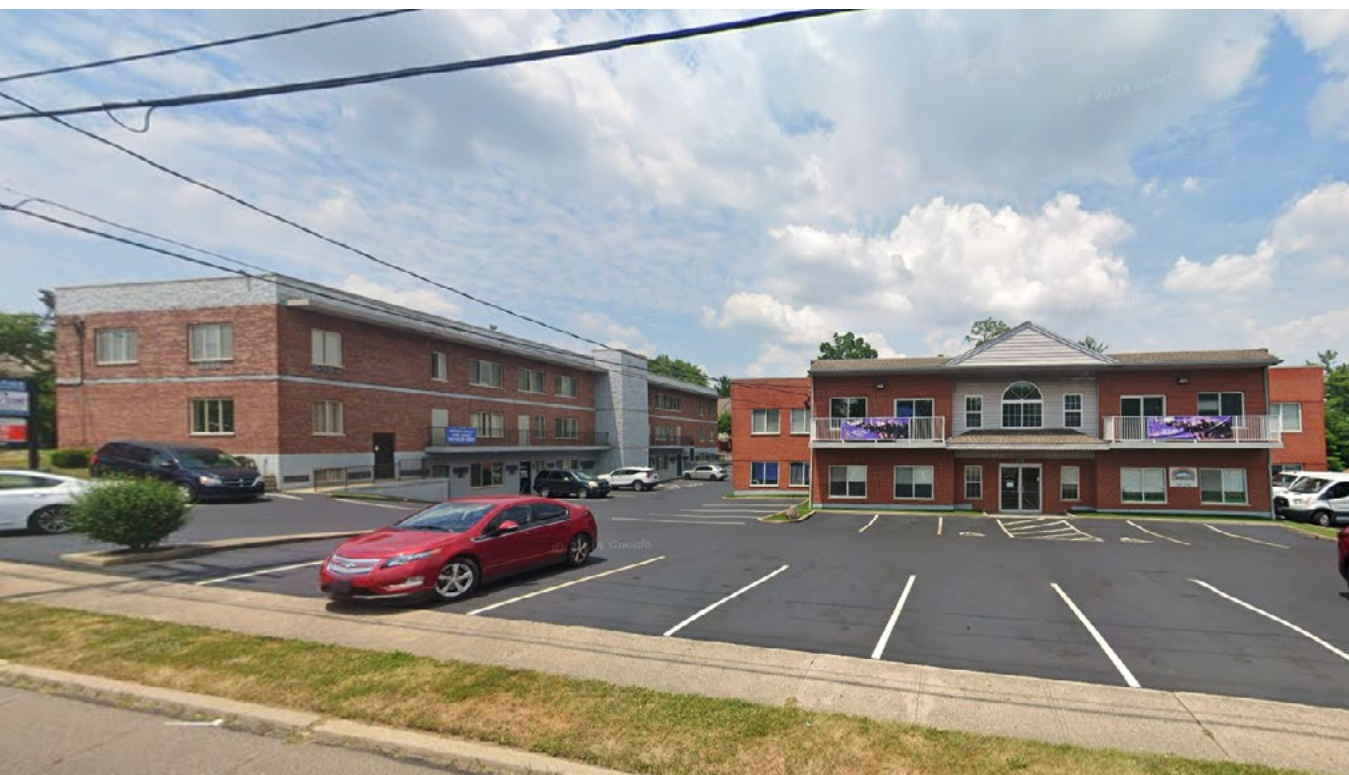


North Bend Office Investment Portfolio

3260-3284 North Bend Road | Cincinnati, OH | 45239



3284 N Bend Road – #055000710510

3270 N Bend Road – #055000710132

3260 N Bend Road – #055000710009

COUNTY	PROPERTY TYPE	ZONING	SPACE AVAILABLE	PRICE
Hamilton	Office	447 - Office	1.789 Acres	\$3,295,000

Property & Location Highlights:

- Three-building portfolio: two-unit building (3260) (100% occupied), 23-unit building (3270) (100% occupied), and 31-unit building (3284) (68% occupied) – total occupancy: 82%
- Elevators located in the two larger buildings
- Just a few blocks from I-74
- Many of the offices spaces are newly remodeled

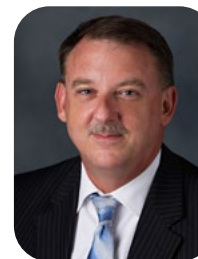
- Nearby major retailers such as Kroger, Sams Club, Family Dollar, Petco, and Walgreens
- Updates completed in multiple units
- Ample parking in a newly resurfaced lot
- Only 36 minutes from CVG International Airport
- Financials available with a signed NDA
- Potential 10%-11% CAP Rate when fully occupied

All information furnished is from sources deemed reliable and is subject to errors, omissions and changes prior to sale as withdrawal without notice.

For more information, contact:



Henkle Schueler Est. 1935
CORFAC
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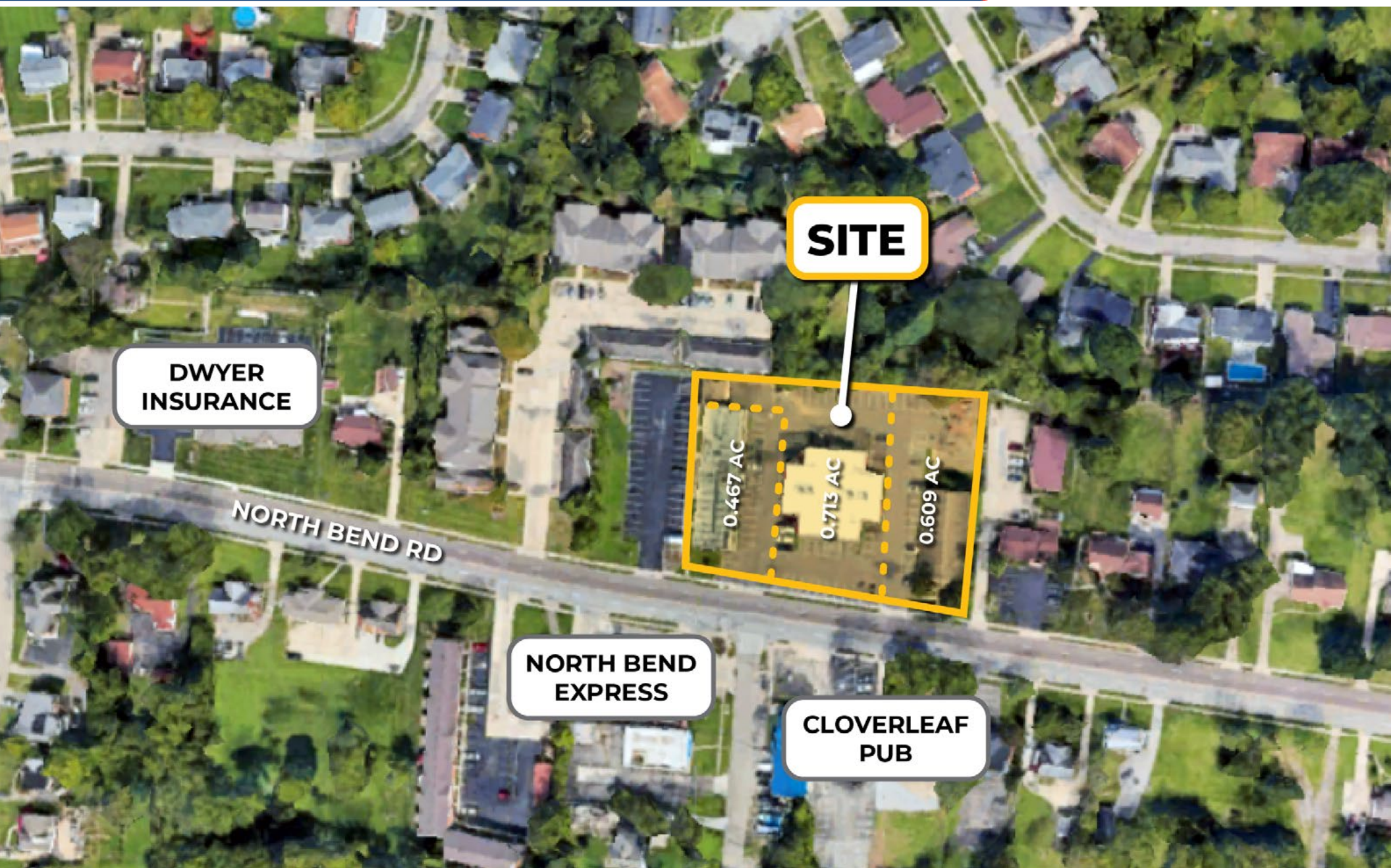
Henkle Schueler Est. 1935
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Henkle Schueler Est. 1935

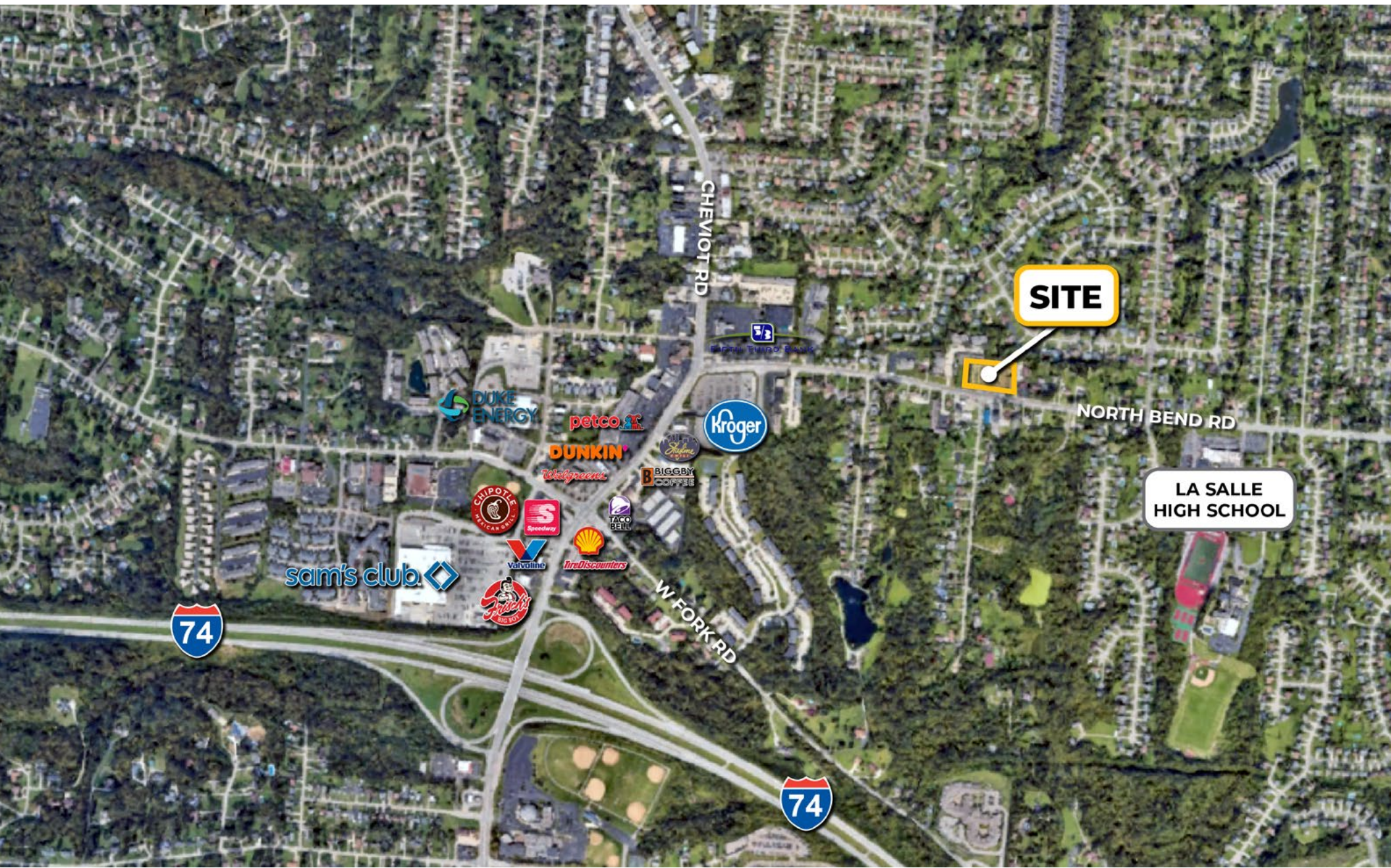
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DEMOGRAPHICS

Radius	1 Mile		5 Mile		10 Mile	
Population						
2028 Projection	10,748		239,103		740,852	
2023 Estimate	10,724		236,852		733,341	
2010 Census	10,852		230,700		708,860	
Growth 2023 - 2028	0.22%		0.95%		1.02%	
Growth 2010 - 2023	-1.18%		2.67%		3.45%	
2023 Population by Hispanic Origin	182		7,346		29,305	
2023 Population	10,724		236,852		733,341	
White	8,799	82.05%	145,422	61.40%	477,672	65.14%
Black	1,525	14.22%	79,314	33.49%	214,950	29.31%
Am. Indian & Alaskan	7	0.07%	516	0.22%	2,189	0.30%
Asian	182	1.70%	4,306	1.82%	16,548	2.26%
Hawaiian & Pacific Island	5	0.05%	284	0.12%	1,025	0.14%
Other	205	1.91%	7,010	2.96%	20,957	2.86%
U.S. Armed Forces	0		11		232	
Households						
2028 Projection	4,509		99,230		308,411	
2023 Estimate	4,496		98,325		305,179	
2010 Census	4,562		96,389		296,155	
Growth 2023 - 2028	0.29%		0.92%		1.06%	
Growth 2010 - 2023	-1.45%		2.01%		3.05%	
Owner Occupied	3,328	74.02%	57,550	58.53%	166,317	54.50%
Renter Occupied	1,168	25.98%	40,775	41.47%	138,862	45.50%
2023 Households by HH Income	4,496		98,326		305,179	
Income: <\$25,000	687	15.28%	24,781	25.20%	71,234	23.34%
Income: \$25,000 - \$50,000	905	20.13%	21,879	22.25%	62,884	20.61%
Income: \$50,000 - \$75,000	850	18.91%	17,191	17.48%	51,553	16.89%
Income: \$75,000 - \$100,000	667	14.84%	10,891	11.08%	33,165	10.87%
Income: \$100,000 - \$125,000	666	14.81%	9,474	9.64%	29,906	9.80%
Income: \$125,000 - \$150,000	315	7.01%	5,247	5.34%	17,585	5.76%
Income: \$150,000 - \$200,000	221	4.92%	4,642	4.72%	18,842	6.17%
Income: \$200,000+	185	4.11%	4,221	4.29%	20,010	6.56%
2023 Avg Household Income	\$82,257		\$71,791		\$80,687	
2023 Med Household Income	\$68,937		\$52,891		\$57,216	

Business Employment by Type	# of Businesses	# Employees	#Emp/Bus
Total Businesses	811	4,350	5
Retail & Wholesale Trade	62	497	8
Hospitality & Food Service	30	533	18
Real Estate, Renting, Leasing	11	56	5
Finance & Insurance	43	367	9
Information	17	112	7
Scientific & Technology Services	36	257	7
Management of Companies	1	3	3
Health Care & Social Assistance	514	1,609	3
Educational Services	11	369	34
Public Administration & Sales	2	28	14
Arts, Entertainment, Recreation	3	19	6
Utilities & Waste Management	19	102	5
Construction	18	94	5
Manufacturing	10	53	5
Agriculture, Mining, Fishing	0	0	0
Other Services	34	251	7

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