, Hamilton, Ohio, 45011 2
 Ring of 5 miles

KEY FACTS

160,954

Population



61,303

Households



38.6

Median Age

\$63,494

Median Disposable Income

EDUCATION

7.8%

No High School Diploma



32.9%

High School Graduate



25.3%

Some College/
Associate's Degree



34.0%

Bachelor's/Grad/ Prof Degree

INCOME



\$76,855

Median Household Income



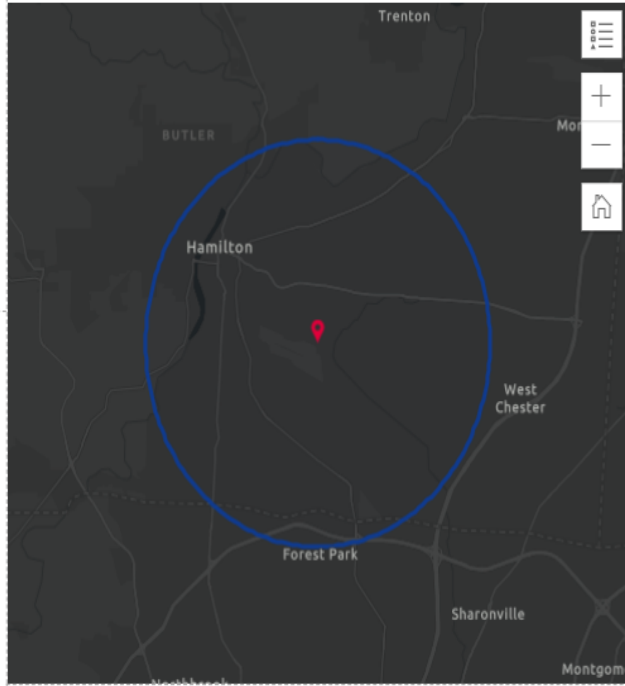
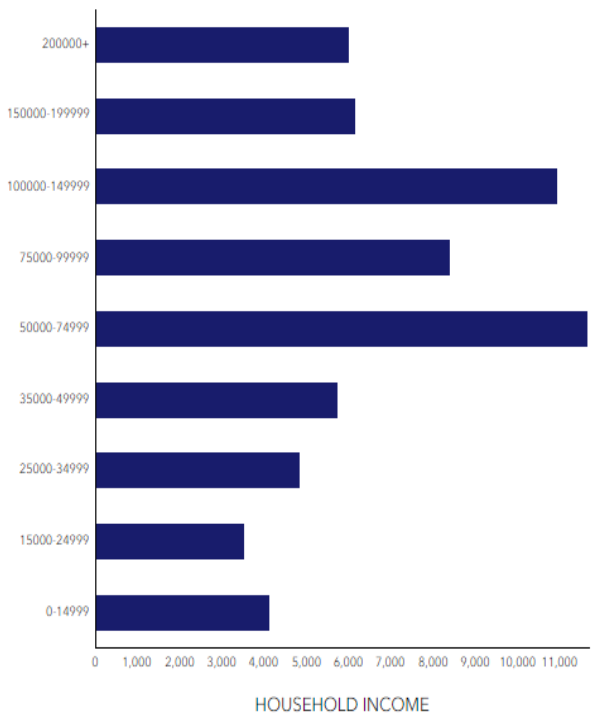
\$39,906

Per Capita Income



\$232,747

Median Net Worth



EMPLOYMENT



White Collar

65.7%



Blue Collar

21.8%



Services

16.2%



3.9%

Unemployment Rate

Source: This infographic contains data provided by Esri (2024, 2029). © 2024 Esri

AERIALS



PHOTOS



SIGNAGE

LARGE MONUMENT
ON BY-PASS 4



MONUMENT ON
TYLERSVILLE ROAD



REAR SIGNAGE
FACING BY-PASS 4



CINCINNATI, OH ECONOMY

Cincinnati has recently become a younger, more educated city with a fast-growing economy exceeding most other cities in the country. The study was done by taking a twice-a-year economic snapshot of the Greater Cincinnati economy and finding the city isn't aging as fast as the rest of the country and the population's education level is on the rise. This has caused a growth in the economy with it now being 2 percent above its pre-recession level.

With the low cost of living and unemployment rate, many people have moved to the area and it has become a hot spot for many corporations. Several Fortune 500 companies are headquartered in Cincinnati including Procter & Gamble, The Kroger Company, and Macy's. General Electric has also moved their headquarters to the city for GE Aviation and Global Operations.

CINCINNATI, OH 5-MILE DEMOGRAPHICS

306,518

2020 Population Estimate

138,492

2020 Household Estimate

\$69,994

Avg. Household Income



OHIO'S LARGEST METROPOLITAN AREA



3RD LARGEST CITY IN OHIO



28TH LARGEST ECONOMY IN THE U.S.

THE UNIVERSITY OF CINCINNATI

The University of Cincinnati is a public institution with an undergraduate enrollment of 25,054 and a total enrollment of over 44,000 making it the second largest university in Ohio and one of the 50 largest in the United States. The school offers hundreds of programs of study including graduate degrees in business, law, and engineering but the university is known for their highly ranked fine arts and health master's programs.

The University of Cincinnati contributes greatly to the statewide economy. The university has an economic impact of around \$2 billion annually. By these measures, the University of Cincinnati does better than any of the other state universities and any other university.

RECENT DEVELOPMENTS

The city has been undergoing new developments to help renovate the city to become more modern and innovative. The Banks project is planned to finish in the next couple years and will create a riverfront area between the Paul Brown Stadium and Great America Ball Park, along the Ohio River. This will include new apartments, retail, restaurants, and offices.

The first phase is complete and every vacant space is already occupied. The next area that is going under renovation is Smale Riverfront Park, Cincinnati's newest park. A new streetcar system recently opened throughout the city as well.

DEMOGRAPHICS

POPULATION	1-MILE	3-MILE	5-MILE
2025 Projection	11,041	69,489	131,09
2020 Estimate	10,864	68,367	128,872
2010 Census	10,757	67,626	126,886

HOUSEHOLDS	1-MILE	3-MILE	5-MILE
2025 Projection	3,808	26,887	50,138
2020 Estimate	3,748	26,458	49,293
2010 Census	3,720	26,236	48,663

INCOME	1-MILE	3-MILE	5-MILE
Avg Household Income	\$51,705	\$57,228	\$69,771

HAMILTON, OH

Hamilton is a city in and the county seat of Butler County, Ohio. Located 20 miles north of Cincinnati, Hamilton is the second-largest city in the Greater Cincinnati area.

Shopping and dining are plentiful in downtown Hamilton. Known for its density of historic architecture, public art, and special events, downtown Hamilton offers new and unique experiences each visit. With more than 50 parks and countless amenities throughout the neighborhoods, there are plenty of reasons to get outdoors in Hamilton. While visitors often find live music being performed indoors at Hamilton's venues, the crown jewel of outdoor performance space is RiversEdge at Marcum Park. This 3,000 person capacity amphitheater sits right on the bank of the Great Miami River has hosted numerous nationally touring artists including Tyler Childers, The Revivalists, and The Record Company.

Downtown Hamilton is located within the Great Miami Riverway, a regional destination that includes a 99-mile stretch of river, paved trails, and vibrant communities. The Riverway offers distinct amenities easily reached by foot, car, boat, or bike. Offering a variety of experiences in the heartland of America, all Riverway communities are unique but connected in purpose.

Downtown Hamilton's urban corridors have become an epicenter of entrepreneurship, home to a thriving small business community and an ever-growing enterprise and commerce talent pool.

FINANCIAL OVERVIEW

SALE PRICE
\$4,700,000



CAP RATE:
7.5%

TOTAL RECOVERABLE = \$ 97,181.92

TOTAL EXPENSES = \$108,395.92

NOI = \$352,473.34



CONFIDENTIALITY AGREEMENT

This Offering Memorandum contains select information pertaining to the business and affairs of Tylersville Shops located at 3320 Tylersville Road, Hamilton, OH 45011 ("Property"). The Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Equity, LLC. The material and information in the Offering Memorandum is unverified. Equity, LLC has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants' plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the COVID-19 pandemic or such future outbreaks. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein. By acknowledging your receipt of this Offering Memorandum for the Property, you agree: 1. The Offering Memorandum and its contents are confidential; 2. You will hold it and treat it in the strictest of confidence; and 3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner detrimental to the interest of the Seller. Equity, LLC is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee in the Offering Memorandum. The presence of any corporation's logo or name is not intended to indicate or imply affiliation with, or sponsorship or endorsement by, said corporation of Equity, LLC. Owner and Equity, LLC expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered. If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum. A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Seller or Equity, LLC or any of their affiliates or any of their respective officers, Directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property. This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date this Offering Memorandum. Additional information may be provided upon receipt of a more inclusive Confidentiality Agreement or upon receipt of an offer or proposal to purchase.

LISTED BY:

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