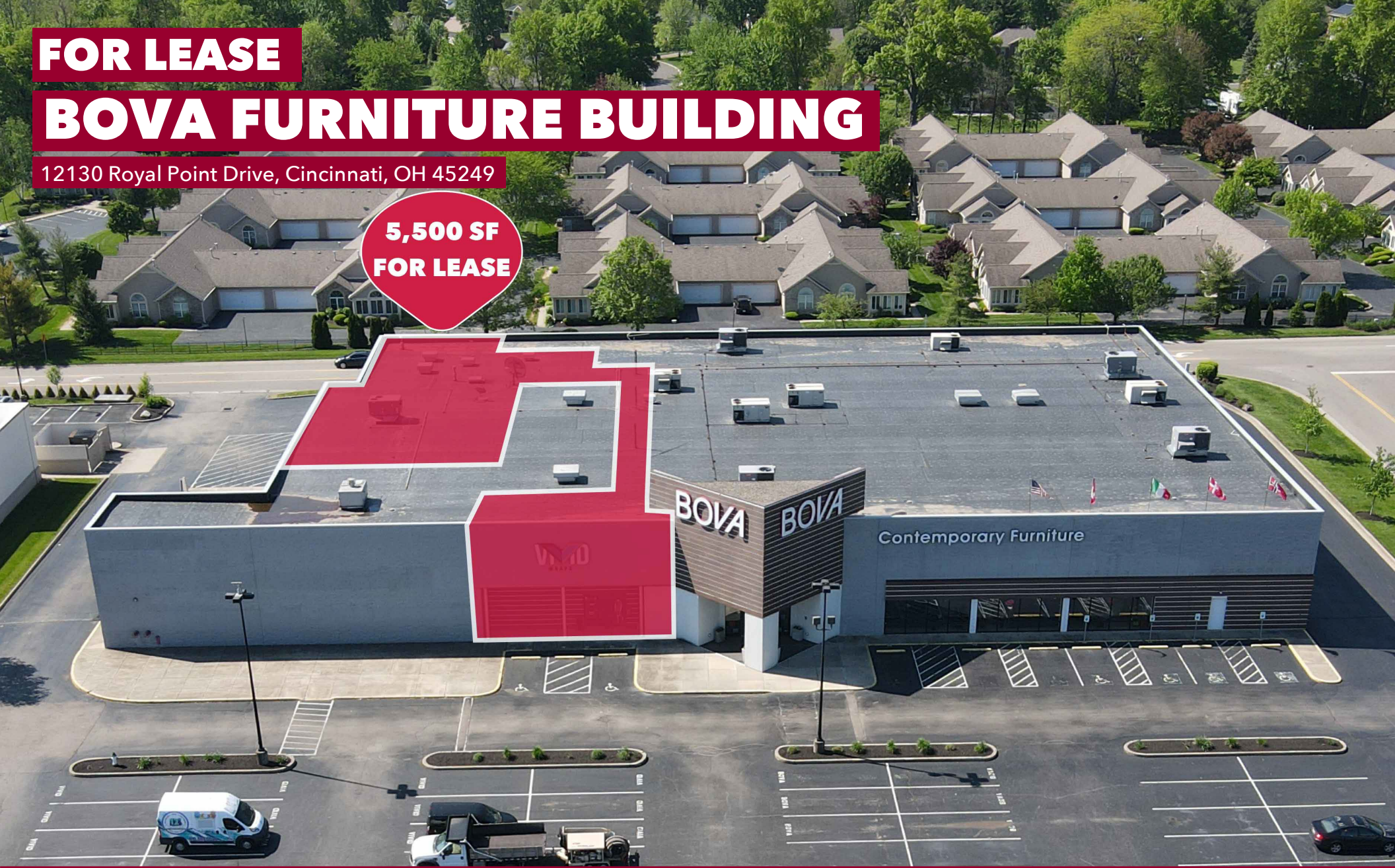


**FOR LEASE**

# **BOVA FURNITURE BUILDING**

12130 Royal Point Drive, Cincinnati, OH 45249

**5,500 SF  
FOR LEASE**



John Thompson  
johnt@lee-associates.com  
D 513.703.2500

Chris Nachtrab  
cnachtrab@lee-associates.com  
D 513.604.1899

**LEE & ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES

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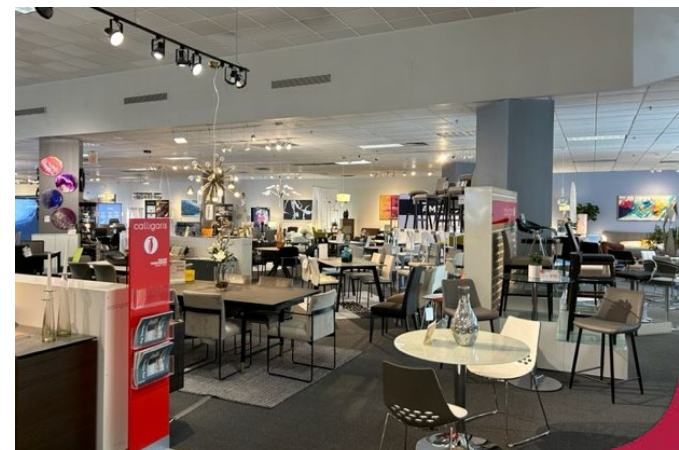
# RETAIL SPACE FOR LEASE

## BOVA FURNITURE BUILDING

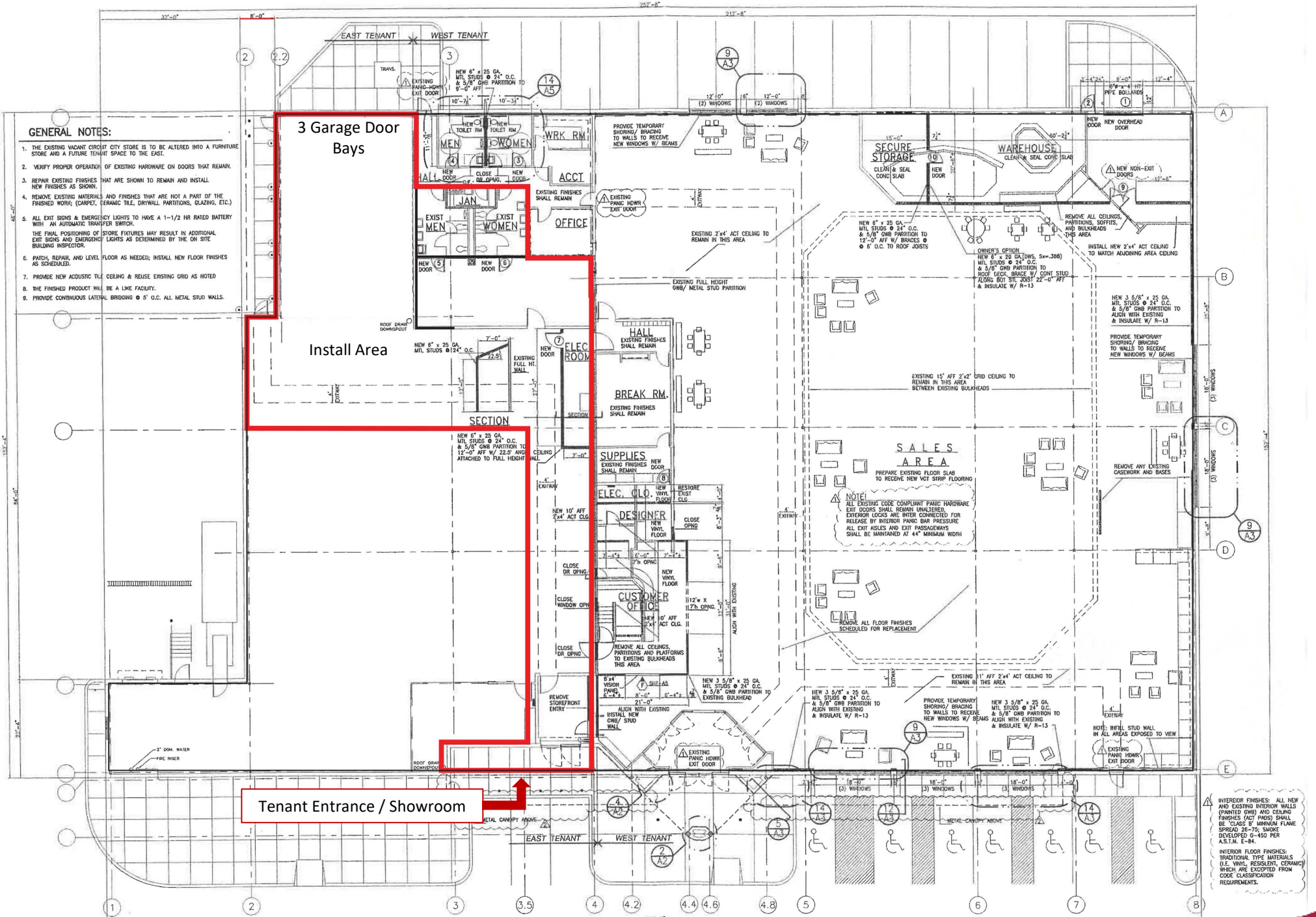
**AVAILABLE:** 5,500 SF for Lease

**LEASE RATE:** \$18.00 PSF NNN (+\$3.50) / \$9,854/month

- BOVA Furniture is a free-standing retail building in the heart of Fields Ertel at I-71 market
- Great retail location in heavily populated Cincinnati retail market
- Surrounded retailers include Target, Kohl's, Best Buy, Old Navy, Ross Dress for Less, and Costco
- 170 parking spots
- Ceiling Height: 21'5" floor to truss, 23' 5" roof to deck
- 1 loading dock and a storage area with drive-in door
- 3 drive-in doors in rear



# EXISTING BUILDOUT



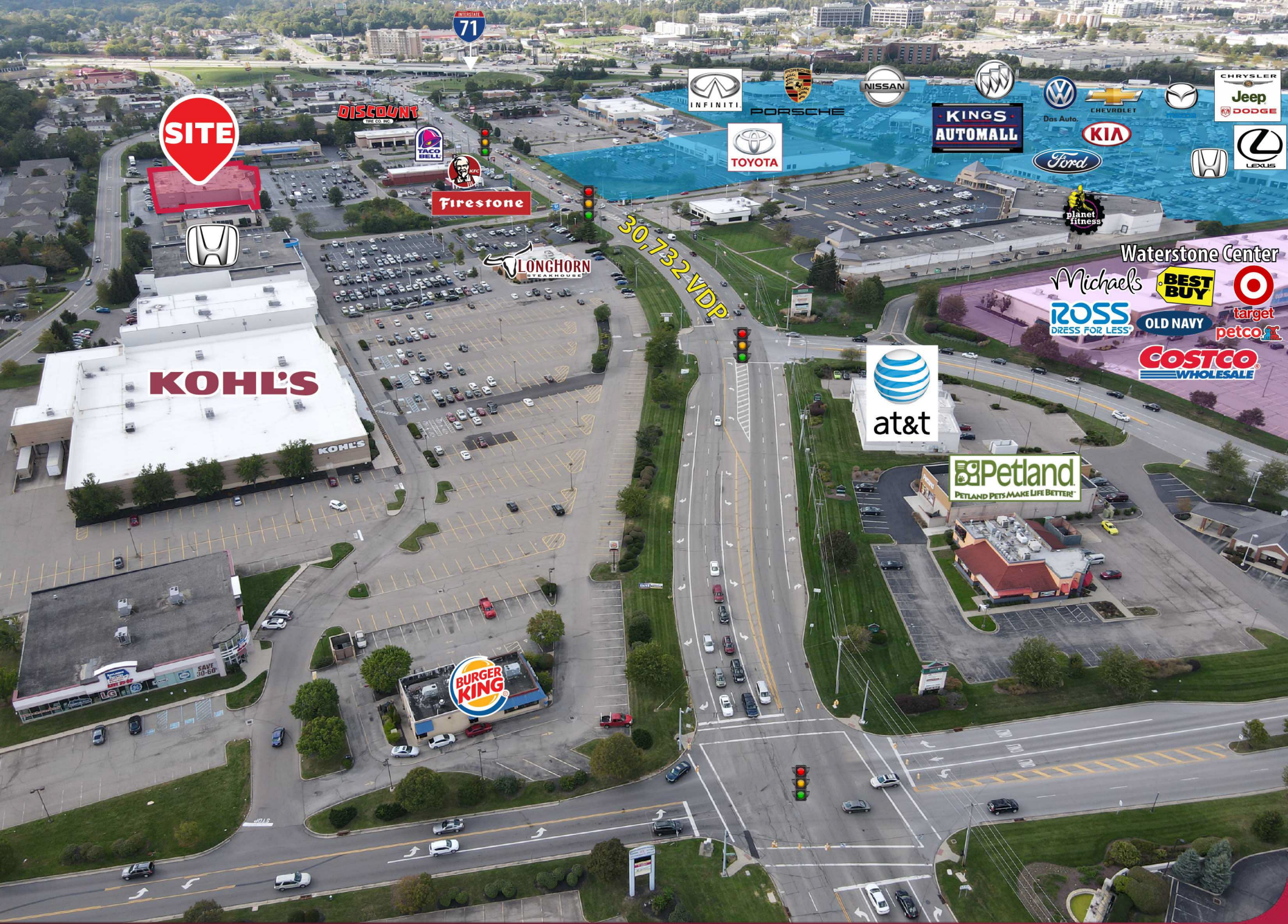


# RETAIL SPACE FOR LEASE

## **FORMER BOVA**







**SITE**

**DISCOUNT**  
THE CO. INC.



**Firestone**

**LONGHORN**  
STEAKHOUSE

**KOHL'S**

**30,732 VDP**



**KINGS**  
**AUTOMALL**



**KIA**



**CHRYSLER**  
Jeep  
DODGE



**Waterstone Center**

**Michaels**

**BEST BUY**



**ROSS**  
DRESS FOR LESS

**OLD NAVY**

**target**  
**petco**

**COSTCO**  
WHOLESALE

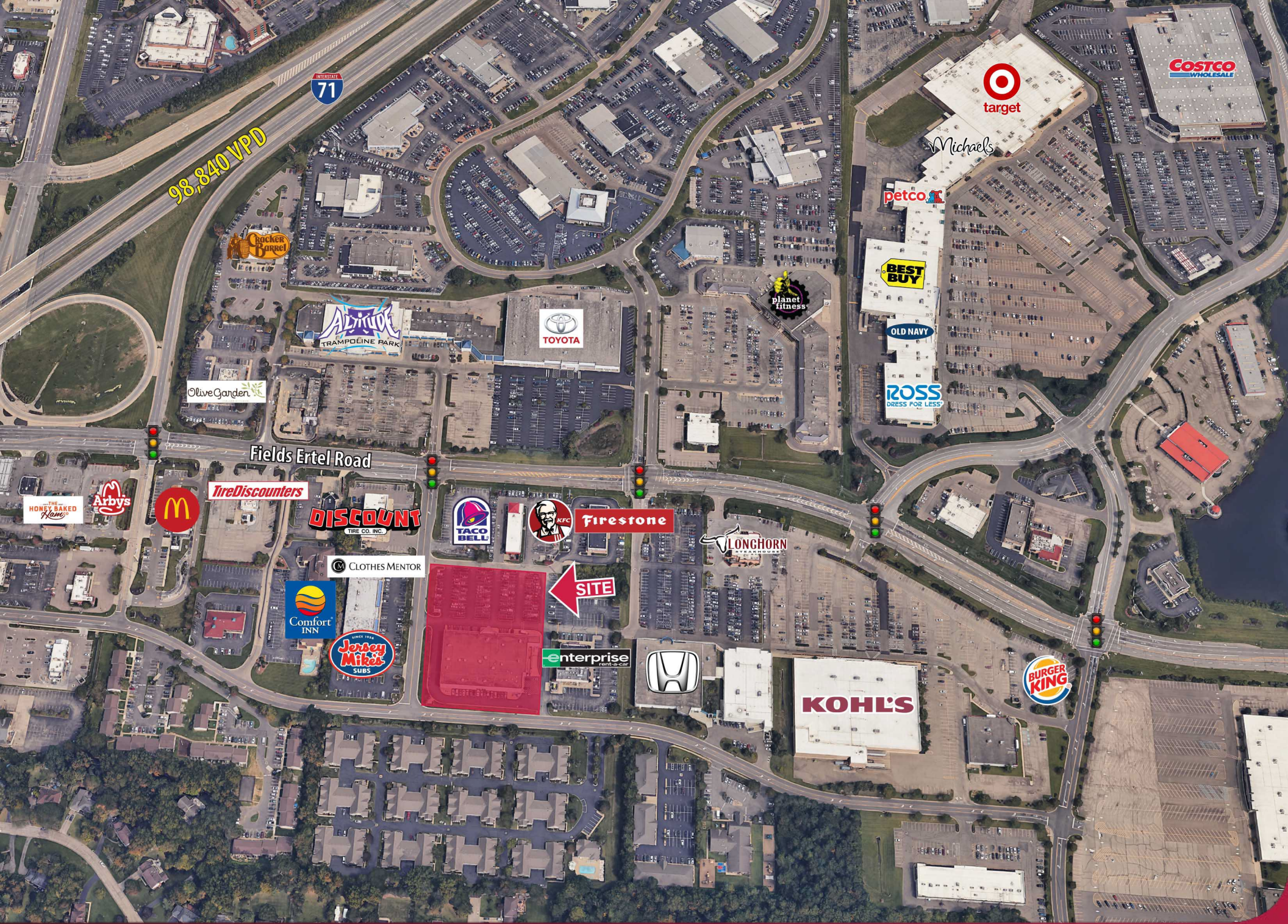


**at&t**

**Petland**  
PETLAND PETS MAKE LIFE BETTER!

**BURGER KING**





98,840 VPD

INTERSTATE 71

target

COSTCO WHOLESALE

Michaels

petco

BEST BUY

OLD NAVY

ROSS DRESS FOR LESS

planet fitness

TOYOTA

ALTON TRAMPOLINE PARK

Olive Garden

Fields Ertel Road

TireDiscounters

DISCOUNT TIRE CO. INC.

TACO BELL

KFC

Firestone

LONGHORN STEAKHOUSE

SITE

CLOTHES MENTOR

Comfort INN

Jersey Mike's SUBS

enterprise RENT-A-CAR

HONDA

KOHL'S

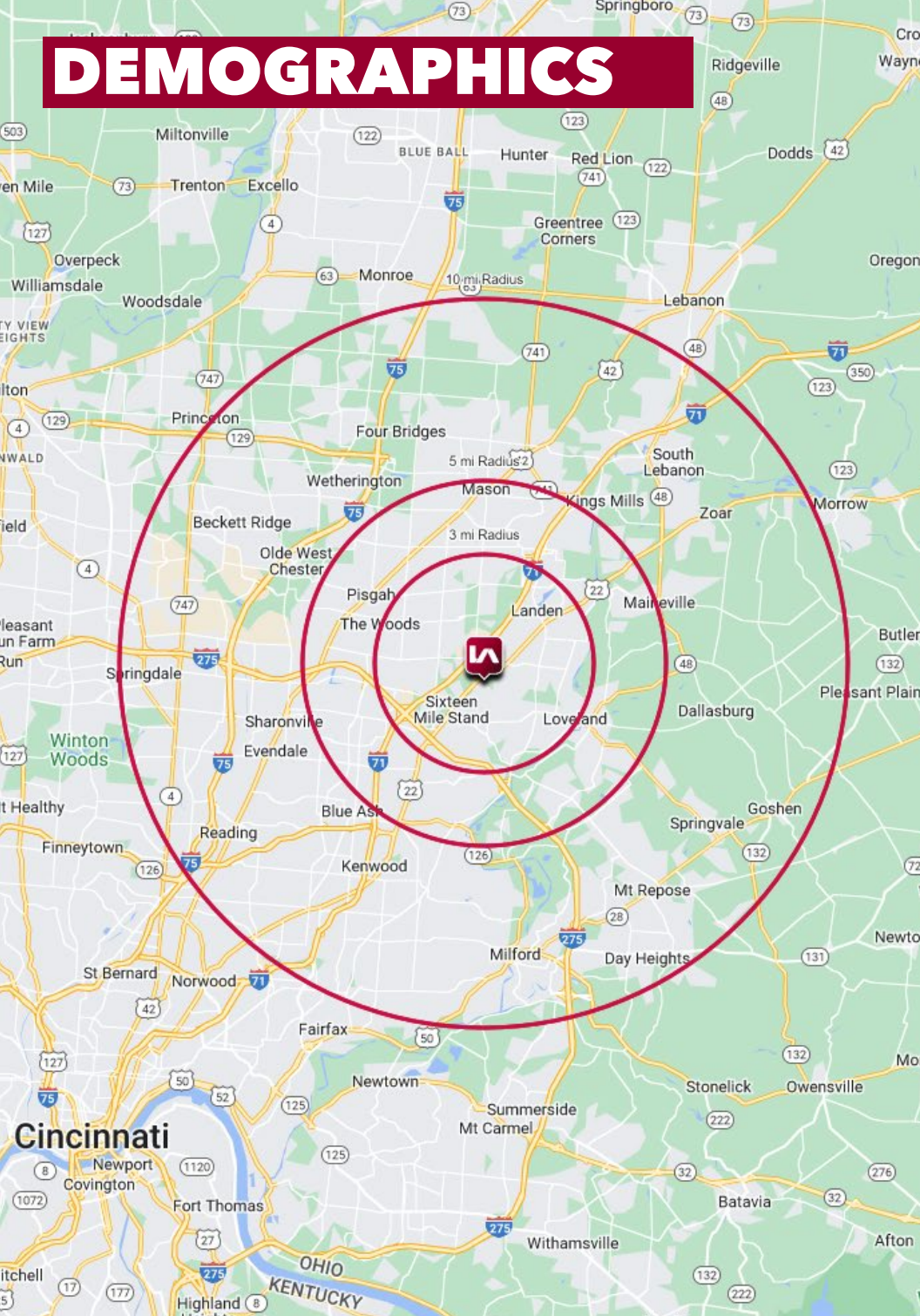
BURGER KING







# DEMOGRAPHICS



|  | 3 MI RADIUS | 5 MI RADIUS | 10 MI RADIUS |
|--|-------------|-------------|--------------|
| <b>POPULATION</b>                          |             |             |              |
| 2023 Estimated Population                  | 67,257      | 146,020     | 453,674      |
| 2028 Projected Population                  | 68,281      | 149,353     | 466,449      |
| 2020 Census Population                     | 66,586      | 144,595     | 449,091      |
| 2010 Census Population                     | 61,043      | 135,511     | 413,673      |
| Projected Annual Growth 2023 to 2028       | 0.3%        | 0.5%        | 0.6%         |
| Historical Annual Growth 2010 to 2023      | 0.8%        | 0.6%        | 0.7%         |
| <b>HOUSEHOLDS</b>                          |             |             |              |
| 2023 Estimated Households                  | 26,500      | 56,891      | 176,598      |
| 2028 Projected Households                  | 27,036      | 58,596      | 181,887      |
| 2020 Census Households                     | 25,902      | 55,601      | 172,644      |
| 2010 Census Households                     | 23,786      | 51,875      | 158,594      |
| Projected Annual Growth 2023 to 2028       | 0.4%        | 0.6%        | 0.6%         |
| Historical Annual Growth 2010 to 2023      | 0.9%        | 0.7%        | 0.9%         |
| <b>AGE</b>                                 |             |             |              |
| 2023 Est. Population Under 10 Years        | 12.7%       | 11.9%       | 12.7%        |
| 2023 Est. Population 10 to 19 Years        | 14.3%       | 14.1%       | 14.0%        |
| 2023 Est. Population 20 to 29 Years        | 11.2%       | 10.2%       | 10.4%        |
| 2023 Est. Population 30 to 44 Years        | 20.7%       | 19.5%       | 20.1%        |
| 2023 Est. Population 45 to 59 Years        | 20.5%       | 21.5%       | 20.0%        |
| 2023 Est. Population 60 to 74 Years        | 15.2%       | 16.6%       | 16.5%        |
| 2023 Est. Population 75 Years or Over      | 5.3%        | 6.2%        | 6.2%         |
| 2023 Est. Median Age                       | 38.2        | 40.3        | 39.4         |
| <b>MARITAL STATUS &amp; GENDER</b>         |             |             |              |
| 2023 Est. Male Population                  | 49.7%       | 49.6%       | 49.3%        |
| 2023 Est. Female Population                | 50.3%       | 50.4%       | 50.7%        |
| 2023 Est. Never Married                    | 25.2%       | 23.7%       | 27.2%        |
| 2023 Est. Now Married                      | 59.4%       | 59.3%       | 54.2%        |
| 2023 Est. Separated or Divorced            | 11.0%       | 11.5%       | 12.9%        |
| 2023 Est. Widowed                          | 4.4%        | 5.4%        | 5.7%         |
| <b>INCOME</b>                              |             |             |              |
| 2023 Est. HH Income \$200,000 or More      | 22.9%       | 22.9%       | 19.6%        |
| 2023 Est. HH Income \$150,000 to \$199,999 | 13.0%       | 13.2%       | 12.1%        |
| 2023 Est. HH Income \$100,000 to \$149,999 | 18.2%       | 18.8%       | 18.6%        |
| 2023 Est. HH Income \$75,000 to \$99,999   | 13.9%       | 12.7%       | 12.5%        |
| 2023 Est. HH Income \$50,000 to \$74,999   | 14.4%       | 13.8%       | 13.8%        |
| 2023 Est. HH Income \$35,000 to \$49,999   | 6.6%        | 7.0%        | 7.5%         |
| 2023 Est. HH Income \$25,000 to \$34,999   | 4.1%        | 4.2%        | 5.4%         |
| 2023 Est. HH Income \$15,000 to \$24,999   | 3.2%        | 3.4%        | 4.3%         |
| 2023 Est. HH Income Under \$15,000         | 3.6%        | 3.9%        | 6.2%         |
| 2023 Est. Average Household Income         | \$165,663   | \$162,914   | \$150,657    |
| 2023 Est. Median Household Income          | \$119,961   | \$120,650   | \$109,804    |
| 2023 Est. Per Capita Income                | \$65,321    | \$63,541    | \$58,766     |
| 2023 Est. Total Businesses                 | 2,992       | 6,878       | 20,325       |
| 2023 Est. Total Employees                  | 49,719      | 100,671     | 288,132      |