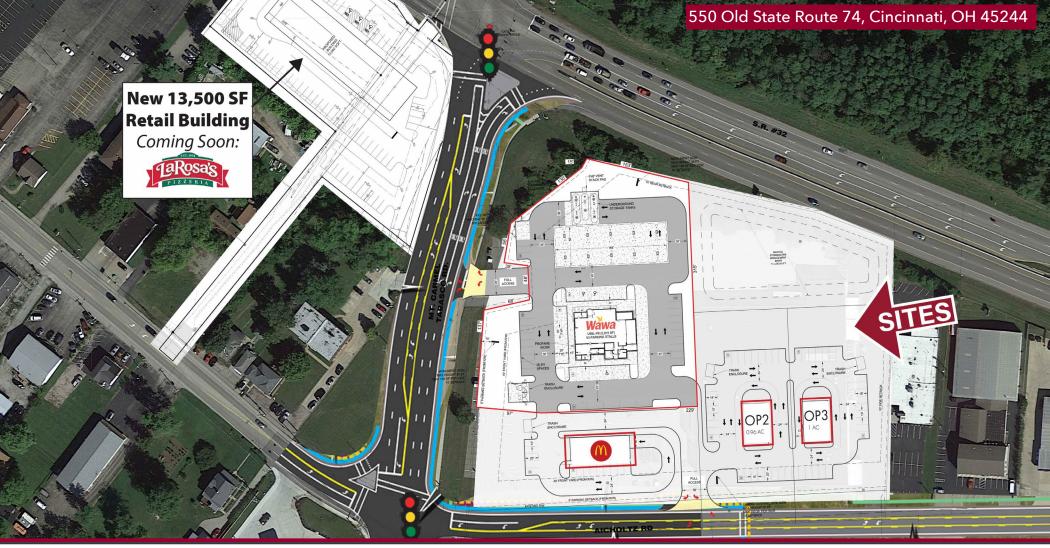
# OUT PARCEL FOR GROUND LEASE OR SALE NEW DEVELOPMENT

200



TC Bartoszek tc@lee-associates.com D 513.588.1840 Molly Hoffman mhoffman@lee-associates.com D 513.588.1843



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#### OUT PARCEL FOR GROUND LEASE OR SALE **NEW DEVELOPMENT**

550 Old State Route 74, Cincinnati, OH 45244

FOR LEASE: Option 2: 0.96 acre Option 3: 1 acre

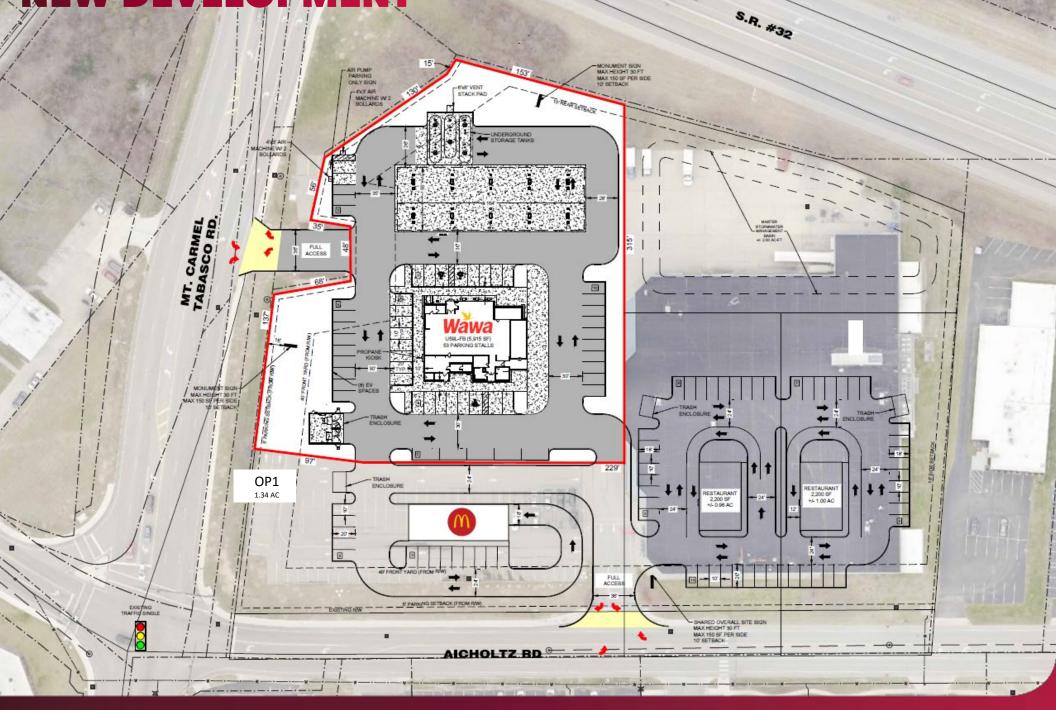
LEASE RATE: \$110,000/year ground leases for each pad

- 2 outparcels available for ground lease with Wawa and McDonalds co- tenancy
- Located on the traffic signalized intersection of S.R. 32 & Mt. Carmel Tobasco Rd. with an AADT of 18,825 cars per day
- Under 1 mile from I-275 with an AADT of 81,261 cars per day
- 1. 5 miles from Eastgate Mall and surrounding concepts such as Chase Bank, Chick-Fil-A, Kohl's, Best Buy, Sam's Club, Chipotle, and many other national tenants
- Daytime Employment Population of over 21,000 within a 3-mile radius
- Seeking retail users



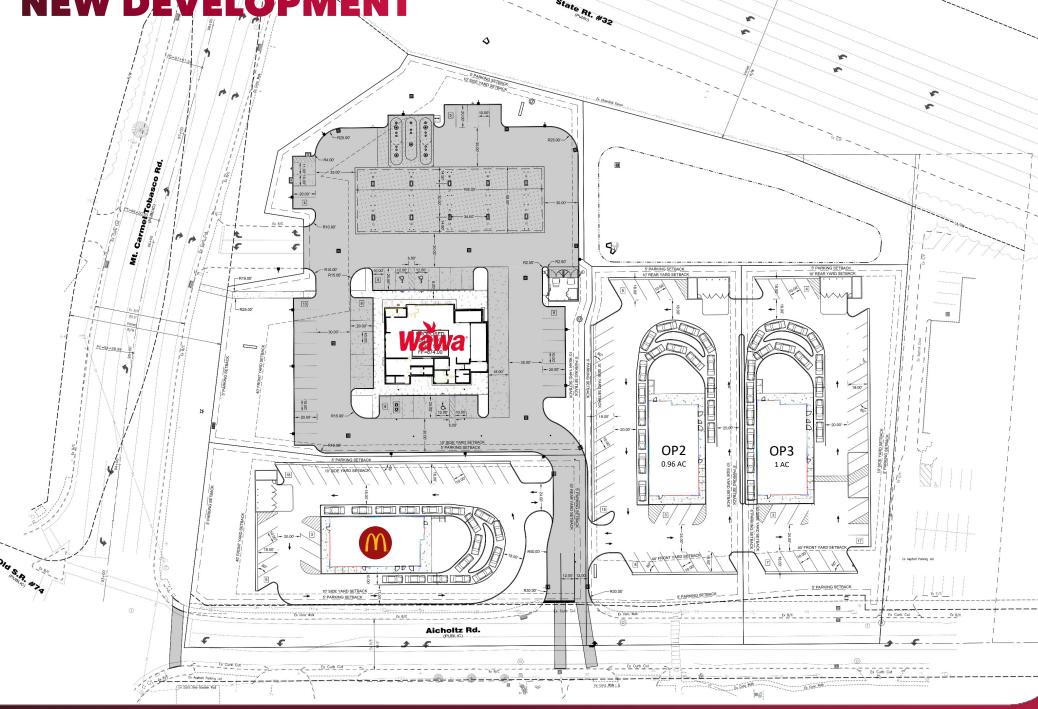
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### NEW DEVELOPMENT



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### NEW DEVELOPMENT



## OUT PARCEL FOR GROUND LEASE OR SALE **NEW DEVELOPMENT**





Demonton       Springvale         Demonton       OPULATION         Demonton       Mammulle         Deer Park       Camp Madeira       Camp Deminson       Mit Bepose       Projected 2020 Census P         Number of the strange       Multerion       Day Heights       2024 Estimate         Silvertion       Madeira       Trirace Park       Commonton       2024 Estimate         Fairfax       Riversize Park       Commonton       Storeit       2024 Estimate         Value       Commonton       Commonton       Commonton       2024 Estimate         Value       Commonton       Commonton       Commonton       2024 Estimate         Value       Commonton       Commonton       Commonton       2024 Estimate         Value       Value       Commoton       C	Blue Ash	onicininat	Goehen
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Kerwood       Mamuile       2024 Estimates         Deer Park       Camp Dennison       Mt Repose       2020 Census P         Silverton       Madeira       100       Day Heights       2024 Estimates         MabisonvilLe       Fairfax       0       0       0       2024 Estimates         Fairfax       0       100       Day Heights       2024 Estimates       2029 Projected         2020 Census P       100 Census P       2024 Estimates       2029 Census P       2020 Census P         2020 Census P       100 Census P       2020 Census P       2024 Estimates       2029 Census P         2021 Census P       100 Census P       2024 Estimates       2029 Census P       2024 Estimates         2022 Census P       2024 Estimates       2029 Census P       2024 Estimates       2029 Estimates         2024 Estimates       0       0       0       2024 Estimates       2020 Estimates         2024 Estimates       0       0       0       2024 Estimates       2020 Estimates         2024 Estimates       0       0       0       0       2024 Estimates       2020 Estimates         2024 Estimates       0       0       0       0       0       2024 Estimates       2024 Estimates	<pre>&gt;</pre>	he size	POPULATIO
Deer Park Silverton Madeira Campo Dennison Mulberry		$\lambda$ . $\gamma$	
Campo       Mt Bepose       2010 Census P         Dennison       Mulberry       2010 Census P         Indian Hill       5 mt Balas       10         Materia       10       Day Heights       2024 Estimate         Austroneuruu       10       Day Heights       2020 Census P         Projected Anm       10       Day Heights       2020 Census P         Projected Anm       10       10       Day Heights       2020 Census P         2020 Census P       10       10       Day Heights       2020 Census P         2021 Census P       10       10       Day Heights       2020 Census P         2022 Est. Popu       2024 Est. Popu       2024 Est. Popu       2024 Est. Popu         2024 Est. Popu       2024 Est. Popu       2024 Est. Popu       2024 Est. Popu         2024 Est. Popu       2024 Est. Popu       2024 Est. Popu       2024 Est. Popu         2024 Est. Popu       Sterneu       Drestrut       Continetri       2024 Est. Popu         2024 Est. Popu       Sterneu       Drestrut       Continetri       2024 Est. Popu         2024 Est. Popu       Sterneu       Drestrut       Content       2024 Est. Popu         2024 Est. Popu       Sterneu       Drestrut       2024 Est.	Kellwood		2029 Projected
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Newtown       1 mi Radius       Natura Center       2024 Est. Popu.         100       TREETOPE       Summeside       2024 Est. Popu.         101       TREETOPE       Summeside       2024 Est. Popu.         1024 Est. Popu.       2024 Est. Popu.       2024 Est. Popu.         2024 Est. Popu.       2024 Est. Popu.       2024 Est. Popu.         1024 Est. Popu.       2024 Est. Popu.       2024 Est. Med.         2024 Est. Newt.       2024 Est. Newt.       2024 Est. Newt.         10224 Est. Newt.       3024 Est. Newt.       2024 Est. Newt.         2024 Est. Newt.       3024 Est. Newt.       2024 Est. Newt.         2024 Est. Newt.       3024 Est. Newt.       2024 Est. Newt.         2024 Est. Newt.       3024 Est. Newt.       2024 Est. Newt.         2024 Est. Newt.       3024 Est. Newt.       2024 Est. Newt.         2024 Est. Newt.       3024 Est. Newt.       2024 Est. Newt.         2024 Est. Newt.       3024 Est. Hell       2024 Est. Hell         2024 Est. Newt.       3024 Est. Hell       2024 Est. Hell         2024 Est. Hell       3024 Est. Hell       2024 Est. Hell         2024 Est. Hell       3024 Est. Hell       2024 Est. Hell         2024 Est. Hell       3024 Est. Hell       2024 Est. Hell	Little Not Riverside Park		
THE TOP THE TO	our Cinc	innati	
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TURPIN HILLS       Dry Run       Wit Carter       2024 Est. Med         MT VASHINGTON       FORESTIVUE       2024 Est. Med       2024 Est. Med         PORESTIVUE       700       FORESTIVUE       2024 Est. New         Withrow       Codistream       700       2024 Est. Med         Silver Grove       120       Voodland       2024 Est. Hill         Silver Grove       120       Voodland       2024 Est. Hill         Silver Grove       120       Melbourne       Amelia         Camp Springs       120       120       120         Total       120       120       120         Total       120       120       120         Total       120       120       120         Melbourne       120       120       120         Total       120       120       120	TREETOPS		
SHERWOOD       10			
SHERWOOD MT VASHINGTON FORESTVILE OT OT OT OT OT OT OT OT OT OT			
WT HASHINGTON       2024 Est. Fem.         FORESTVILE       2024 Est. New         ABURY       Withamsville         Withrow       2024 Est. New         Nature       Codstream         Preserve       52         Woodland       (12)         Silver Grove       Moond         Silver Grove       Moond         Gamp Springs       74         Table       74         Table       74         Table       74         Table       74         Table       74	32		(122)
FORESTVILE       2024 Est. New         ASBURY       Withamsville         Vithrow       Cokistream         Preserve       (32)         Voodland       (32)         Silver Grove       (32)         Voodland       (32)         Silver Grove       (32)         Voodland       (32)         Camp Springs       (32)         (32)       (32)			
PORESTVILE SUPER Codestream Preserve Silver Grove Silver Grove Camp Springs Tamp Spring	MT WASHINGTON		
FORESTVILE       2024 Est. Separation 1         2024 Est. Vide       2024 Est. Wide         2024 Est. Vide       2024 Est. Wide         2024 Est. Wide       2024 Est. HH in         2024 Est. HH in       2024 Est. HH in         2024 Est. ThH in       2024 Est. HH in         2024 Est. ThH in       2024 Est. ThH in			
ASBURY       Withamsville       2024 Est. Wide         Withrow       Nature       Coddstream       132         Withrow       Noodland       132       2024 Est. HH In         Silver Grove       Silver Grove       Mond       Amelia       2024 Est. HH In         Withrow       Silver Grove       Mond       Amelia       2024 Est. HH In         Silver Grove       Silver Grove       Amelia       2024 Est. HH In         Withrow       Ross       Hamlet       2024 Est. HH In         Camp Springs       Total       Total       2024 Est. HH In         Silver Grove       Total       Total       2024 Est. HT In         Withrow       Silver Grove       Total       2024 Est. HH In         Silver Grove       Total       2024 Est. HH In       2024 Est. HH In         Silver Grove       Total       2024 Est. Total       2024 Est. Total         Silver Grove       Total       Total       2024 Est. Total         Silver Grove       Total       Total       2024 Est. Total         Silver Grove       Total       2024 Est. Total       2024 Est. Total	FORESTVILE		
ASBURY       Withamsville       INCOME         2024 Est. HH In       2024 Est. HH In			
2024 Est. HH In         2024 Est. Total         2024 Est. Total         2024 Est. Total			
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Nature constream       (132)       2024 Est. HH in 2024 Est.	Withrow		
8       52       Woodland Mound       2024 Est. HH In 2024 Est. HH I		132	
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