

OUT PARCEL FOR GROUND LEASE OR SALE

NEW DEVELOPMENT

550 Old State Route 74, Cincinnati, OH 45244



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COMMERCIAL REAL ESTATE SERVICES

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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 18,602 cars per day
- Under 1 mile from I-275 with an AADT of 71,863 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 15,000 within a 3-mile radius
- Seeking retail users

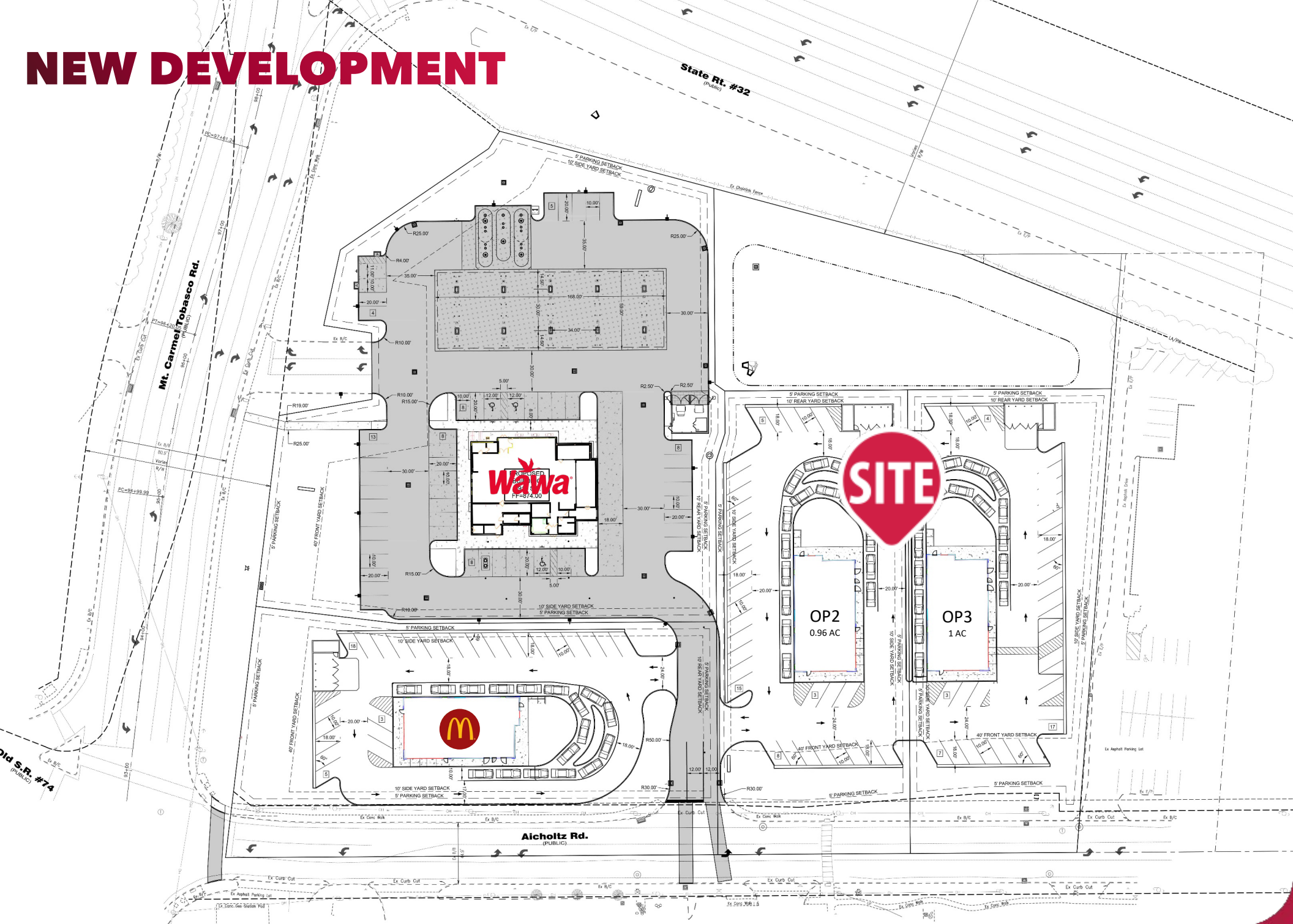


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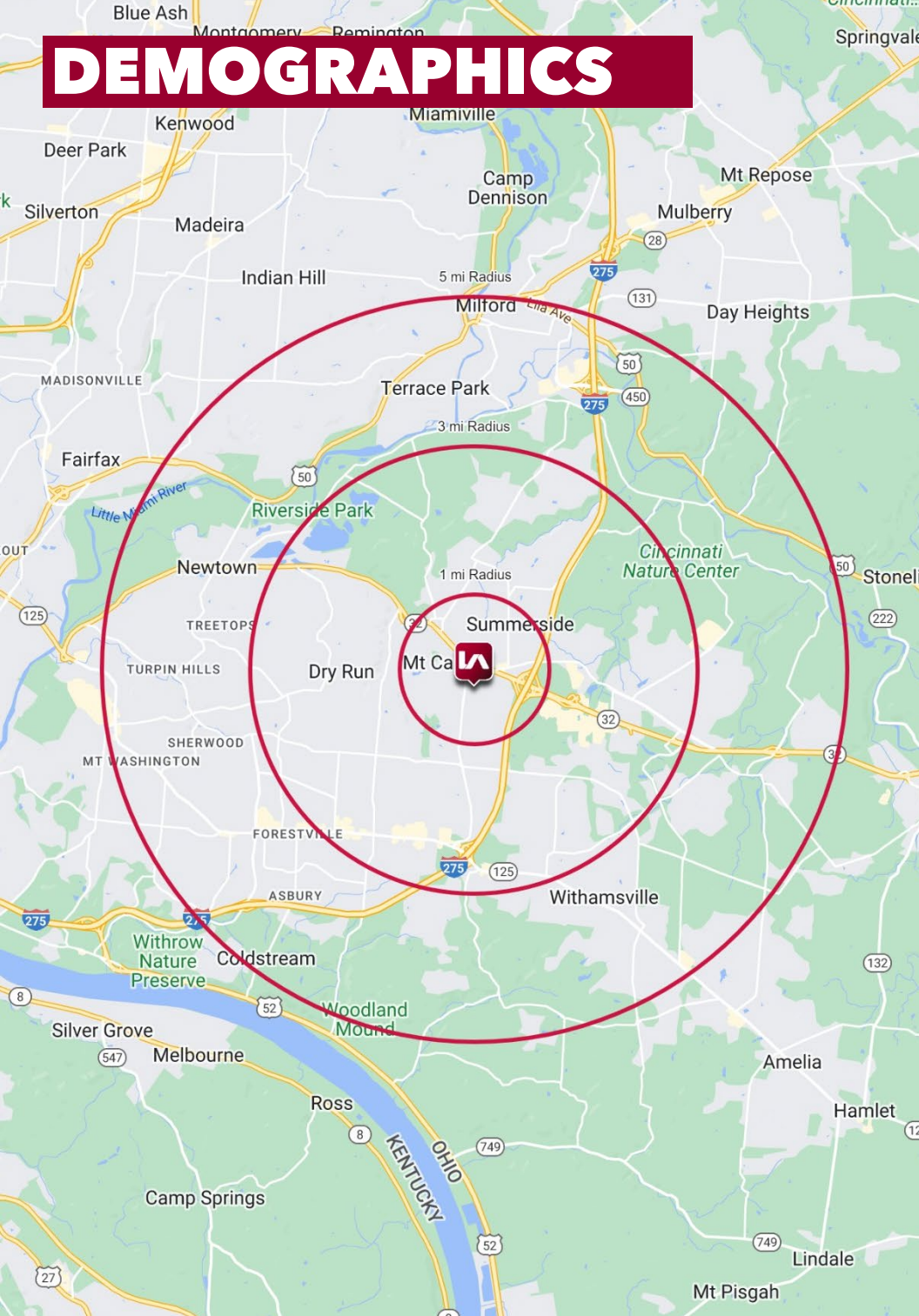
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DEMOGRAPHICS



| | 1 MI RADIUS | 3 MI RADIUS | 5 MI RADIUS |
|--|-------------|-------------|-------------|
| POPULATION | | | |
| 2025 Estimated Population | 7,350 | 52,918 | 118,131 |
| 2030 Projected Population | 7,384 | 53,648 | 119,259 |
| 2020 Census Population | 7,321 | 53,164 | 117,530 |
| 2010 Census Population | 7,173 | 50,578 | 111,439 |
| Projected Annual Growth 2025 to 2030 | - | 0.3% | 0.2% |
| Historical Annual Growth 2010 to 2025 | 0.2% | 0.3% | 0.4% |
| HOUSEHOLDS | | | |
| 2025 Estimated Households | 3,258 | 21,692 | 49,098 |
| 2030 Projected Households | 3,330 | 22,282 | 50,237 |
| 2020 Census Households | 3,152 | 20,949 | 47,528 |
| 2010 Census Households | 2,965 | 19,500 | 44,061 |
| Projected Annual Growth 2025 to 2030 | 0.4% | 0.5% | 0.5% |
| Historical Annual Growth 2010 to 2025 | 0.7% | 0.7% | 0.8% |
| AGE | | | |
| 2025 Est. Population Under 10 Years | 12.0% | 12.0% | 12.2% |
| 2025 Est. Population 10 to 19 Years | 10.7% | 12.8% | 12.8% |
| 2025 Est. Population 20 to 29 Years | 13.3% | 12.0% | 11.2% |
| 2025 Est. Population 30 to 44 Years | 20.6% | 20.0% | 19.7% |
| 2025 Est. Population 45 to 59 Years | 18.1% | 18.1% | 17.9% |
| 2025 Est. Population 60 to 74 Years | 18.3% | 17.5% | 18.1% |
| 2025 Est. Population 75 Years or Over | 6.8% | 7.5% | 8.1% |
| 2025 Est. Median Age | 38.3 | 39.0 | 39.9 |
| MARITAL STATUS & GENDER | | | |
| 2025 Est. Male Population | 49.1% | 49.4% | 49.3% |
| 2025 Est. Female Population | 50.9% | 50.6% | 50.7% |
| 2025 Est. Never Married | 27.4% | 28.5% | 28.0% |
| 2025 Est. Now Married | 40.7% | 50.2% | 51.2% |
| 2025 Est. Separated or Divorced | 23.2% | 15.3% | 14.8% |
| 2025 Est. Widowed | 8.6% | 6.0% | 6.0% |
| INCOME | | | |
| 2025 Est. HH Income \$200,000 or More | 8.8% | 14.3% | 16.0% |
| 2025 Est. HH Income \$150,000 to \$199,999 | 9.4% | 12.3% | 11.4% |
| 2025 Est. HH Income \$100,000 to \$149,999 | 11.2% | 14.6% | 16.1% |
| 2025 Est. HH Income \$75,000 to \$99,999 | 13.0% | 14.2% | 13.1% |
| 2025 Est. HH Income \$50,000 to \$74,999 | 20.2% | 17.7% | 17.6% |
| 2025 Est. HH Income \$35,000 to \$49,999 | 12.8% | 9.2% | 9.1% |
| 2025 Est. HH Income \$25,000 to \$34,999 | 6.7% | 6.3% | 5.9% |
| 2025 Est. HH Income \$15,000 to \$24,999 | 6.7% | 5.4% | 4.5% |
| 2025 Est. HH Income Under \$15,000 | 11.2% | 5.9% | 6.2% |
| 2025 Est. Average Household Income | \$97,376 | \$126,782 | \$135,156 |
| 2025 Est. Median Household Income | \$74,866 | \$98,153 | \$101,005 |
| 2025 Est. Per Capita Income | \$43,244 | \$52,030 | \$56,251 |
| 2025 Est. Total Businesses | 230 | 1,755 | 4,137 |
| 2025 Est. Total Employees | 2,196 | 16,378 | 52,552 |