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RETAIL SPACE FOR LEASE

BOVA FURNITURE BUILDING

AVAILABLE: 5.500 SF for Lease

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

- · 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









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EXISTING BUILDOUT EAST TENANT WEST TENANT (B) (2) PIPE BOLLARDS (A) (00) NEW NEW OVERHEAD 3 Garage Door PROVIDE TEMPORARY SHORING/ BRACING TO WALLS TO RECEIVE NEW WINDOWS W/ BEAMS GENERAL NOTES: WRK RM DOWOMEN THE EXISTING VACANT CIRCUIT CITY STORE IS TO BE ALTERED INTO A FURNIT STORE AND A FUTURE TEMANT SPACE TO THE EAST. **Bays** SECURE WAREHOUSE CLEAN & SEAL CONC (A NEW NON-EXIT) CLOSE NEW ACCT EXISTING FINISHES SHALL REMAIN EXIST WOMEN OFFICE EXISTING .2'x4' ACT CEILING TO REMAIN IN THIS AREA NEW DOOR 7. PROMOF NEW ACQUISTIC TILE CEILING & REUSE EXISTING CRID AS NOTED EXISTING FULL HEIGHT B. THE FINISHED PRODUCT WILL BE A LIKE FACILITY. 9. PROMOF CONTINUOUS LATERAL BRIDGING @ 5' O.C. ALL METAL STUD WALLS NEW 6" x 25 GA. MTL STUDS 0 24" O.C. Install Area BREAK RM. MALA EXISTING FINISHES SHALL REMAIN SALES AREA ELEC. CLO. VINTL EXIST ALL EXIT AISLES AND EXIT PASSAGEWAYS SHALL BE MAINTAINED AT 44" MINIMUM 11' AFF 2'x4' ACT CEILING TO THIS AREA NOTE: INFILL STUD WALL IN ALL AREAS EXPOSED TO VIE Tenant Entrance / Showroom EAST TENANT (4.4) (4.6) (2) (3) (3.5) (4.8)

RETAIL SPACE FOR LEASE

FORMER BOVA

10260 Alliance Road, Suite 200

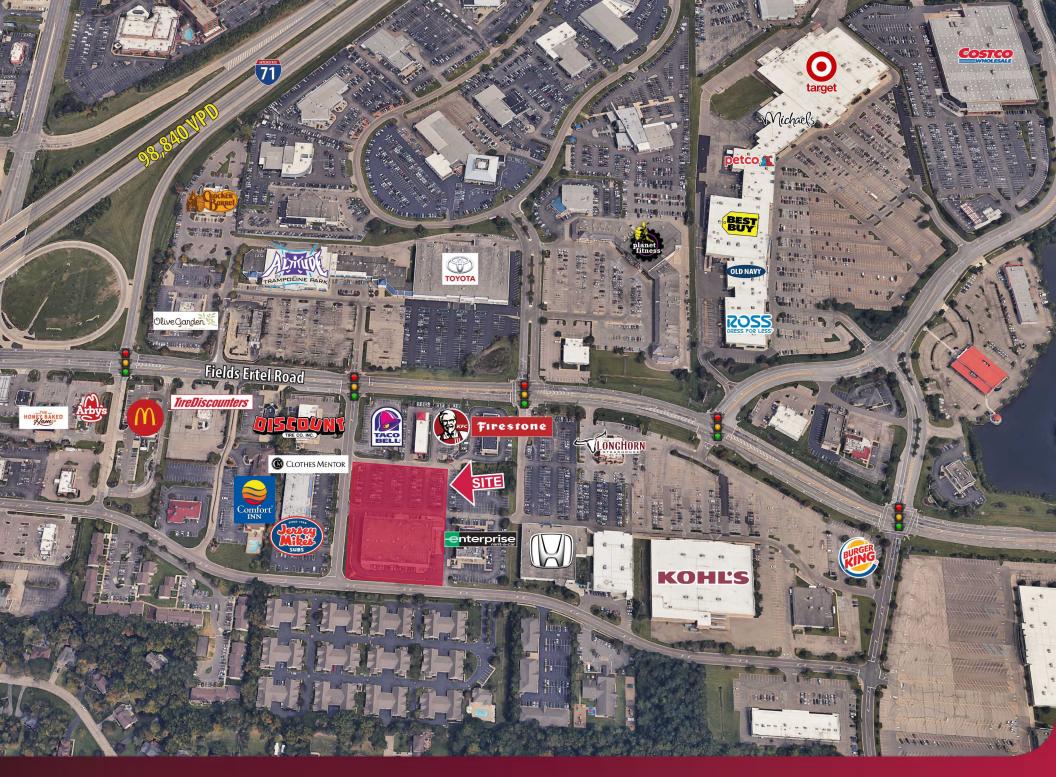




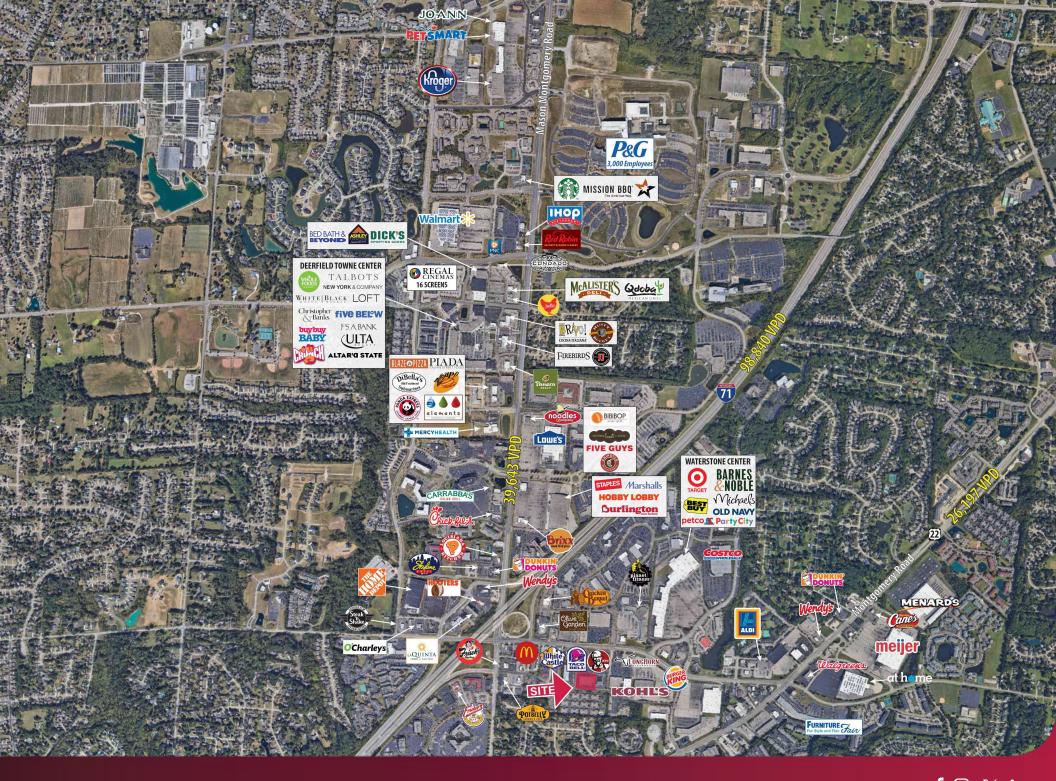








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Springboro (73)	Port William			(C)
Cros		3 MI RADIUS	5 MI RADIUS	10 MI RADIUS
II DEMOGRAPHICS	POPULATION		~	
(48)	2023 Estimated Population	67,257	146,020	453,674
Sign Miltonville 122 (123)	2028 Projected Population	68,281	149,353	466,449
BLUE BALL Hunter Red Lion 122 Dodds 42	2020 Census Population	66 <mark>,</mark> 586	144,595	449,091 Sabina
en Mile 73 Trenton Excello	2010 Census Population	61 <mark>,</mark> 043	135,511	413,673
Greentree (23)	Projected Annual Growth 2023 to 2028	0.3%	0.5%	0.6%
Corners	Historical Annual Growth 2010 to 2023	0.8%	0.6%	0.7%
Overpeck Williamsdale Oregonic	HOUSEHOLDS	22) Wilmington 22	(73)	
Williamsdale Woodsdale Lebanon	2023 Estimated Households	26,500	56,891	176,598
TY VIEW	2028 Projected Households	27,036	58,596	181,887
EIGHTS 741 49	2020 Census Households	25,902	55,601	172,644
Iton (747) (123 (350)	2010 Census Households	23,786	51,875	158,594
	Projected Annual Growth 2023 to 2028	0.4%	0.6%	0.6%
(4) (129) Princeton Four Bridges	Historical Annual Growth 2010 to 2023	0.9%	0.7%	0.9%
WALD 5 mi Radius 2 South Lebanon (123)	AGE	/		
Wetherington Mason (4)	2023 Est. Population Under 10 Years	Cuba 12.7%	11.9%	79 12.7%
Beckett Ridge	2023 Est. Population 10 to 19 Years	14.3%	14.1%	14.0%
Olde West 3 mi Radius	2023 Est. Population 20 to 29 Years	11.2%	10.2%	10.4%
(4) Chester	2023 Est. Population 30 to 44 Years	20.7%	19.5%	20.1%
Pisgah (22) Maineville	2023 Est. Population 45 to 59 Years	20.5%	21.5%	20.0%
leasant The Woods	2022 Fet Demulation (O to 74 Vanishing	15.2%	16.6%	16.5%
Trailling to the state of the s	2023 Est. Population 75 Years or Over	5.3%	6.2%	6.2%
Stringdale	2023 Est. Median Age Westboro	38.2	40.3	39.4
Sixteen Love and Dallasburg Ple sant Plain	MARITAL STATUS & GENDER			
Winten	2023 Est. Male Population	49.7%	49.6%	49.3%
Woods Evendale	2023 Est. Female Population	50.3%	50.4%	50.7%
4	2023 Est. Never Married	25.2% Lync	burg 23.7%	27.2%
t Healthy Blue Ast Springvale Goshen	2023 Est. Now Married	59.4%	59.3%	54.2%
Finneytown (126) (132)	2023 Est. Separated or Divorced	11.0%	11.5%	12.9%
Kenwood 7227		4.4%	5.4%	5.7%
Mt Repose V	INCOME	(50)		Hoadana
Newton Newton	2023 Est. HH Incomo \$200 000 or More	22.9%	22.9%	19.6%
Milford Day Heights (131)	2023 Est. HH Income \$150,000 to \$199,999	13.0%	13.2%	12.1%
St Bernard Norwood 📆	2023 Est. HH Income \$100,000 to \$149,999	18.2%	18.8%	18.6%
43	2023 Est. HH Income \$75,000 to \$99,999	13.9%	12.7%	12.5%
Fairfax 50	2023 Est. HH Income \$50,000 to \$74,999	14.4%	13.8%	13.8%
(132) Mon		6.6%	7.0%	7.5%
Newtown Stonelick Owensville	2023 Est. HH Income \$25,000 to \$34,999	4.1%	4.2%	5.4%
Summerside	2023 Est. HH Income \$15,000 to \$24,999	3.2%	3.4%	4.3%
Cincinnati	2023 Est. HH Income Under \$15,000	3.6%	3.9%	6.2%
(8) (276)	2023 Est. Average Household Income	\$165,663	\$162,914	\$150,657
Covington Fort Thomas Batavia 32	2023 Est. Median Household Income	\$119,961	\$120,650	\$ <mark>1</mark> 09,804
	2023 Est. Per Capita Income	\$65,321	\$63,541	\$58,766
Withamsville	2023 Est. Total Businesses	2,992	6,878	20,325 ord
itchell (17) (17) (132) (132) (132) (132)	2023 Est. Total Employees	49,719	100,671	288,132
S Highland ® KENTUCKY	Viluelliess Area		Wiowrystown	(136)
The Lord Hard		(101)		

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