

PRIME RETAIL OPPORTUNITY

# FREE-STANDING RETAIL

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**LEE & ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES

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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:**

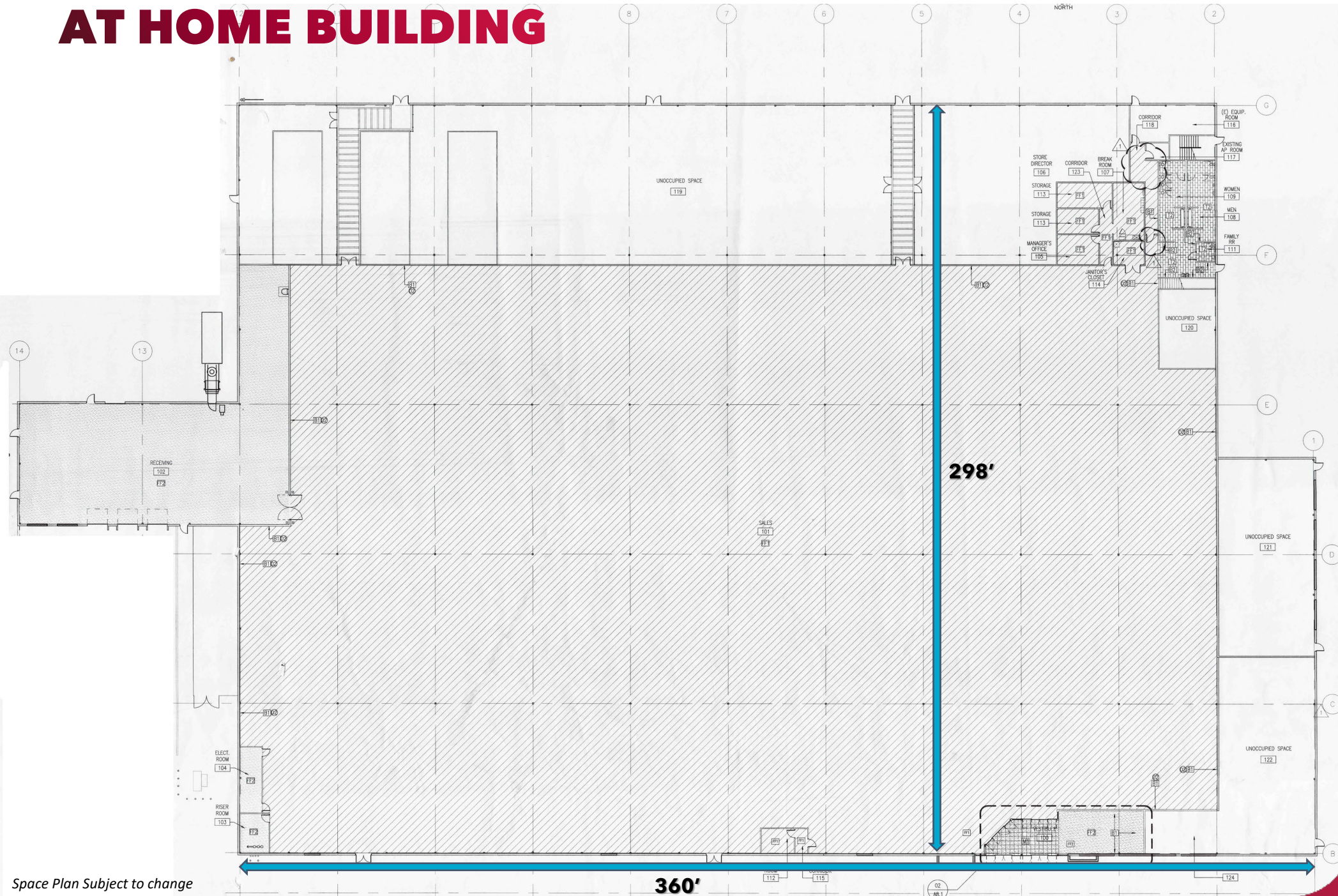
- I-71 - 137,835 VPD
- Ridge Road - 29,000 VPD
- Madison Road - 24,275 VPD

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





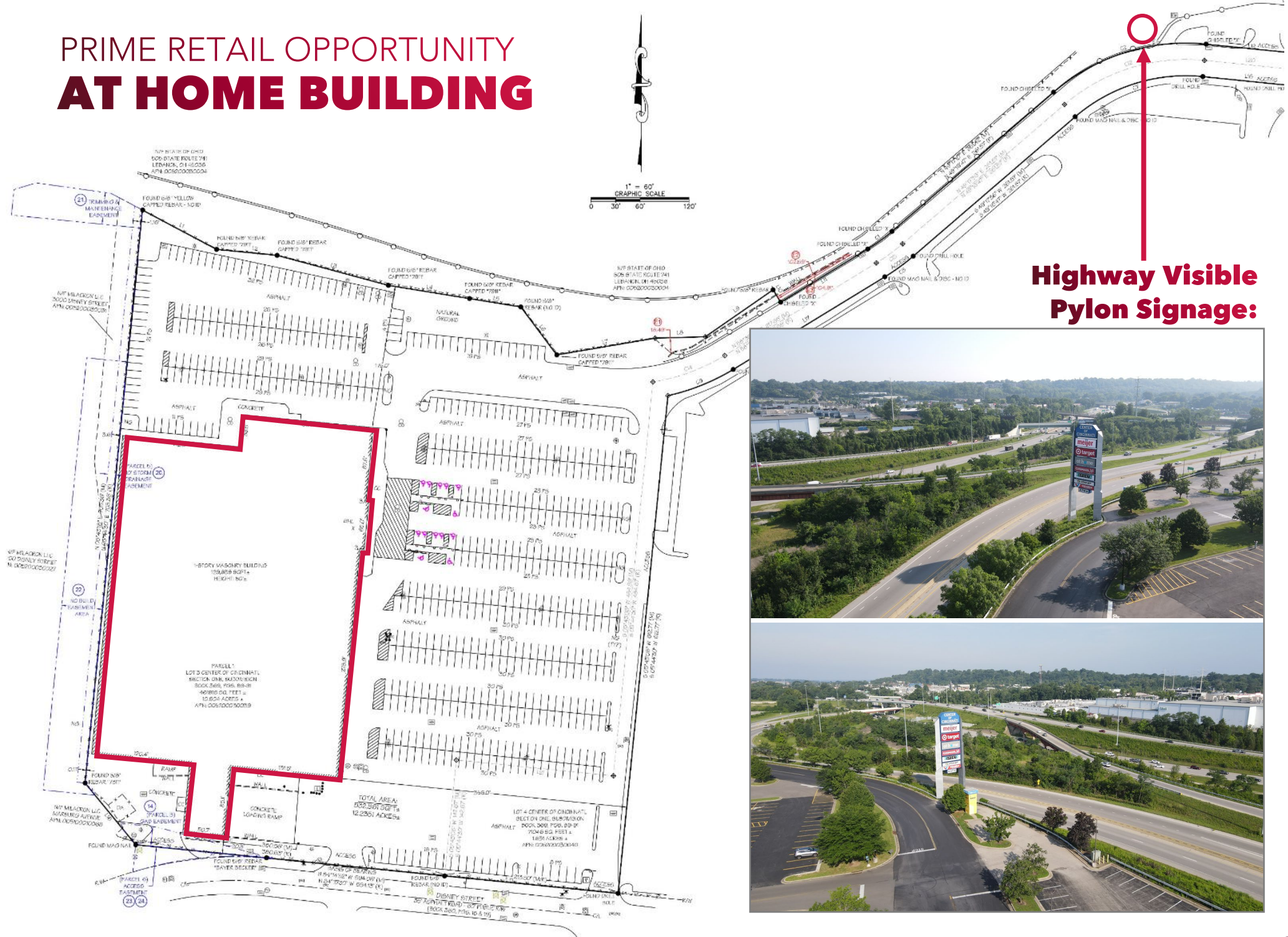
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Space Plan Subject to change



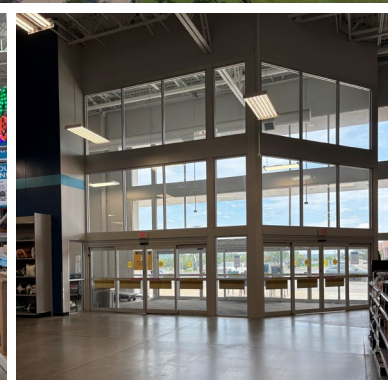
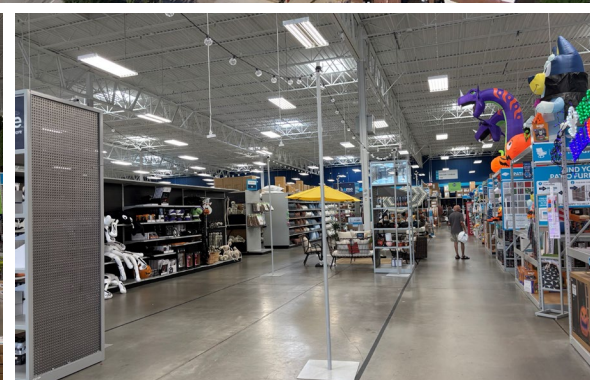
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**Highway Visible  
Pylon Signage:**



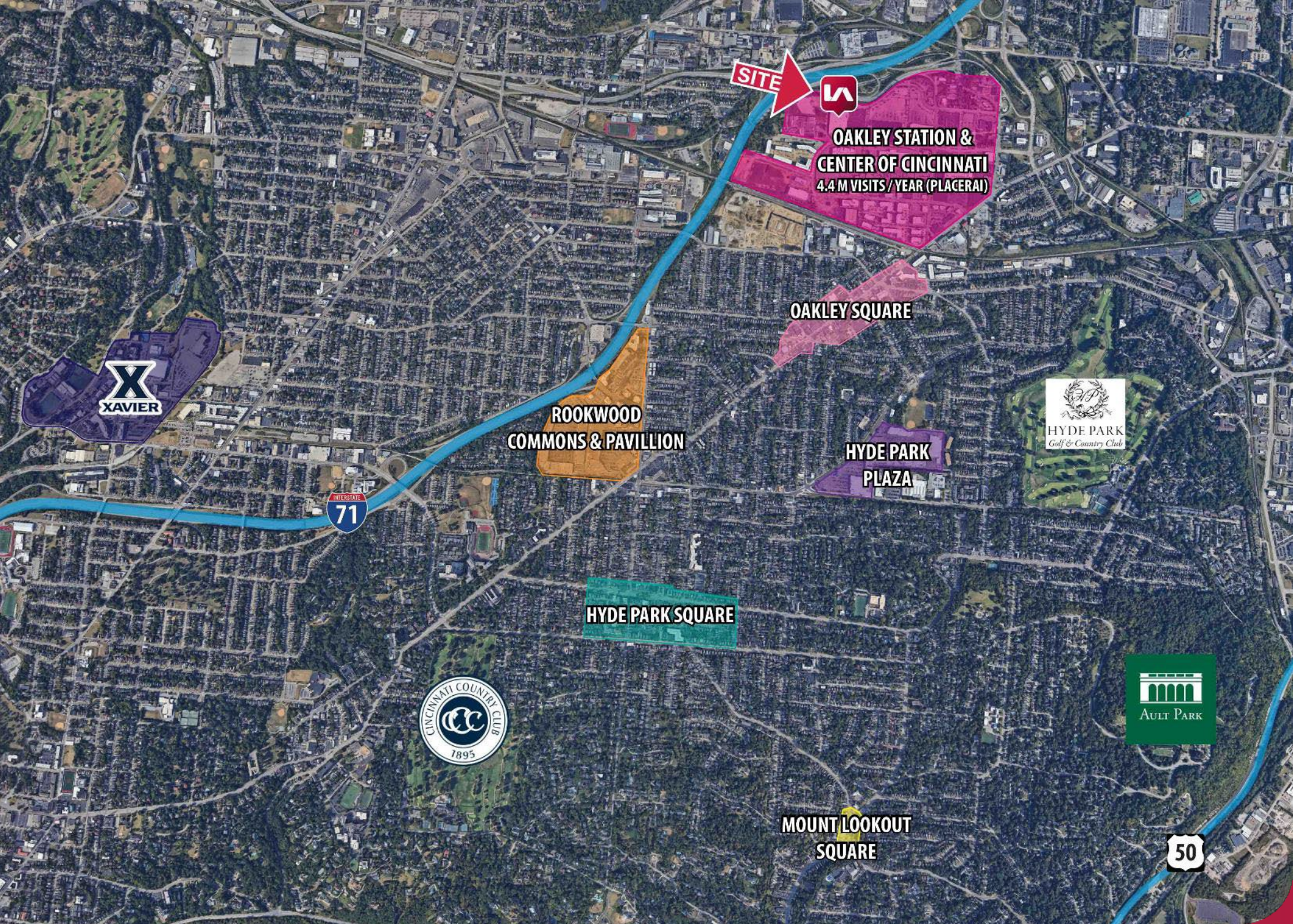






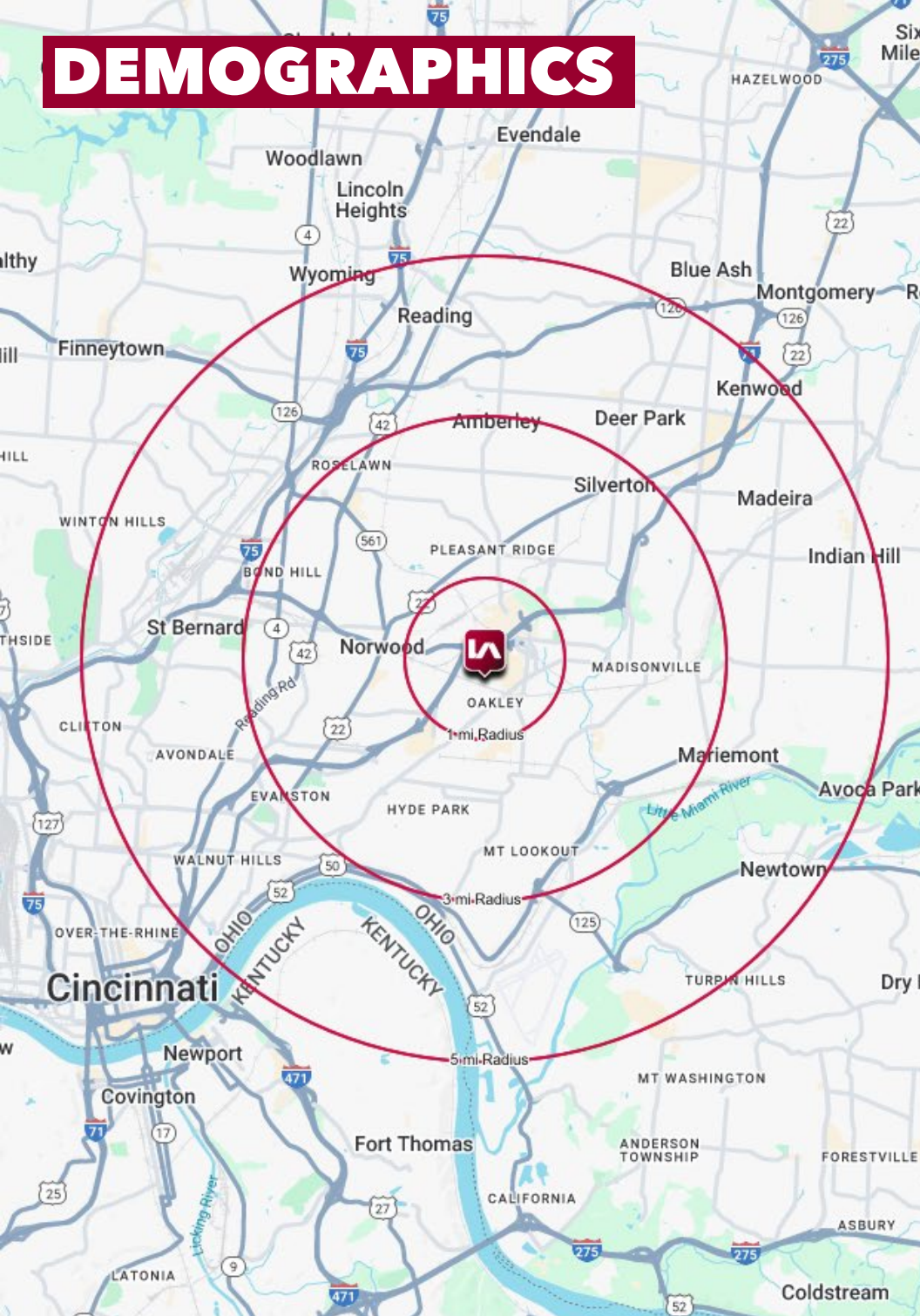








# DEMOGRAPHICS



	1 MI RADIUS	3 MI RADIUS	5 MI RADIUS
<b>POPULATION</b>			
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%
<b>HOUSEHOLDS</b>			
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%
<b>AGE</b>			
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
<b>MARITAL STATUS &amp; GENDER</b>			
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%
<b>INCOME</b>			
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