

RETAIL SPACE FOR LEASE AT **THE VERGE**

165 W McMillan Street, Cincinnati, Ohio 45219



TC Bartoszek
tc@lee-associates.com
D 513.588.1840

Molly Hoffman
mhoffman@lee-associates.com
D 513.588.1843

 **LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES

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.

RETAIL SPACE FOR LEASE AT **THE VERGE**

FOR LEASE: 1,526 SF
PRICING: \$25 NNN + \$5.00

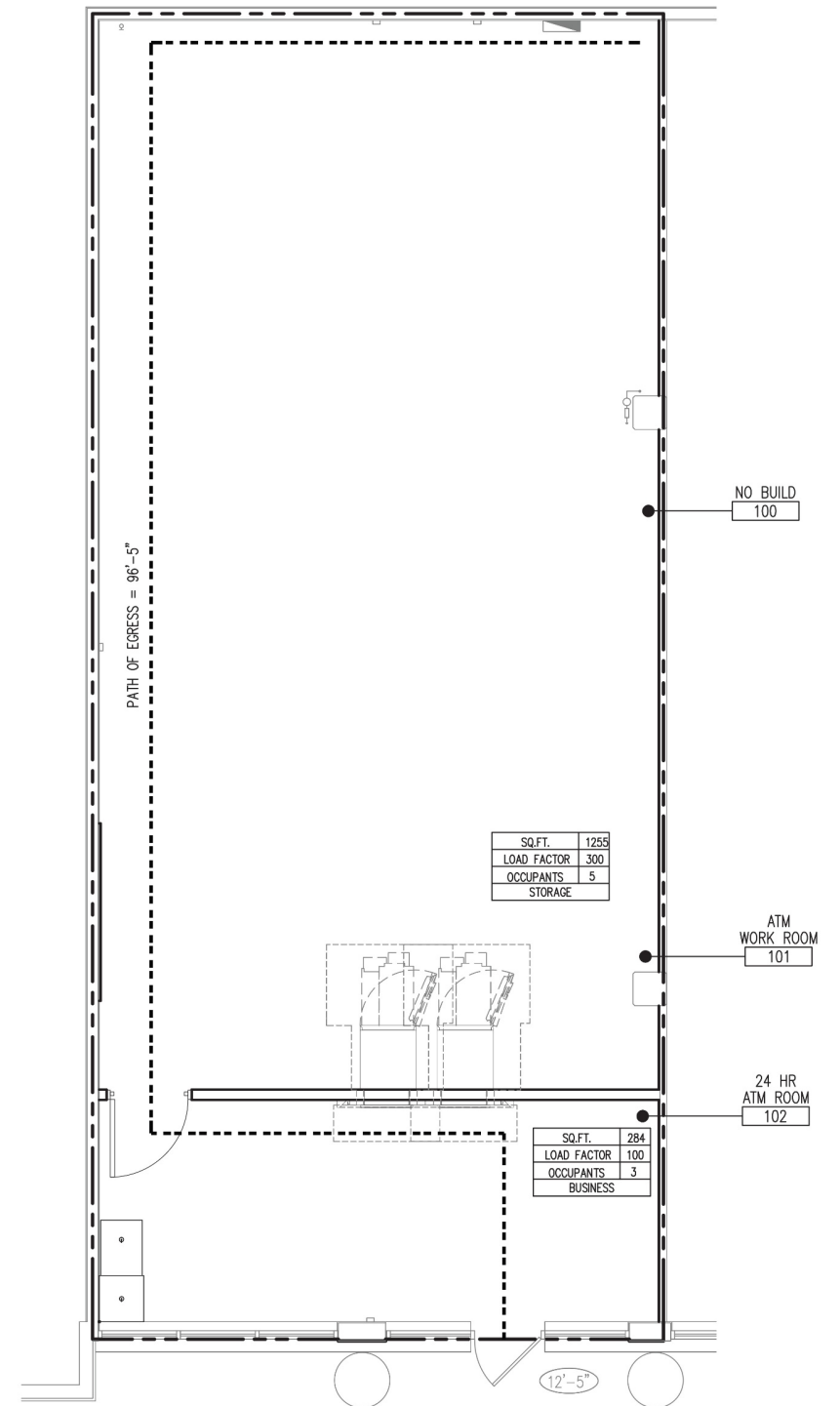
PROPERTY INFORMATION:

BUILDING NAME: The Verge Cincinnati
BANK OF AMERICA: 1,526 SF
FLOOR TO CEILING: 13' 3"
YEAR BUILT: 2016
AFFILIATION: University of Cincinnati

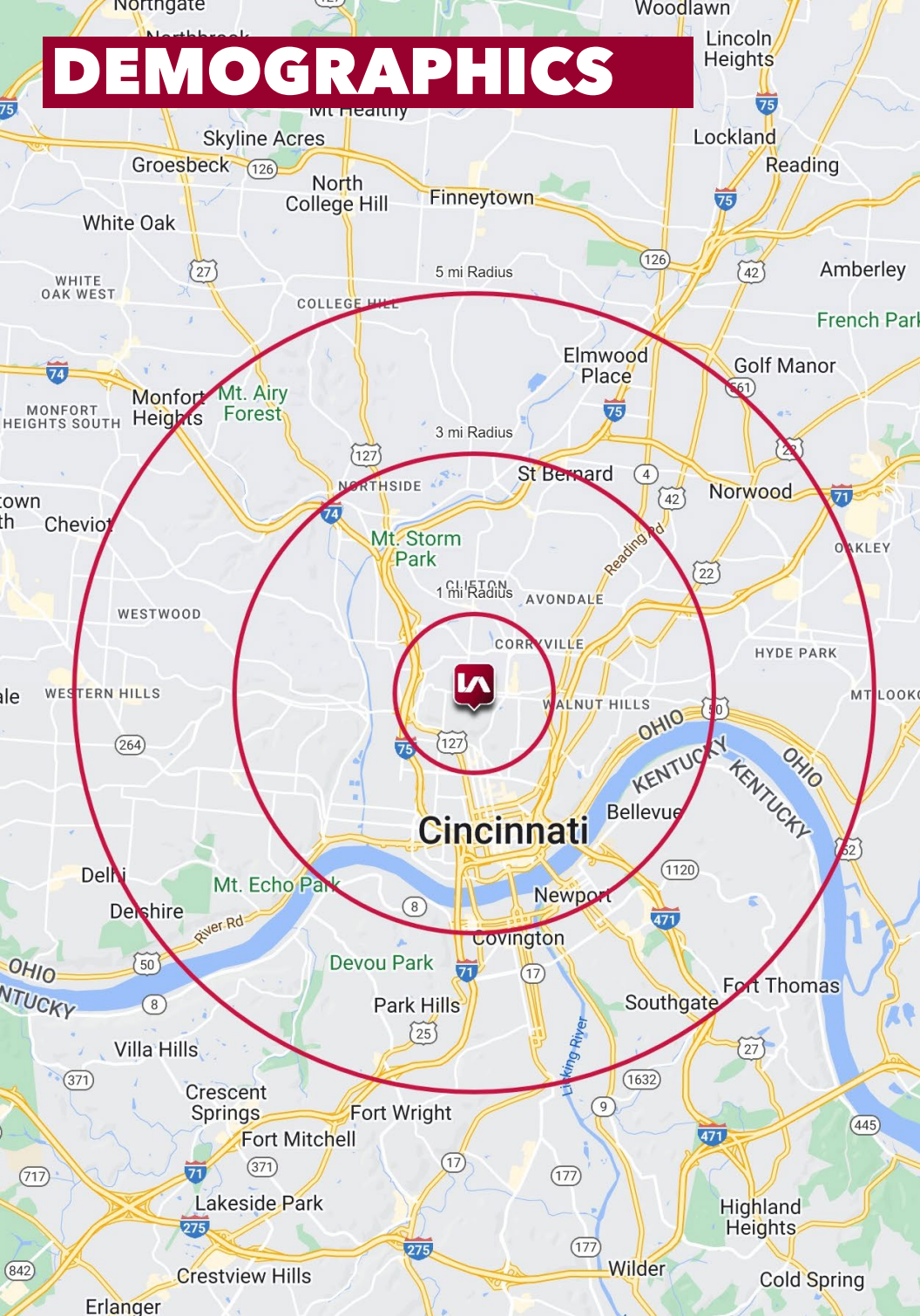
- 500 beds located at The Verge - Fully Leased
- Located by the University of Cincinnati with diverse community of 46,710 students – 2nd largest Ohio College
- Located in a “Walker's Paradise” with a Walk Score of 97 out of 100
- UC is one of the largest employers in the Cincinnati region with over 15,000 employees

RETAIL SPACE FOR LEASE

BANK OF AMERICA



DEMOGRAPHICS



	1 MI RADIUS	3 MI RADIUS	5 MI RADIUS
POPULATION			
2023 Estimated Population	32,791	144,769	336,248
2028 Projected Population	35,674	153,733	343,074
2020 Census Population	31,429	136,387	327,304
2010 Census Population	27,893	135,313	321,808
Projected Annual Growth 2023 to 2028	1.8%	1.2%	0.4%
Historical Annual Growth 2010 to 2023	1.4%	0.5%	0.3%
HOUSEHOLDS			
2023 Estimated Households	13,215	66,646	151,029
2028 Projected Households	14,557	70,484	152,563
2020 Census Households	11,809	60,707	144,738
2010 Census Households	10,892	58,655	139,304
Projected Annual Growth 2023 to 2028	2.0%	1.2%	0.2%
Historical Annual Growth 2010 to 2023	1.6%	1.0%	0.6%
AGE			
2023 Est. Population Under 10 Years	6.7%	10.4%	12.0%
2023 Est. Population 10 to 19 Years	22.5%	13.9%	12.4%
2023 Est. Population 20 to 29 Years	36.8%	23.2%	19.4%
2023 Est. Population 30 to 44 Years	14.1%	19.9%	20.9%
2023 Est. Population 45 to 59 Years	10.0%	15.1%	16.0%
2023 Est. Population 60 to 74 Years	7.7%	13.2%	14.0%
2023 Est. Population 75 Years or Over	2.2%	4.4%	5.2%
2023 Est. Median Age	25.2	32.4	34.0
MARITAL STATUS & GENDER			
2023 Est. Male Population	53.8%	50.7%	49.5%
2023 Est. Female Population	46.2%	49.3%	50.5%
2023 Est. Never Married	82.4%	60.4%	51.9%
2023 Est. Now Married	8.3%	21.4%	28.3%
2023 Est. Separated or Divorced	7.5%	14.6%	15.2%
2023 Est. Widowed	1.8%	3.7%	4.5%
INCOME			
2023 Est. HH Income \$200,000 or More	6.5%	10.1%	9.6%
2023 Est. HH Income \$150,000 to \$199,999	3.2%	5.9%	6.7%
2023 Est. HH Income \$100,000 to \$149,999	6.4%	11.6%	12.6%
2023 Est. HH Income \$75,000 to \$99,999	9.4%	10.0%	10.6%
2023 Est. HH Income \$50,000 to \$74,999	13.8%	13.4%	14.1%
2023 Est. HH Income \$35,000 to \$49,999	12.8%	10.4%	11.3%
2023 Est. HH Income \$25,000 to \$34,999	10.9%	8.6%	9.2%
2023 Est. HH Income \$15,000 to \$24,999	13.1%	10.1%	9.1%
2023 Est. HH Income Under \$15,000	23.8%	19.9%	16.8%
2023 Est. Average Household Income	\$53,648	\$81,720	\$90,748
2023 Est. Median Household Income	\$40,478	\$60,427	\$65,144
2023 Est. Per Capita Income	\$22,947	\$38,353	\$41,154
2023 Est. Total Businesses	1,027	8,372	14,242
2023 Est. Total Employees	16,314	129,672	193,717