

13.26 AC Site



OAKLEY STATION



GRAPHITE  
OAKLEY



For sale | \$425,000/AC

3000 Disney St, Cincinnati, OH

# AMENITIES

## DINING

- |                       |                          |
|-----------------------|--------------------------|
| iHop                  | Bones' & Burgers         |
| Chick-fil-A R         | Essench                  |
| aising Cane's Chicken | Tea House                |
| Olive Garden          | Redtree Coffee Shop      |
| Wild Eggs             | Red Feather              |
| Jimmy John's          | Sleepy Bee Cafe          |
| MOD Pizza             | Deeper Roots Coffe       |
| Ladles                | Oakley Pub & Grill       |
| The Casual            | Dewey's Pizza Subway     |
| Pint Bar              | Rooted Juicery & Kitchen |
| Louie                 | Yat Ka Mein              |
| Buffalo Wings & Rings | Noodle House             |
| Smoothie King         | Skyline Chili            |
| Chicken Salad Chick   | Oak Tavern               |
| Condado Tacos         | Taste of Belguim         |
| McAlister's Deli      | Bravo Cucina Italian     |
| Tropical Smoothie     | Seasons 52               |
| Holtman's Donuts      | The Capital Grille       |
| Wingstop Stone Bowl   | Jason's Deli             |
| MadTree Brewing       | Asiana Thai & Sushi      |
| Oakley Greens         |                          |

## CONSUMER SERVICES RETAIL

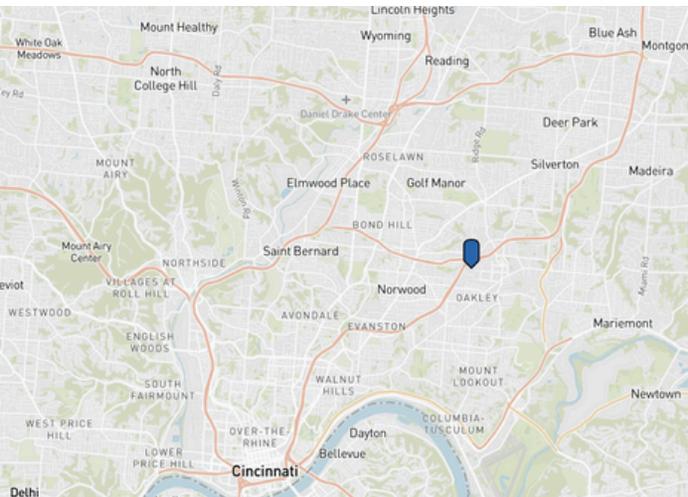
- |                          |                  |
|--------------------------|------------------|
| LA Fitness               | At Home          |
| Cinfed Credit Union      | Meijer           |
| Crunch Fitness           | Target PetSmart  |
| Cinemark                 | The Tile Shop    |
| Oakley Station           | Kroger           |
| Mike's Carwash           | FleetFeet Sports |
| Crossroads Church        |                  |
| Orangetheory Fitness     |                  |
| Homewood Suites          |                  |
| Platnet Fitness          |                  |
| Tide Dry Cleaners        |                  |
| All About Kids Childcare |                  |
| DEFINE                   |                  |
| Library                  |                  |
| Courtyard Marriott       |                  |
| Residence Inn            |                  |



# Oakley, OH

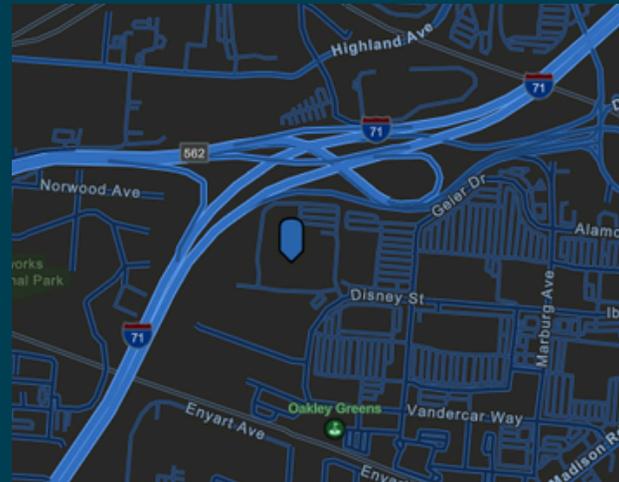
Positioned in the heart of Oakley, this location benefits from strong demographics, consistent traffic counts, and proximity to affluent neighborhoods and popular shopping districts like Oakley Station and Hyde Park.

**Excellent visibility & access in a high-income, high-density area**



## Property Overview & Demographics

- Surrounded by established residential neighborhoods
- Convenient access to I-71 and downtown Cincinnati
- Dense population and high income within a 3-mile radius
- Nearby retailers include Kroger, Target, LA Fitness & MadTree Brewing
- Infill land opportunity with strong market fundamentals



<b>Location</b>	3000 Disney Street, Cincinnati, OH
<b>Size</b>	13 AC
<b>Type</b>	Land
<b>Land Use</b>	Office, Medical, Residential, Retail

	1 mile	3 miles	5 miles
<b>Estimated population</b>	15,500	117,300	254,400
<b>Estimated households</b>	7,700	54,600	113,500
<b>Est. Average HH income</b>	\$111,000	\$110,300	\$105,900
<b>Traffic counts</b>	17,000+ VPD on Disney St	30,000+ VPD nearby ( I-71/Oakley Square)	50,000+ VPD (I-71)

# Central /Midtown Office

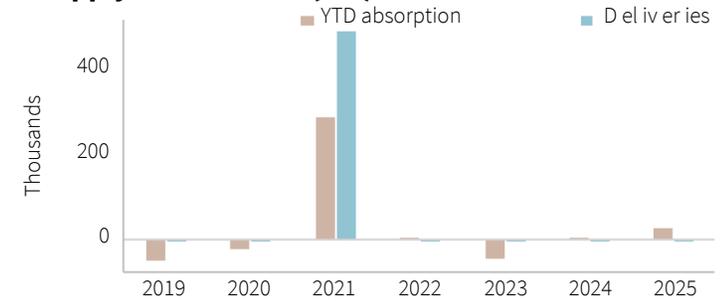
## Submarket Report

### Fundamentals

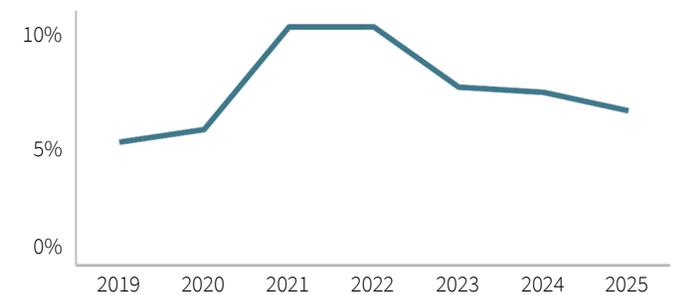
		YoY
Total inventory	<b>3,551,337 s.f.</b>	◆
YTD delivered	<b>0 s.f.</b>	◆
YTD absorption	<b>28,929 s.f.</b>	▼
Under development	<b>0 s.f.</b>	◆
Total vacancy	<b>6.9%</b>	▲
Overall direct asking rent	<b>\$26.34 p.s.f.</b>	▼
Sublease vacancy	<b>4,533 s.f.</b>	▼
Sublease vacancy (%)	<b>0.1%</b>	▼
Sublease asking rent	<b>\$21.50 p.s.f.</b>	▼



### Supply and demand (s.f.)



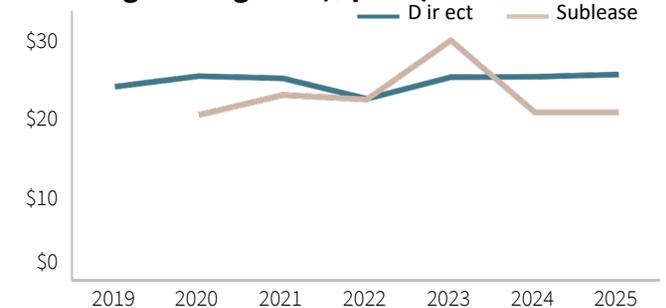
### Total vacancy (%)



### Top 5 lease transactions

Tenant	Building Name/Address	Size (s.f.)	Class	Type	Date Signed	Submarket/Type Swa
Rateview	Central Parke Office BldgI, 4600 Montgo..	41,196	Class B	New Lease	2023 Q2	
Queen City Church	4170 Rosslyn Dr	28,850	ClassB	NewLease	2024 Q2	
Fidelity Brokerage Services	Rookwood Tower, 3805 Edwards Rd	14,242	ClassA	Renewal	2025 Q1	
Hamilton County Health D..	The American Laundry Building, 5050 Sec..	14,238	ClassB	NewLease	2023 Q2	
Marque Engineering	Central Parke Office BldgV, 4850Smith Rd	13,609	ClasSubBmarketN/	e.wLeas	2023 Q4	

### Total average asking rent (\$ p.s.f.)



**JLL**

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