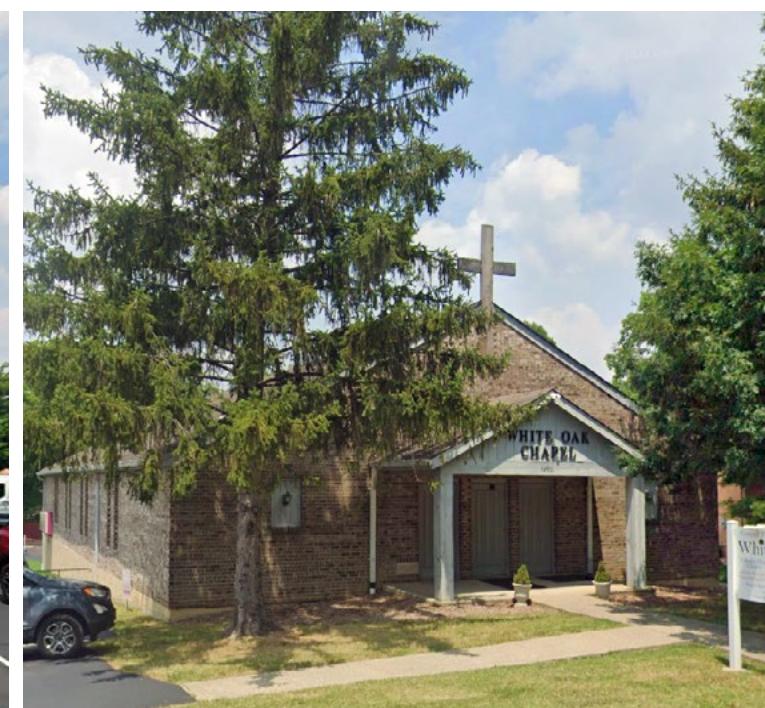


North Bend Office Investment Portfolio

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

For more information, contact:



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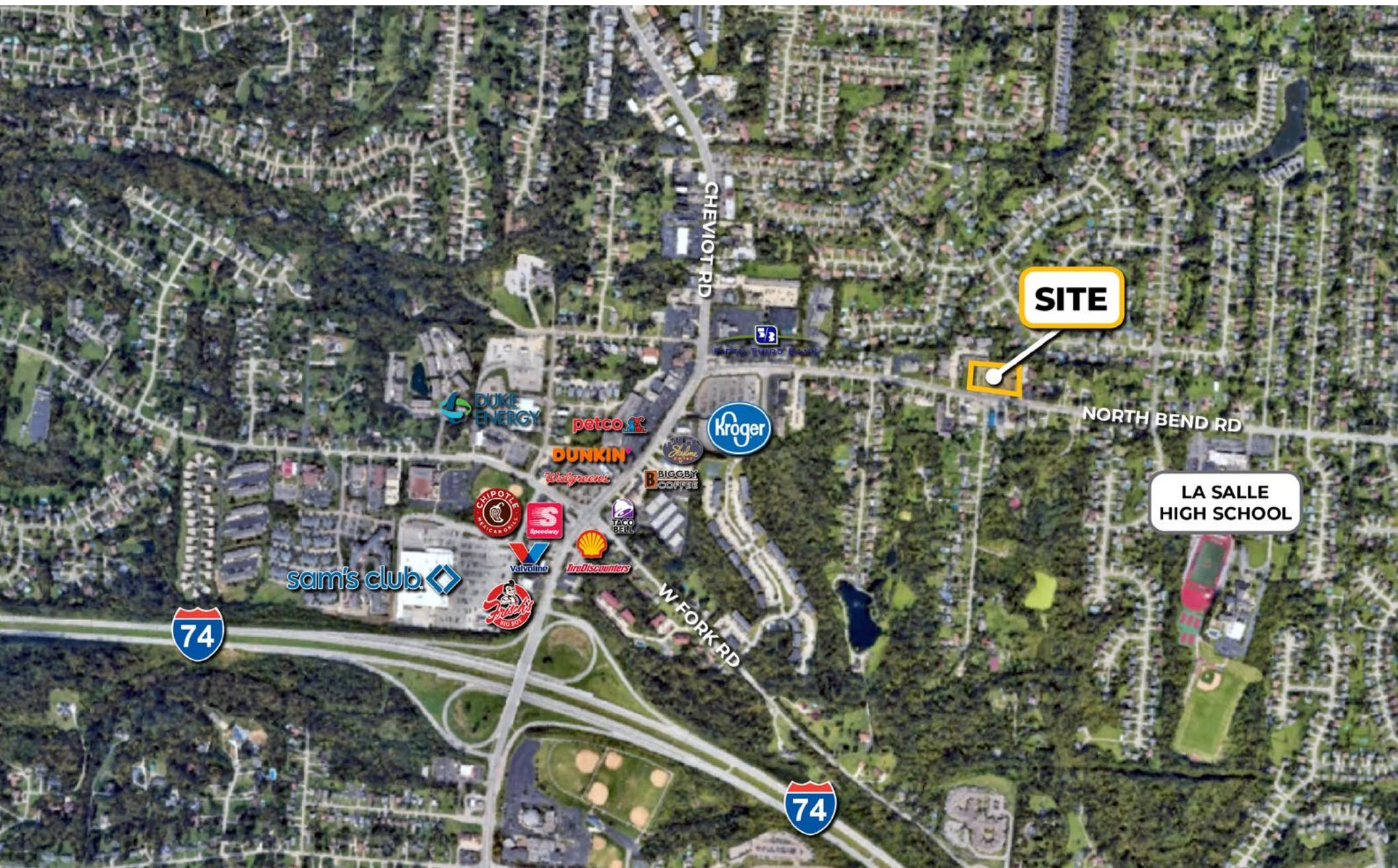
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DEMOGRAPHICS

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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