

FOR LEASE SPRING GROVE MARKET

4645 Spring Grove Ave, Cincinnati, OH



SPRING GROVE AVENUE 25,019 VPD

AVAILABLE: 2,000 & 2,073 SF endcaps with drive thru

PRICING: \$35.00/SF Net + \$6.76

PROPERTY INFORMATION:

- New multi-tenant development
- 2 spaces available: Two (2) Endcaps designed with Drive Thru
- Gas stubbed, with 1-inch water line, 4-inch sanitary and 4-inch grease with 500-gallon grease trap
- 6-ton new HVAC
- 200 Amps
- Pylon Signage
- Good visibility along Spring Grove Ave
- Ample parking with canopy
- Multiple access points for customer convenience
- Nearby residential
- Close to I-75 and I-74

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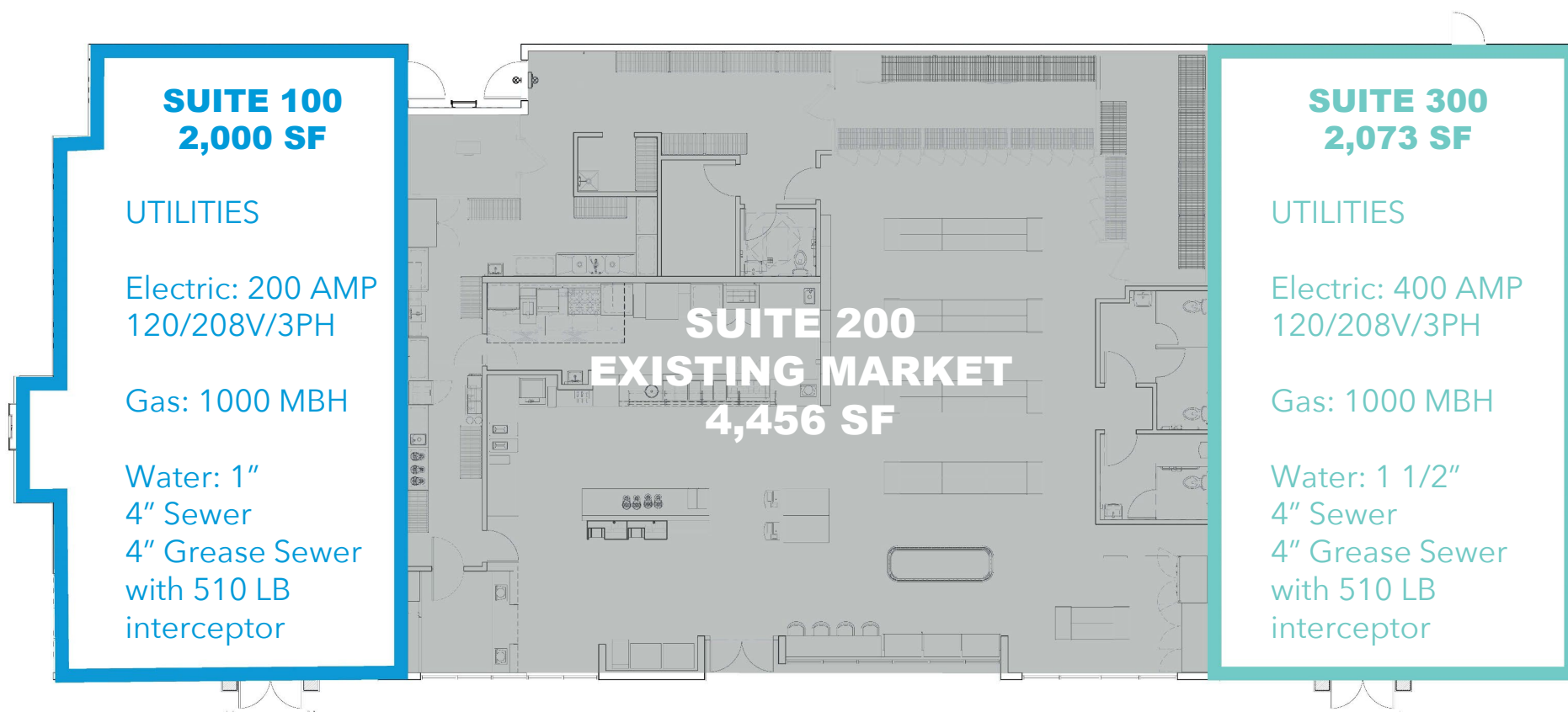
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**LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES

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FLOOR PLAN

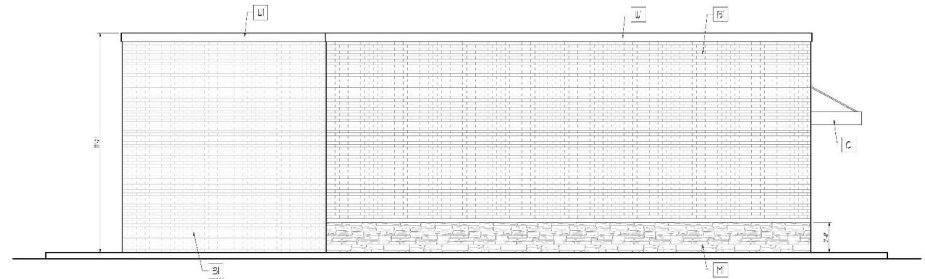
SPRING GROVE MARKET



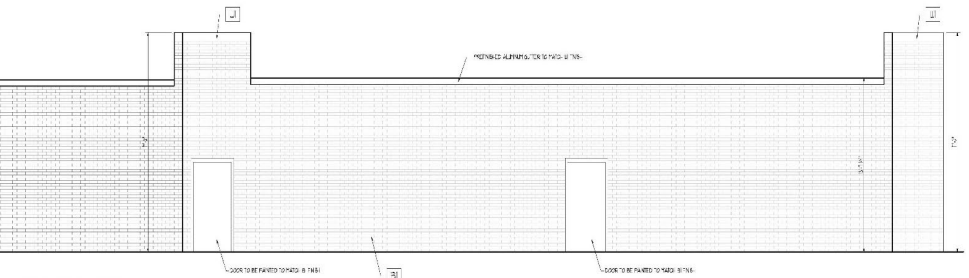
RENDERINGS SPRING GROVE MARKET



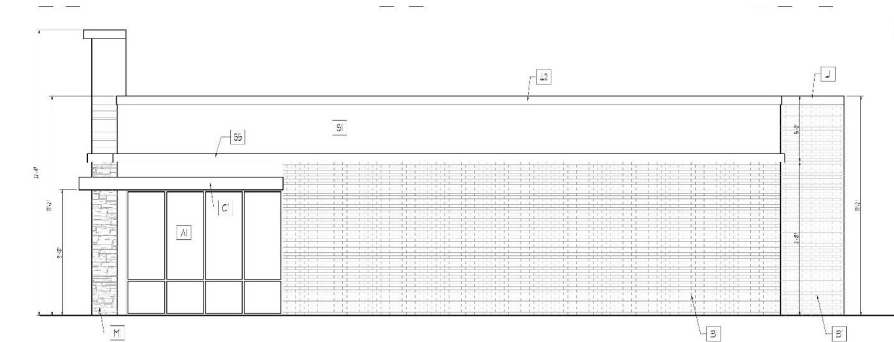
EAST ELEVATION
SCALE: 1/8" = 1'-0"



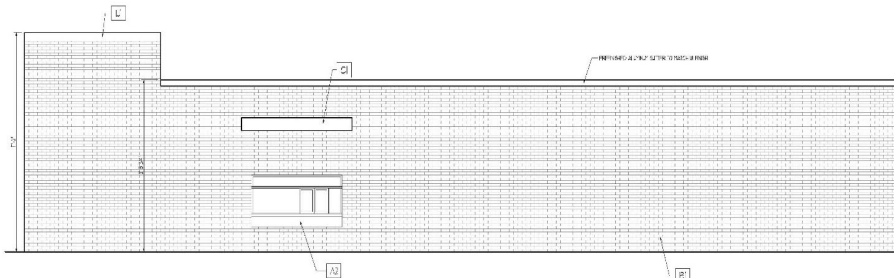
NORTH ELEVATION
SCALE: 1/8" = 1'-0"



WEST ELEVATION
SCALE: 1/8" = 1'-0"



NORTH ELEVATION
SCALE: 1/8" = 1'-0"



SITE AERIAL



U.S. Medical Glove Co. is planning a \$240 million, 100,000 SF facility in the village of St. Bernard where they will be able to produce 120 million surgical and specialty gloves annually, in addition to sterile IV bag systems.



Approx 155 employees



THE J.M. SMUCKER CO
Approx 300 employees



Approx 300 employees



GREATER CINCINNATI
WATER WORKS

A Service of The City of Cincinnati
Approx 500 employees



SUNBELT
RENTALS



25,019 (24) VPD



Spring Grove Ave



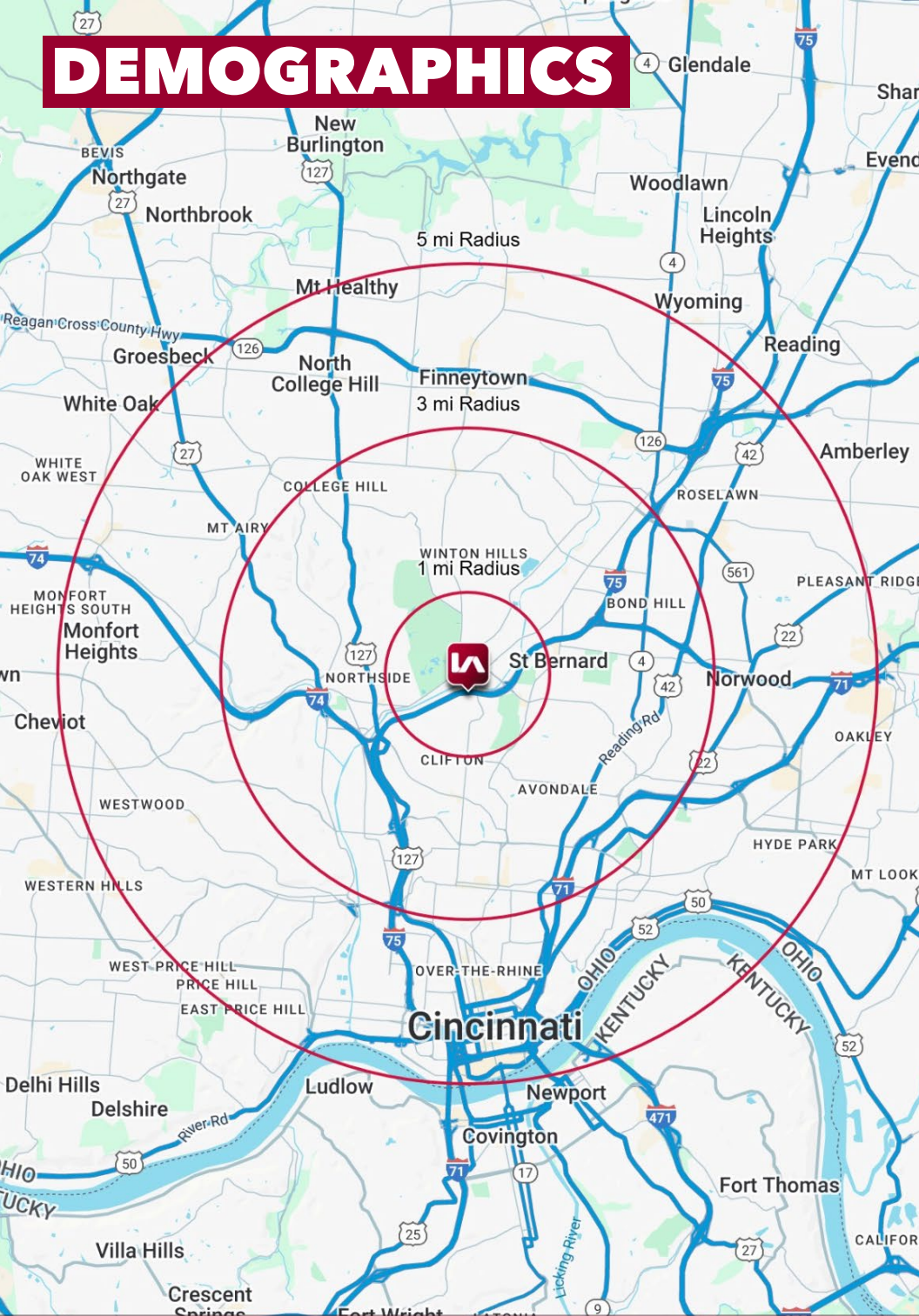
- 740.4K visits in the last 12 months
- Ranked 72 out of 606 in the State of Ohio

134,731 (24) VPD



ROGER BACON
HIGH SCHOOL
486 Students

DEMOGRAPHICS



	1 MI RADIUS	3 MI RADIUS	5 MI RADIUS
POPULATION			
2025 Estimated Population	5,816	116,667	344,499
2030 Projected Population	5,715	116,451	344,465
2020 Census Population	6,295	111,191	327,154
2010 Census Population	5,921	106,625	318,823
Projected Annual Growth 2025 to 2030	-0.3%	-	-
Historical Annual Growth 2010 to 2025	-0.1%	0.6%	0.5%
HOUSEHOLDS			
2025 Estimated Households	2,721	48,527	152,675
2030 Projected Households	2,687	48,744	154,162
2020 Census Households	2,703	46,178	143,778
2010 Census Households	2,531	44,924	138,592
Projected Annual Growth 2025 to 2030	-0.2%	-	0.2%
Historical Annual Growth 2010 to 2025	0.5%	0.5%	0.7%
AGE			
2025 Est. Population Under 10 Years	11.7%	11.7%	12.2%
2025 Est. Population 10 to 19 Years	11.7%	15.4%	13.3%
2025 Est. Population 20 to 29 Years	14.1%	23.6%	18.2%
2025 Est. Population 30 to 44 Years	23.4%	18.6%	21.4%
2025 Est. Population 45 to 59 Years	17.2%	13.4%	15.5%
2025 Est. Population 60 to 74 Years	16.8%	12.7%	14.5%
2025 Est. Population 75 Years or Over	5.0%	4.5%	5.0%
2025 Est. Median Age	37.3	31.8	34.3
MARITAL STATUS & GENDER			
2025 Est. Male Population	49.4%	54.2%	51.0%
2025 Est. Female Population	50.6%	45.8%	49.0%
2025 Est. Never Married	43.0%	62.8%	52.4%
2025 Est. Now Married	35.0%	18.6%	27.6%
2025 Est. Separated or Divorced	16.3%	14.2%	15.2%
2025 Est. Widowed	5.6%	4.4%	4.7%
INCOME			
2025 Est. HH Income \$200,000 or More	17.4%	5.9%	8.3%
2025 Est. HH Income \$150,000 to \$199,999	8.3%	5.3%	6.4%
2025 Est. HH Income \$100,000 to \$149,999	13.6%	9.0%	13.0%
2025 Est. HH Income \$75,000 to \$99,999	12.6%	8.6%	10.3%
2025 Est. HH Income \$50,000 to \$74,999	9.8%	14.5%	15.9%
2025 Est. HH Income \$35,000 to \$49,999	11.0%	14.3%	12.4%
2025 Est. HH Income \$25,000 to \$34,999	6.9%	9.1%	8.3%
2025 Est. HH Income \$15,000 to \$24,999	6.9%	11.8%	9.2%
2025 Est. HH Income Under \$15,000	13.3%	21.5%	16.3%
2025 Est. Average Household Income	\$124,754	\$70,173	\$88,413
2025 Est. Median Household Income	\$85,222	\$49,628	\$62,676
2025 Est. Per Capita Income	\$58,469	\$29,918	\$39,567
2025 Est. Total Businesses	260	3,580	14,357
2025 Est. Total Employees	4,216	57,491	193,334