

PRIME RETAIL OPPORTUNITY

FREE-STANDING RETAIL

9570 Fields Ertel Road | Cincinnati, OH 45140



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PRIME RETAIL OPPORTUNITY AT HOME BUILDING

PROPERTY SIZE: 129,414 SF | 13.29 Acres

FOR LEASE: \$13.00 PSF + NNN

FOR SALE: \$13,000,000

PROPERTY HIGHLIGHTS:

- 129,414 SF building at Fields Ertel & Montgomery Roads
- Rare opportunity in one of Cincinnati's best markets
- Surrounded by national & local retailers and restaurants
- Affluent regional trade area
- Near the Kings Automall
- Potential outparcel opportunity
- 3-mile average household income - \$175,927

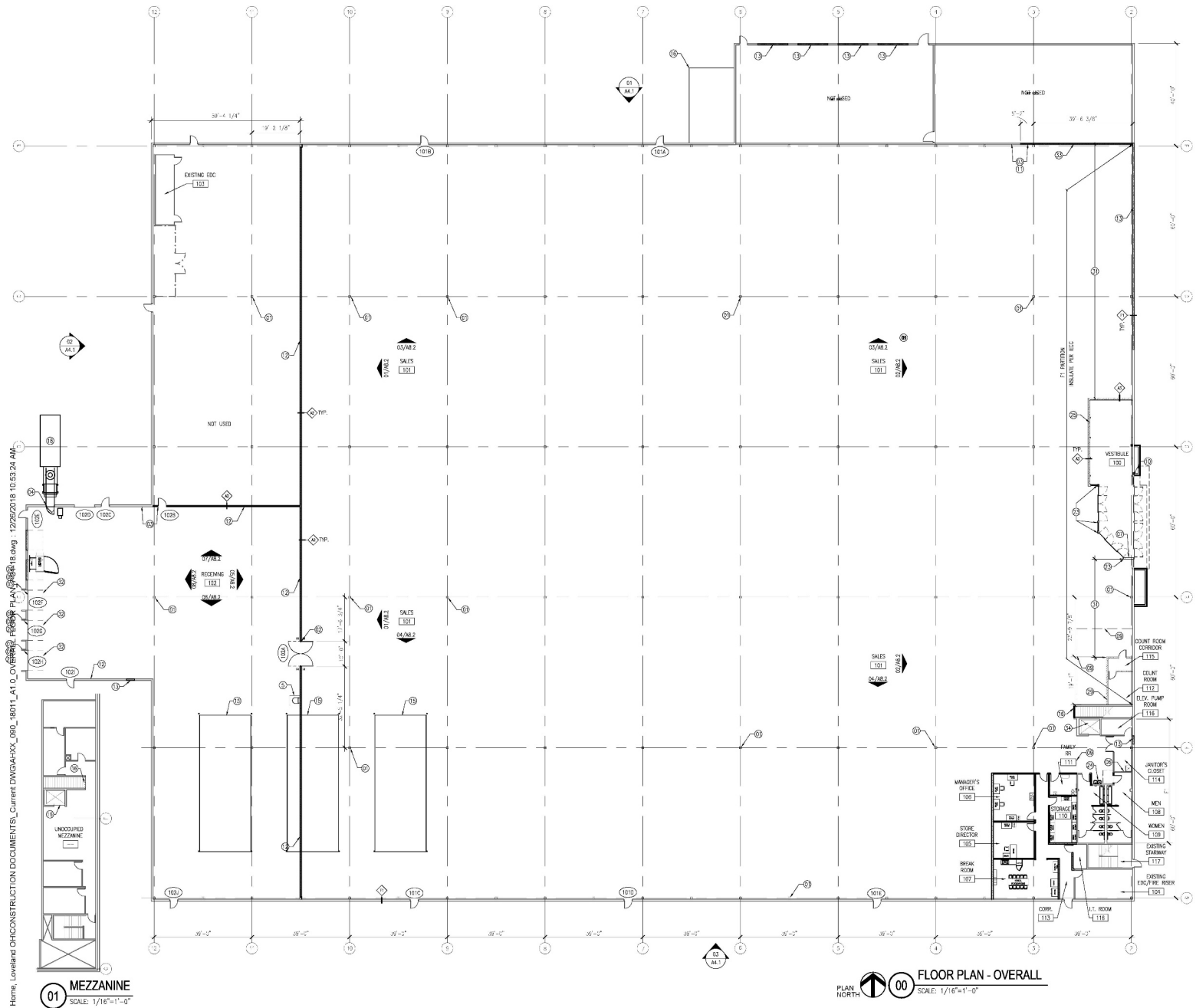
TRAFFIC COUNTS:

- I-71 - 135,147 VPD
- Montgomery Road - 27,349 VPD
- Fields Ertel Road - 30,823 VPD

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



PRIME RETAIL OPPORTUNITY AT HOME BUILDING



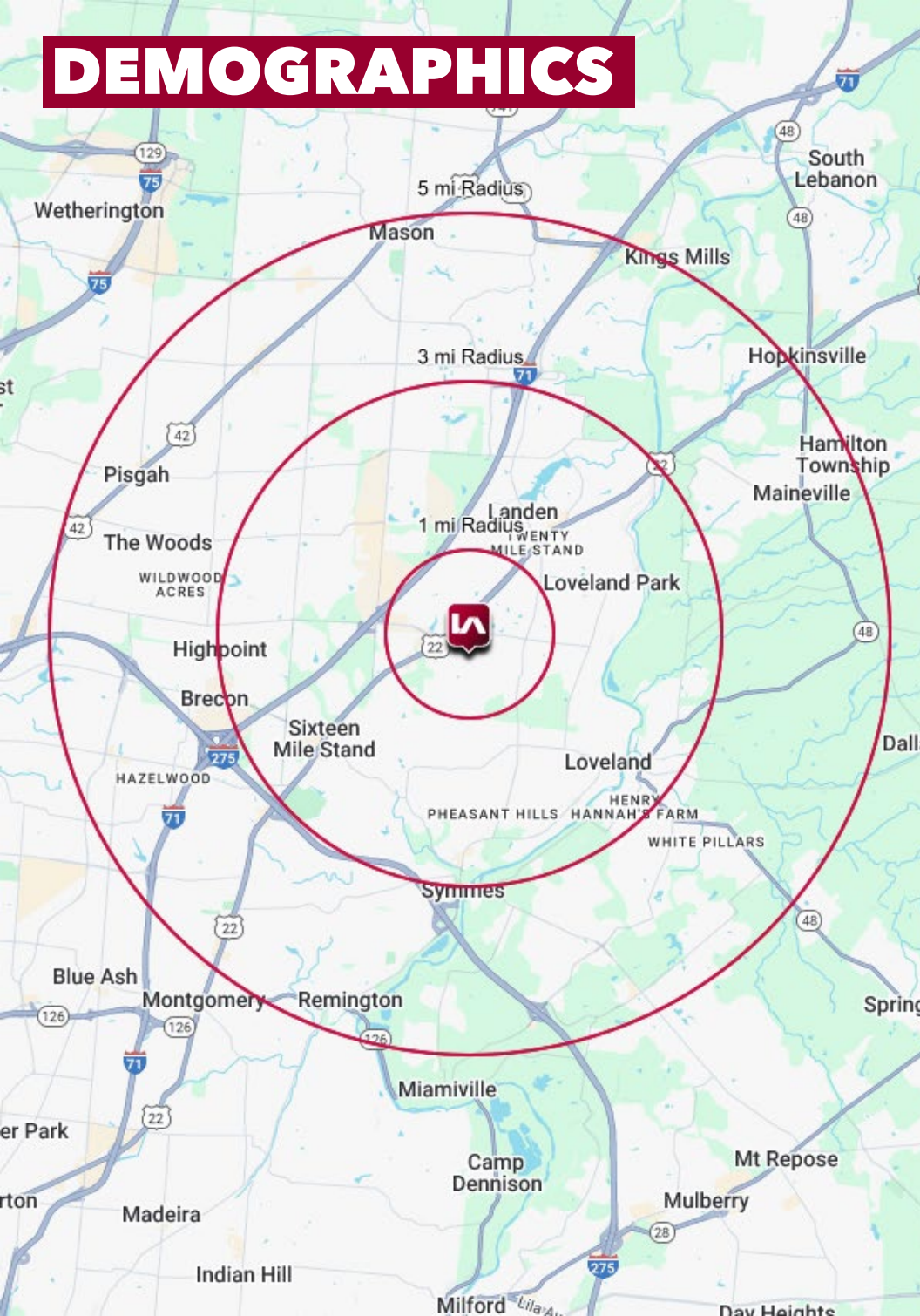
At Home, Loveland ONCONSTRUCTION DOCUMENTS_Current DWG04-000_18011_A1_0_062018.dwg : 12/25/2018 10:53:24 AM

Columns: 39' x 60'





DEMOGRAPHICS



	1 MI RADIUS	3 MI RADIUS	5 MI RADIUS
POPULATION			
2025 Estimated Population	9,410	62,159	141,129
2030 Projected Population	9,395	61,615	140,010
2020 Census Population	8,848	61,187	138,349
2010 Census Population	8,034	56,085	128,200
Projected Annual Growth 2025 to 2030	-	-0.2%	-0.2%
Historical Annual Growth 2010 to 2025	1.1%	0.7%	0.7%
HOUSEHOLDS			
2025 Estimated Households	4,403	24,797	54,893
2030 Projected Households	4,488	25,028	55,597
2020 Census Households	4,113	23,939	53,072
2010 Census Households	3,748	21,883	48,886
Projected Annual Growth 2025 to 2030	0.4%	0.2%	0.3%
Historical Annual Growth 2010 to 2025	1.2%	0.9%	0.8%
AGE			
2025 Est. Population Under 10 Years	12.1%	12.7%	12.3%
2025 Est. Population 10 to 19 Years	10.2%	13.3%	13.5%
2025 Est. Population 20 to 29 Years	13.7%	10.7%	10.1%
2025 Est. Population 30 to 44 Years	22.1%	21.9%	20.3%
2025 Est. Population 45 to 59 Years	15.1%	18.8%	19.4%
2025 Est. Population 60 to 74 Years	15.7%	16.1%	17.1%
2025 Est. Population 75 Years or Over	11.1%	6.6%	7.3%
2025 Est. Median Age	38.3	38.7	40.2
MARITAL STATUS & GENDER			
2025 Est. Male Population	49.1%	49.5%	49.6%
2025 Est. Female Population	50.9%	50.5%	50.4%
2025 Est. Never Married	30.2%	24.7%	23.5%
2025 Est. Now Married	48.3%	60.0%	59.8%
2025 Est. Separated or Divorced	15.4%	11.2%	11.6%
2025 Est. Widowed	6.0%	4.0%	5.0%
INCOME			
2025 Est. HH Income \$200,000 or More	13.5%	24.2%	24.6%
2025 Est. HH Income \$150,000 to \$199,999	10.2%	12.8%	13.2%
2025 Est. HH Income \$100,000 to \$149,999	26.0%	20.8%	21.4%
2025 Est. HH Income \$75,000 to \$99,999	12.0%	13.2%	11.6%
2025 Est. HH Income \$50,000 to \$74,999	17.0%	13.1%	13.1%
2025 Est. HH Income \$35,000 to \$49,999	6.8%	6.3%	6.1%
2025 Est. HH Income \$25,000 to \$34,999	6.3%	3.0%	3.4%
2025 Est. HH Income \$15,000 to \$24,999	4.4%	3.1%	2.8%
2025 Est. HH Income Under \$15,000	3.7%	3.5%	3.8%
2025 Est. Average Household Income	\$139,705	\$175,927	\$169,230
2025 Est. Median Household Income	\$102,050	\$126,634	\$127,230
2025 Est. Per Capita Income	\$65,519	\$70,220	\$65,887
2025 Est. Total Businesses	380	2,575	6,210
2025 Est. Total Employees	5,003	44,296	90,026