

PRIME RETAIL OPPORTUNITY

FREE-STANDING RETAIL

4825 Marburg Avenue, Cincinnati, OH 45209



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PRIME RETAIL OPPORTUNITY AT HOME BUILDING

PROPERTY SIZE: 130,592 SF | 12.23 Acres

FOR LEASE: \$16.00 PSF + NNN

FOR SALE: Contact Agent

PROPERTY HIGHLIGHTS:

- 130,592 SF Building
- Rare opportunity in one of Cincinnati's best markets
- Incredible I-71 Visibility
- Surrounded by national & local retailers and restaurants
- Densely populated, affluent regional trade area
- Prominent building and highway pylon signage
- Placer.ai:
 - Kroger - 2.1M Annual Visits
Ranked 6/1.2K Nationally, 4/195 in Ohio
 - Target - 1.7 M Annual Visits
Ranked 507/1.8K Nationally, 7/64 in Ohio

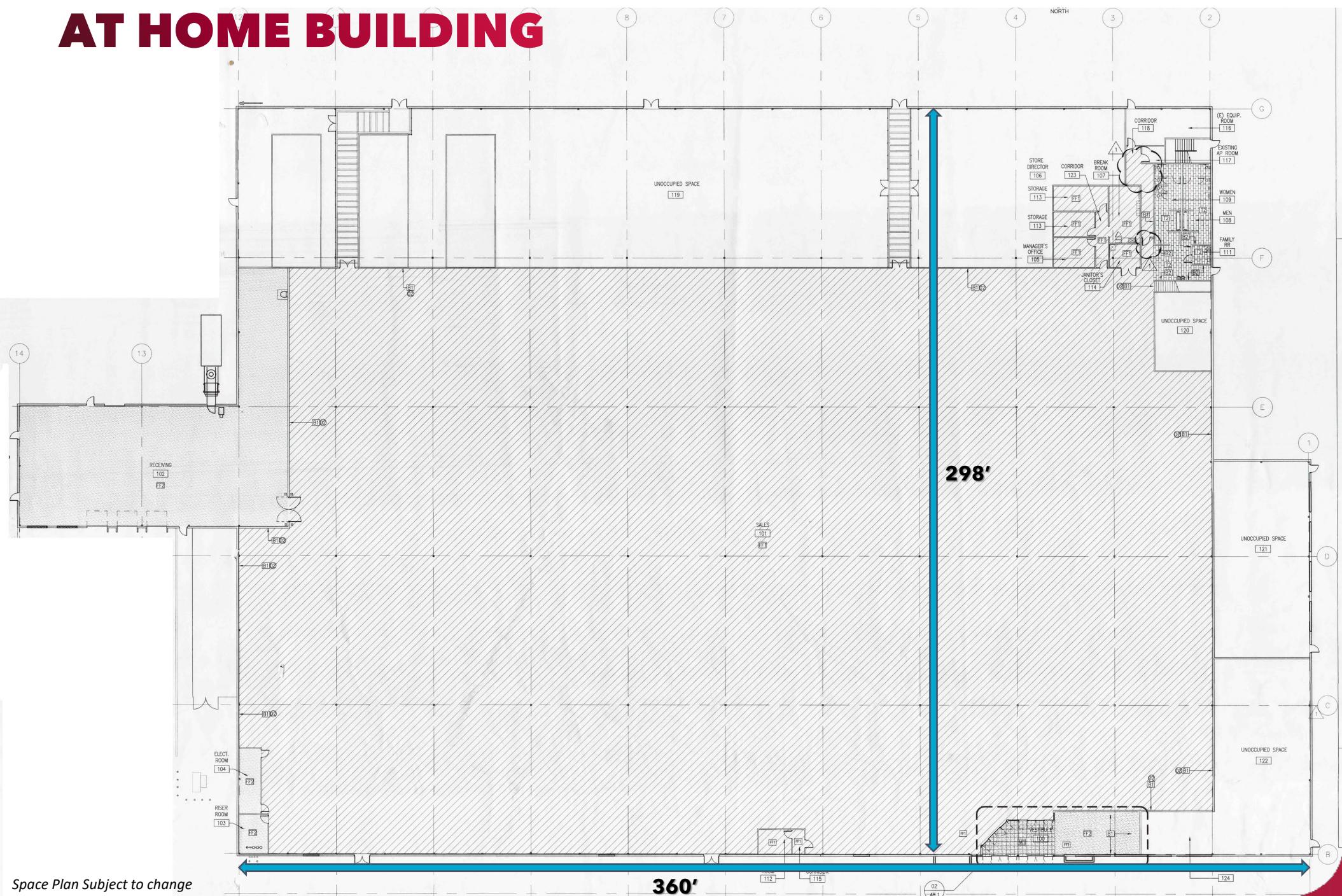
TRAFFIC COUNTS:

- I-71 - 137,835 VPD
- Ridge Road - 29,000 VPD
- Madison Road - 24,275 VPD

*The current tenant (AtHome) is currently working through bankruptcy and retains the right to keep its lease. Call agent for details.

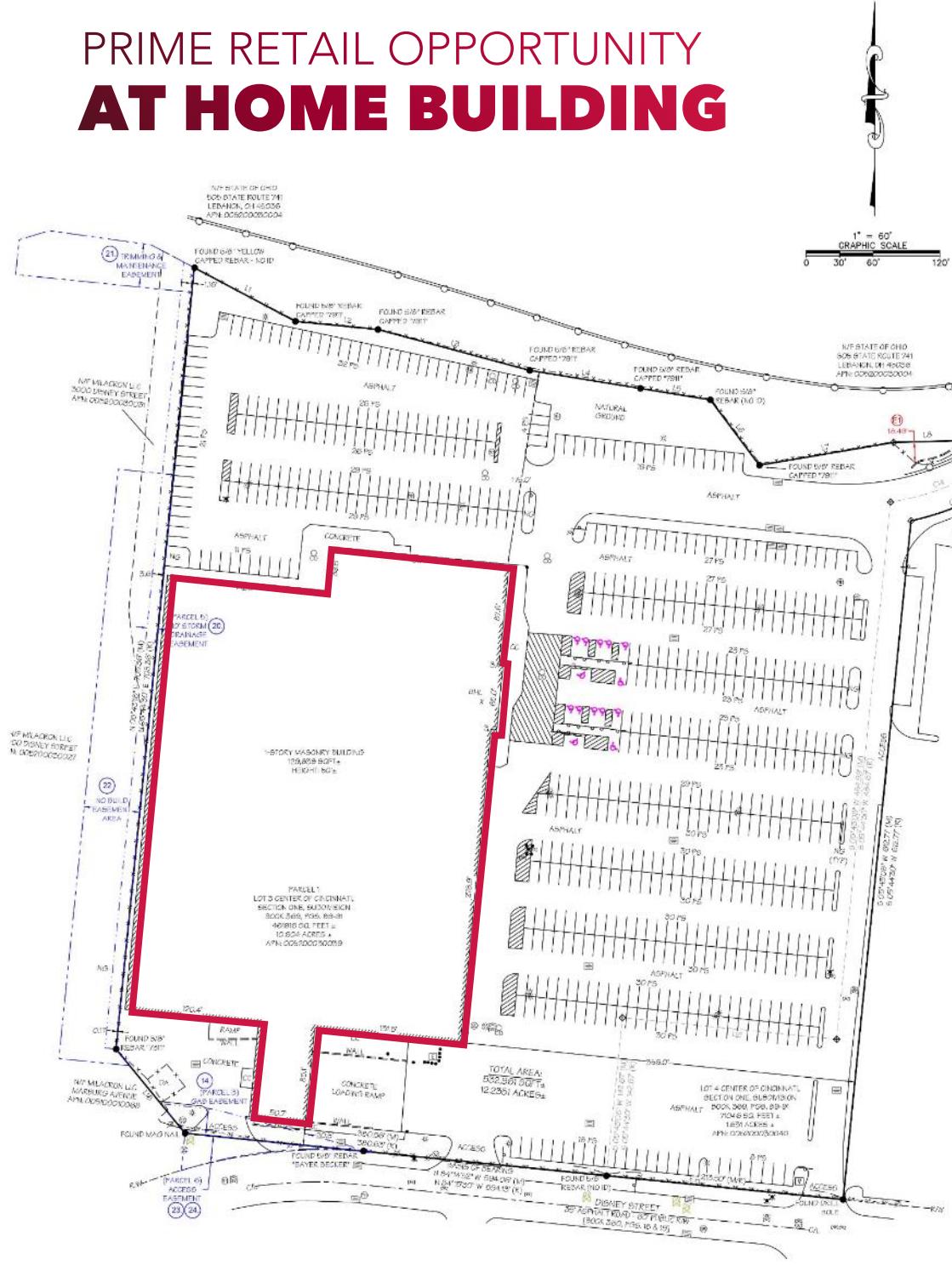


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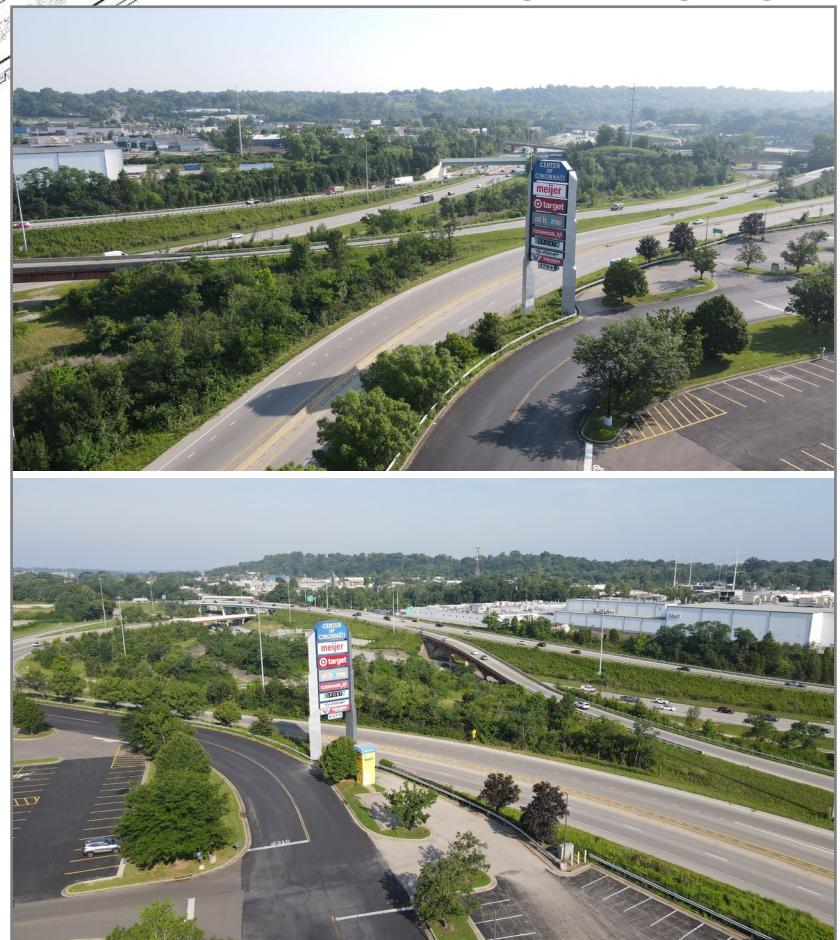


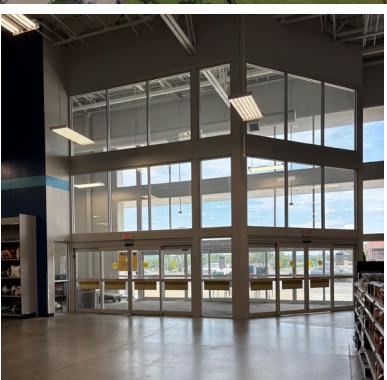
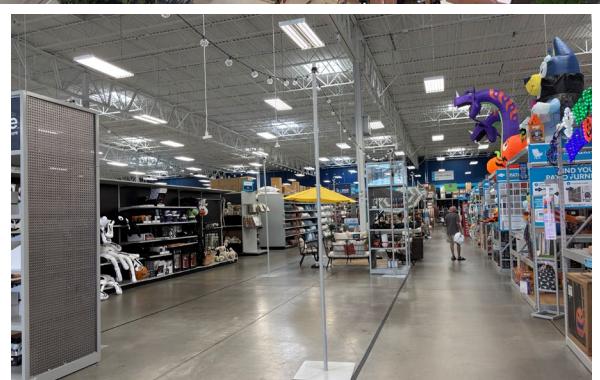
Space Plan Subject to change

PRIME RETAIL OPPORTUNITY **AT HOME BUILDING**



Highway Visible Pylon Signage:

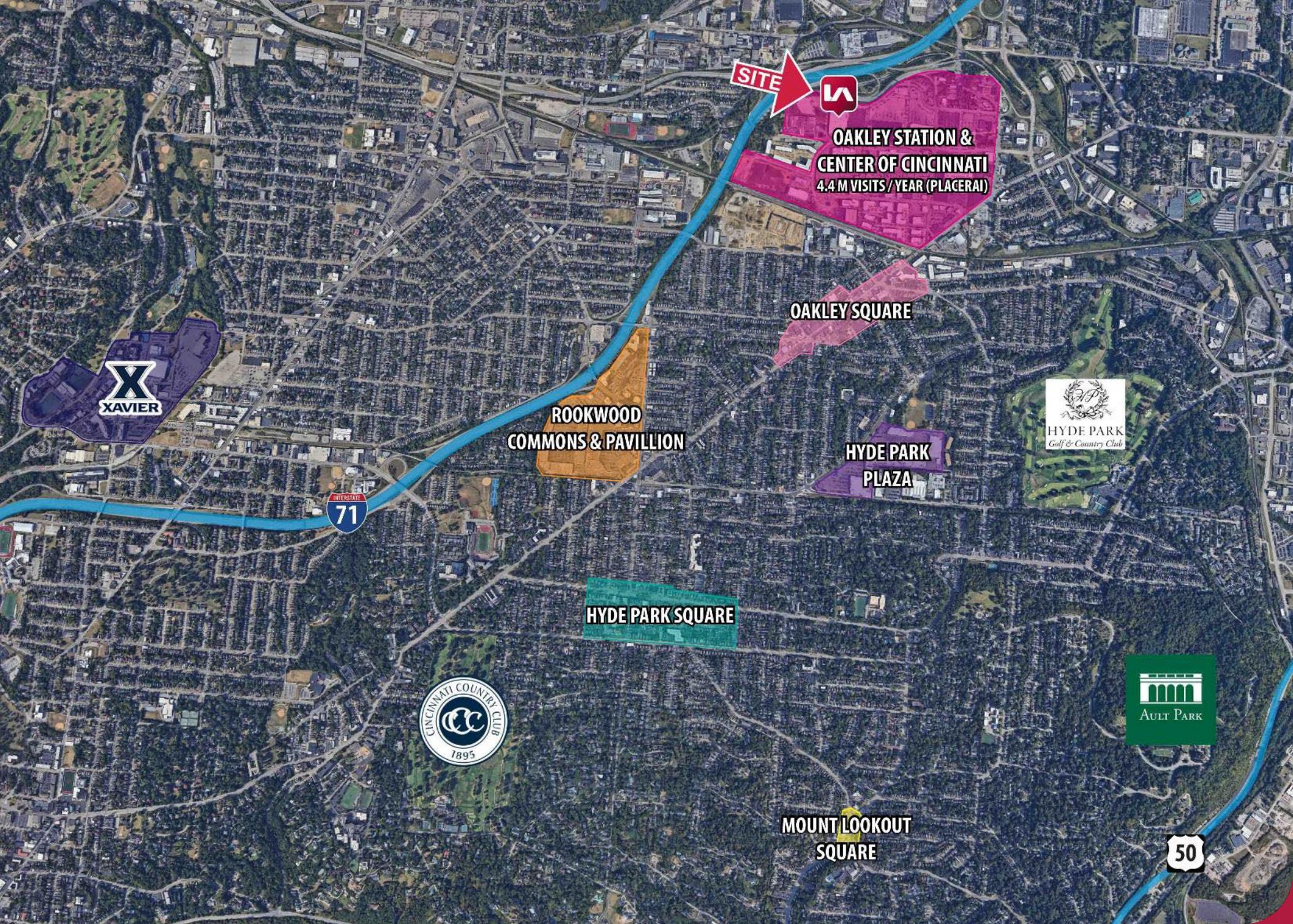




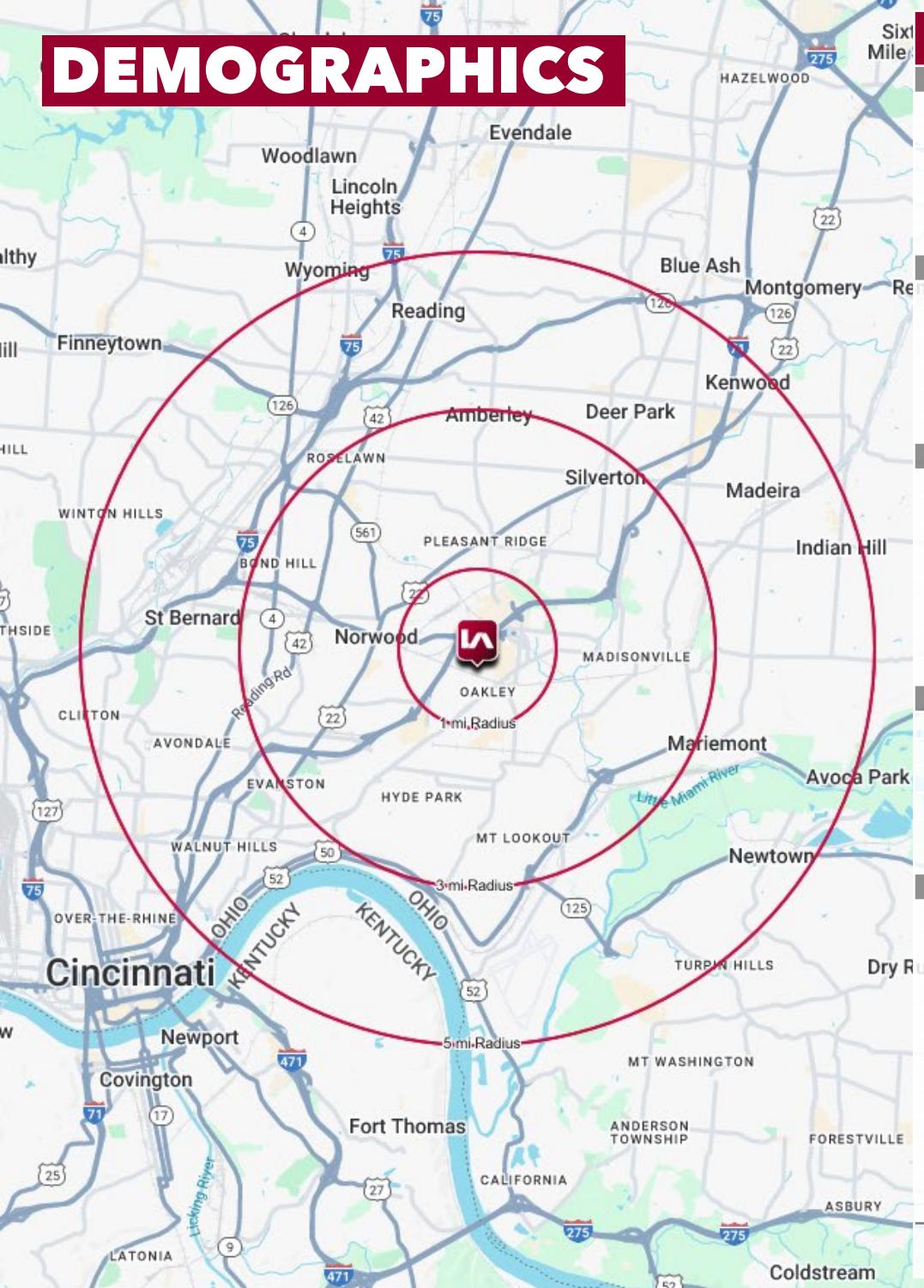


[VIEW AERIAL VIDEO](#)





DEMOGRAPHICS



	1 MI RADIUS	3 MI RADIUS	5 MI RADIUS
POPULATION			
2025 Estimated Population	11,430	116,309	259,662
2030 Projected Population	11,241	114,318	257,374
2020 Census Population	11,769	116,663	255,173
2010 Census Population	10,473	110,978	245,238
Projected Annual Growth 2025 to 2030	-0.3%	-0.3%	-0.2%
Historical Annual Growth 2010 to 2025	0.6%	0.3%	0.4%
HOUSEHOLDS			
2025 Estimated Households	6,248	54,157	116,650
2030 Projected Households	6,155	53,490	116,275
2020 Census Households	6,340	54,440	114,171
2010 Census Households	5,479	51,436	110,180
Projected Annual Growth 2025 to 2030	-0.3%	-0.2%	-
Historical Annual Growth 2010 to 2025	0.9%	0.4%	0.4%
AGE			
2025 Est. Population Under 10 Years	10.4%	11.2%	11.7%
2025 Est. Population 10 to 19 Years	6.8%	11.4%	12.3%
2025 Est. Population 20 to 29 Years	25.8%	16.9%	16.1%
2025 Est. Population 30 to 44 Years	27.7%	22.8%	21.7%
2025 Est. Population 45 to 59 Years	12.5%	15.3%	15.9%
2025 Est. Population 60 to 74 Years	12.3%	15.9%	15.9%
2025 Est. Population 75 Years or Over	4.6%	6.5%	6.4%
2025 Est. Median Age	31.8	36.1	36.3
MARITAL STATUS & GENDER			
2025 Est. Male Population	50.4%	49.8%	50.3%
2025 Est. Female Population	49.6%	50.2%	49.7%
2025 Est. Never Married	51.2%	45.1%	44.3%
2025 Est. Now Married	30.3%	35.3%	36.1%
2025 Est. Separated or Divorced	14.1%	14.2%	14.3%
2025 Est. Widowed	4.4%	5.4%	5.3%
INCOME			
2025 Est. HH Income \$200,000 or More	14.1%	14.4%	12.7%
2025 Est. HH Income \$150,000 to \$199,999	12.0%	9.5%	8.6%
2025 Est. HH Income \$100,000 to \$149,999	16.3%	15.2%	14.5%
2025 Est. HH Income \$75,000 to \$99,999	11.6%	10.0%	10.2%
2025 Est. HH Income \$50,000 to \$74,999	19.8%	15.9%	16.1%
2025 Est. HH Income \$35,000 to \$49,999	8.5%	11.1%	11.2%
2025 Est. HH Income \$25,000 to \$34,999	5.5%	6.6%	7.2%
2025 Est. HH Income \$15,000 to \$24,999	3.7%	6.2%	7.0%
2025 Est. HH Income Under \$15,000	8.4%	11.2%	12.6%
2025 Est. Average Household Income	\$118,947	\$121,255	\$114,791
2025 Est. Median Household Income	\$88,438	\$85,181	\$80,181
2025 Est. Per Capita Income	\$65,127	\$56,755	\$51,877
2025 Est. Total Businesses	665	5,000	11,195
2025 Est. Total Employees	10,937	61,880	155,129