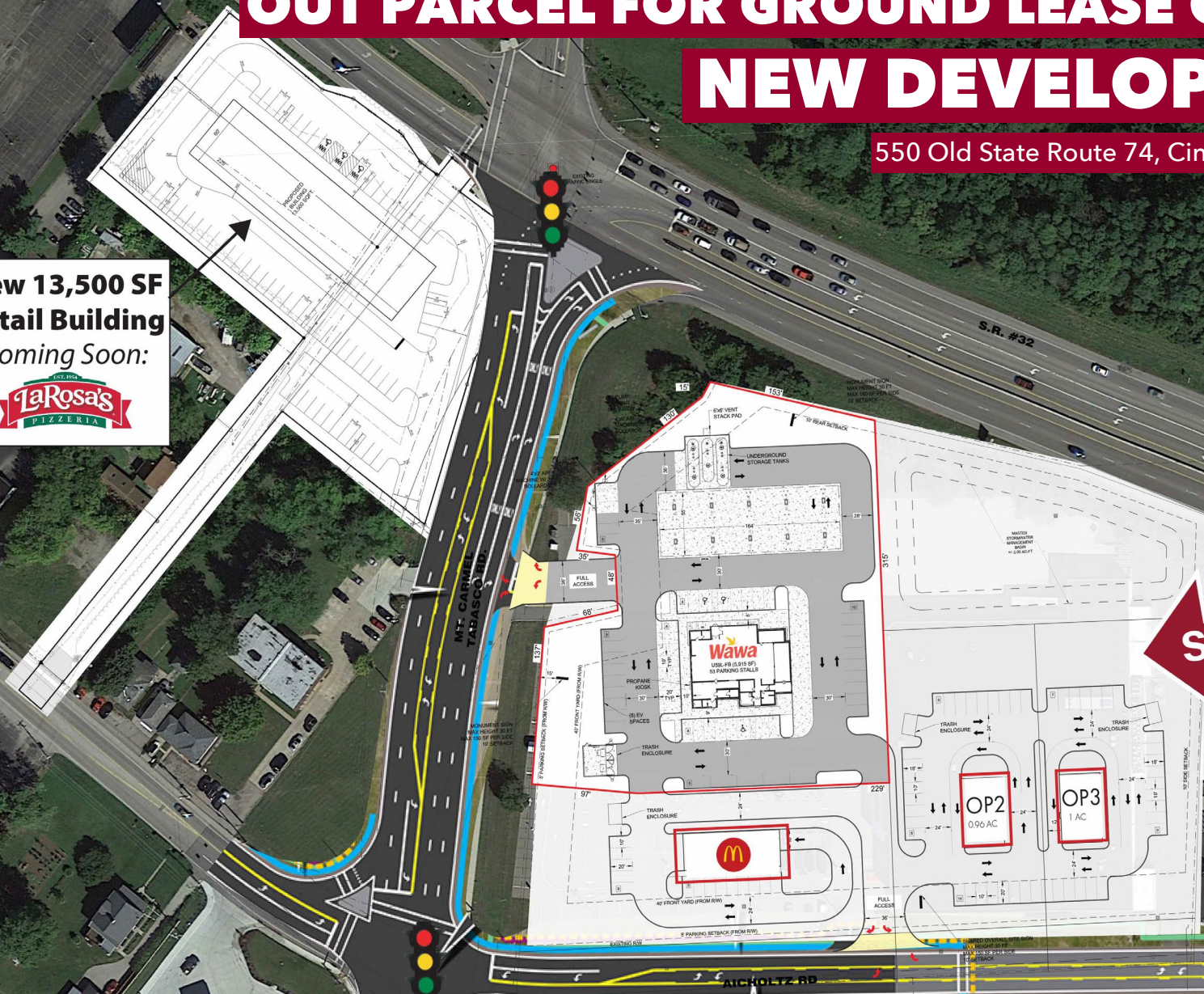


# OUT PARCEL FOR GROUND LEASE OR SALE

# NEW DEVELOPMENT

550 Old State Route 74, Cincinnati, OH 45244

New 13,500 SF  
Retail Building  
Coming Soon:



TC Bartoszek  
tc@lee-associates.com  
D 513.588.1840

Molly Hoffman  
mhoffman@lee-associates.com  
D 513.588.1843



All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

# 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

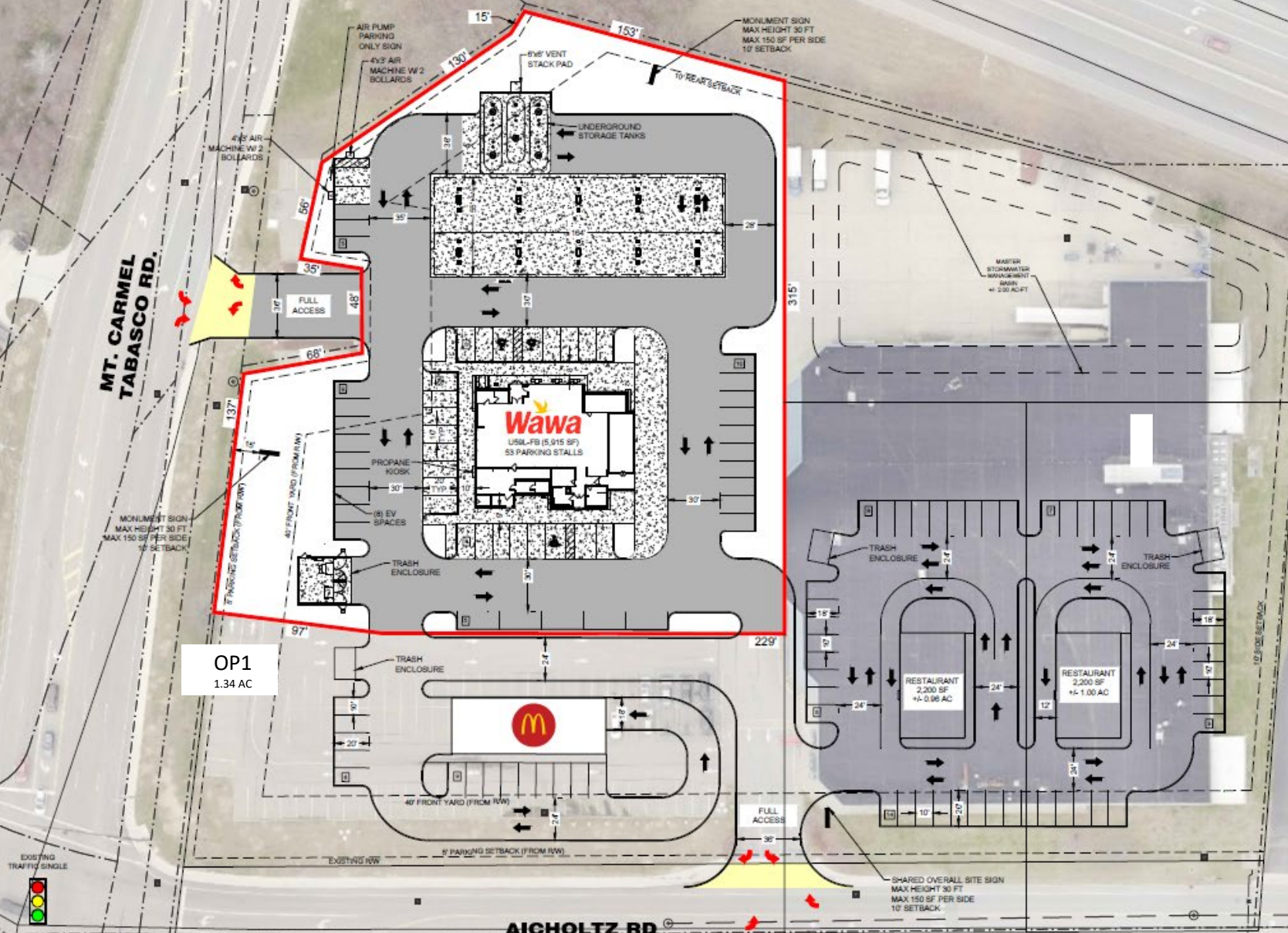
- 2 outparcels available for ground lease with Wawa and McDonalds co- tenancy
- Located on the traffic signalized intersection of S.R. 32 & Mt. Carmel Tobasco Rd. with an AADT of 18,825 cars per day
- Under 1 mile from I-275 with an AADT of 81,261 cars per day
- 1.5 miles from Eastgate Mall and surrounding 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



# NEW DEVELOPMENT

MT. CARMEL  
TABASCO RD.

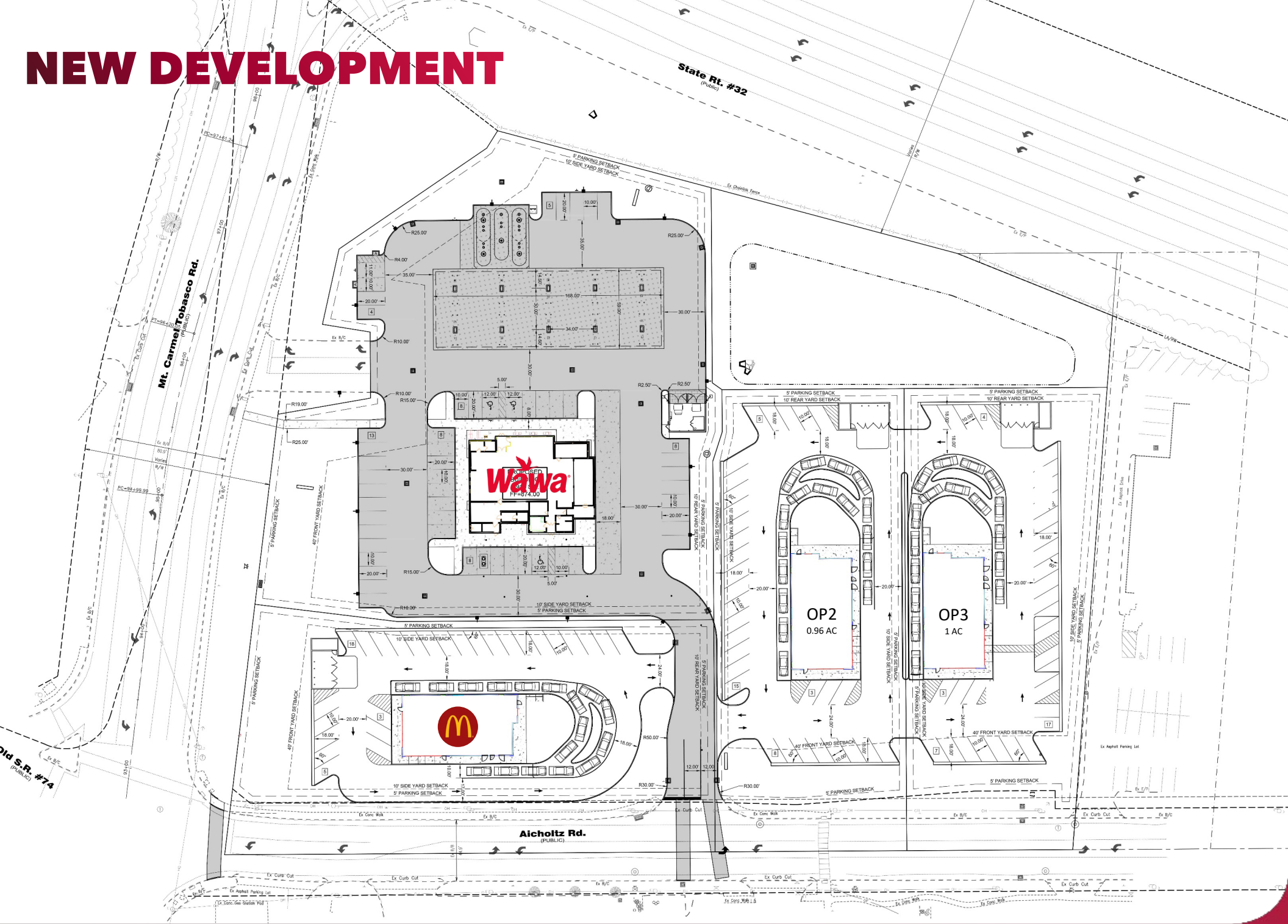
S.R. #32



OP1  
1.34 AC

AICHOLTZ RD.

# NEW DEVELOPMENT

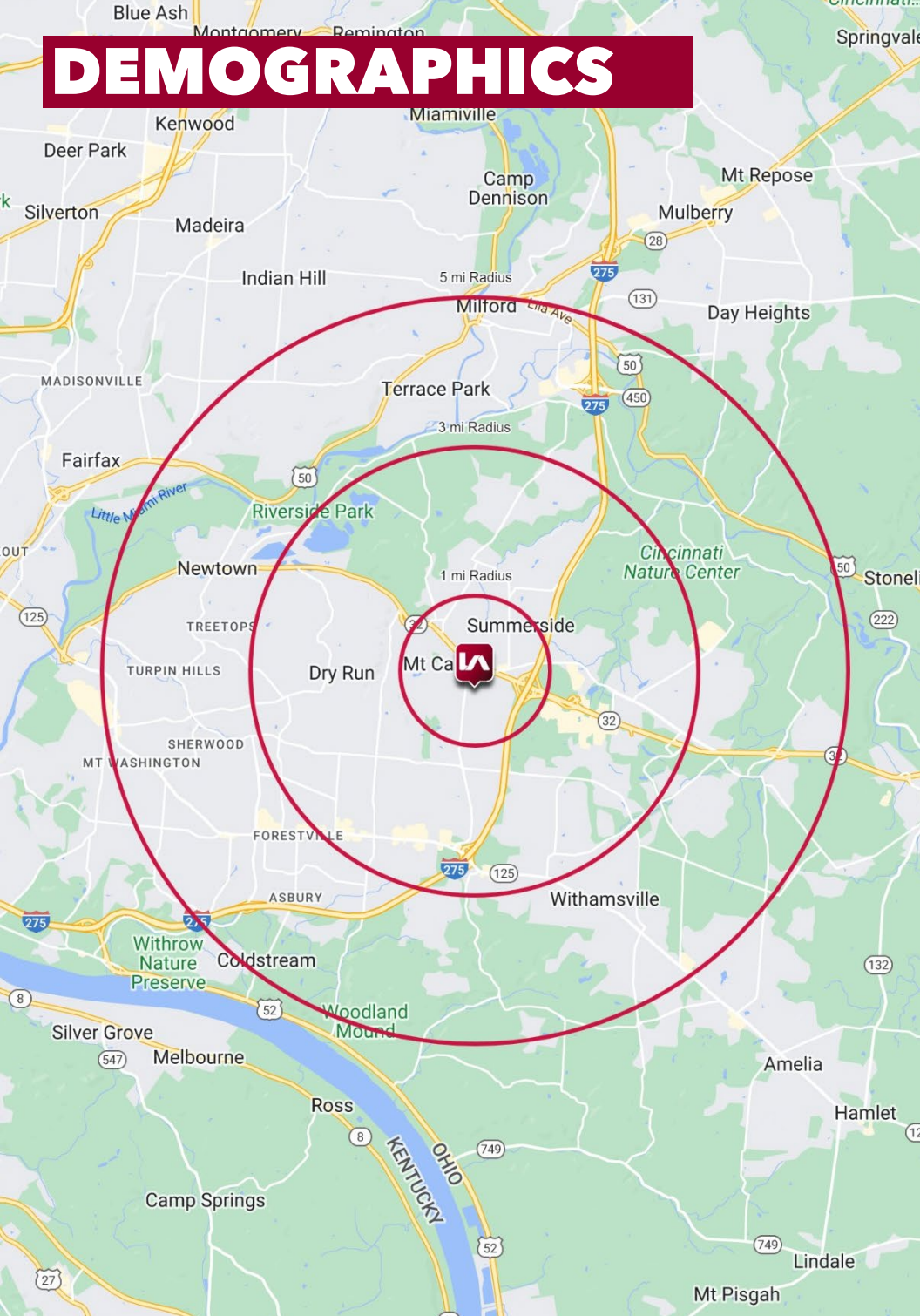


# OUT PARCEL FOR GROUND LEASE OR SALE

## NEW DEVELOPMENT



# DEMOGRAPHICS



|  | 1 MI RADIUS | 3 MI RADIUS | 5 MI RADIUS |
|--|-------------|-------------|-------------|
| <b>POPULATION</b>                          |             |             |             |
| 2024 Estimated Population                  | 7,377       | 52,235      | 116,626     |
| 2029 Projected Population                  | 7,438       | 52,894      | 118,020     |
| 2020 Census Population                     | 7,321       | 53,164      | 117,438     |
| 2010 Census Population                     | 7,173       | 50,578      | 111,352     |
| Projected Annual Growth 2024 to 2029       | 0.2%        | 0.3%        | 0.2%        |
| Historical Annual Growth 2010 to 2024      | 0.2%        | 0.2%        | 0.3%        |
| <b>HOUSEHOLDS</b>                          |             |             |             |
| 2024 Estimated Households                  | 3,280       | 21,474      | 48,767      |
| 2029 Projected Households                  | 3,331       | 21,817      | 49,472      |
| 2020 Census Households                     | 3,152       | 20,949      | 47,492      |
| 2010 Census Households                     | 2,965       | 19,500      | 44,026      |
| Projected Annual Growth 2024 to 2029       | 0.3%        | 0.3%        | 0.3%        |
| Historical Annual Growth 2010 to 2024      | 0.8%        | 0.7%        | 0.8%        |
| <b>AGE</b>                                 |             |             |             |
| 2024 Est. Population Under 10 Years        | 12.9%       | 12.4%       | 12.2%       |
| 2024 Est. Population 10 to 19 Years        | 11.5%       | 13.1%       | 13.0%       |
| 2024 Est. Population 20 to 29 Years        | 13.0%       | 11.8%       | 11.1%       |
| 2024 Est. Population 30 to 44 Years        | 20.1%       | 19.8%       | 19.6%       |
| 2024 Est. Population 45 to 59 Years        | 17.7%       | 18.0%       | 18.0%       |
| 2024 Est. Population 60 to 74 Years        | 18.2%       | 17.5%       | 18.0%       |
| 2024 Est. Population 75 Years or Over      | 6.6%        | 7.4%        | 8.0%        |
| 2024 Est. Median Age                       | 37.3        | 38.5        | 39.6        |
| <b>MARITAL STATUS &amp; GENDER</b>         |             |             |             |
| 2024 Est. Male Population                  | 49.2%       | 49.4%       | 49.2%       |
| 2024 Est. Female Population                | 50.8%       | 50.6%       | 50.8%       |
| 2024 Est. Never Married                    | 27.5%       | 28.3%       | 27.7%       |
| 2024 Est. Now Married                      | 40.8%       | 50.7%       | 51.7%       |
| 2024 Est. Separated or Divorced            | 23.1%       | 15.1%       | 14.6%       |
| 2024 Est. Widowed                          | 8.6%        | 5.9%        | 6.0%        |
| <b>INCOME</b>                              |             |             |             |
| 2024 Est. HH Income \$200,000 or More      | 7.2%        | 11.3%       | 12.7%       |
| 2024 Est. HH Income \$150,000 to \$199,999 | 11.0%       | 12.2%       | 11.2%       |
| 2024 Est. HH Income \$100,000 to \$149,999 | 9.5%        | 13.8%       | 15.4%       |
| 2024 Est. HH Income \$75,000 to \$99,999   | 12.3%       | 16.2%       | 16.0%       |
| 2024 Est. HH Income \$50,000 to \$74,999   | 18.0%       | 18.0%       | 17.6%       |
| 2024 Est. HH Income \$35,000 to \$49,999   | 13.6%       | 9.2%        | 8.1%        |
| 2024 Est. HH Income \$25,000 to \$34,999   | 11.9%       | 7.6%        | 7.9%        |
| 2024 Est. HH Income \$15,000 to \$24,999   | 6.2%        | 5.8%        | 5.2%        |
| 2024 Est. HH Income Under \$15,000         | 10.2%       | 5.9%        | 5.8%        |
| 2024 Est. Average Household Income         | \$97,963    | \$120,020   | \$130,194   |
| 2024 Est. Median Household Income          | \$69,973    | \$88,992    | \$92,266    |
| 2024 Est. Per Capita Income                | \$43,644    | \$49,406    | \$54,523    |
| 2024 Est. Total Businesses                 | 215         | 1,650       | 4,044       |
| 2024 Est. Total Employees                  | 2,103       | 15,745      | 52,230      |