

FOR SALE OR LEASE
RETAIL / FLEX PROPERTY

969 Ohio Pike, Cincinnati, OH 45245

PRICE REDUCED



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COMMERCIAL REAL ESTATE SERVICES

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AVAILABLE: 22,682 SF

SALE PRICE: \$2,100,000

LEASE RATE: \$7.00 NNN

PROPERTY INFORMATION:

- High Visibility and traffic count on Ohio Pike (SR 125)
- Less than 2 miles from 1-275
- Two drive-in doors
- 3 phase electrical
- LED lit warehouse
- Lot adjacent to building for parking or staging



FACT SHEET

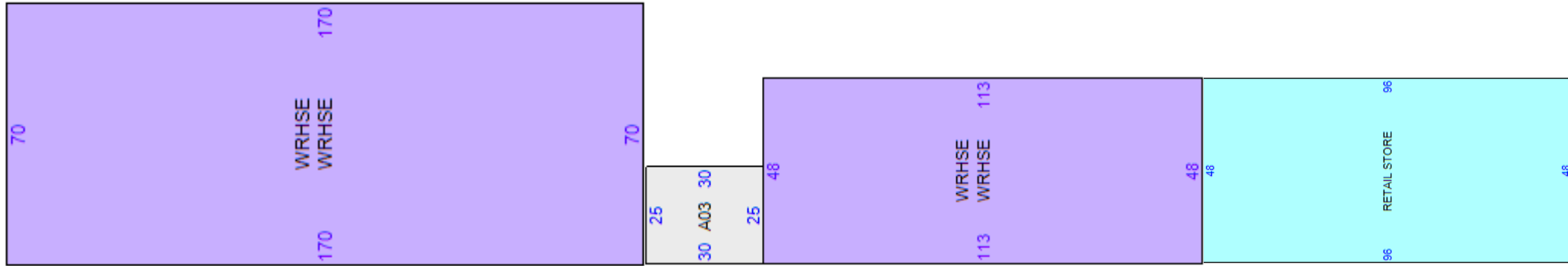
969 OHIO PIKE

Location:	Union Township Clermont County	Heating:	Gas Forced Air
Total Building Size:	22,682 SF	Parking:	Ample
Retail Size:	4,608 SF	Air Conditioning:	Office Only
Warehouse Size:	6,174 SF + 11,900 SF	Lighting:	T-8, T-5 & LED
Divisible:	Possible	Outside Security Lighting:	Yes
		Windows:	Yes
Land:	1,495 Acres	Skylights:	No
Zoning:	M-1	Electrical Service:	Heavy Power
Access to Expressways:	I-275 via SR 125	Gas:	Duke Energy
Year Built:	1973	Sewer:	City
Construction:	Steel, and Metal	Water:	City
Building Dimensions:	48' x 96' Retail 48' x 113' & 70' x 170' Warehouse	Auditor's Information:	413112A135
Column Spacing:	None	Annual Taxes:	\$12,066.36
Floor:	Concrete	Available:	Immediate
Roof:	Multiple – Pitched	Annual Rental Rate:	\$700/SF NNN
Ceiling Height:	14' – 16' & 15.5' – 19.5'	Annual Operating Expenses:	\$0.69/SF (Taxes & Insurance)
Loading Facilities:	2 Drive-In 12' x 12'	Sale Price:	\$2,268,200 (\$100/SF)

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Warehouse: 11,900 SF

**Warehouse: 5,424 SF
+ 750 SF**

Retail Store: 4,608 SF



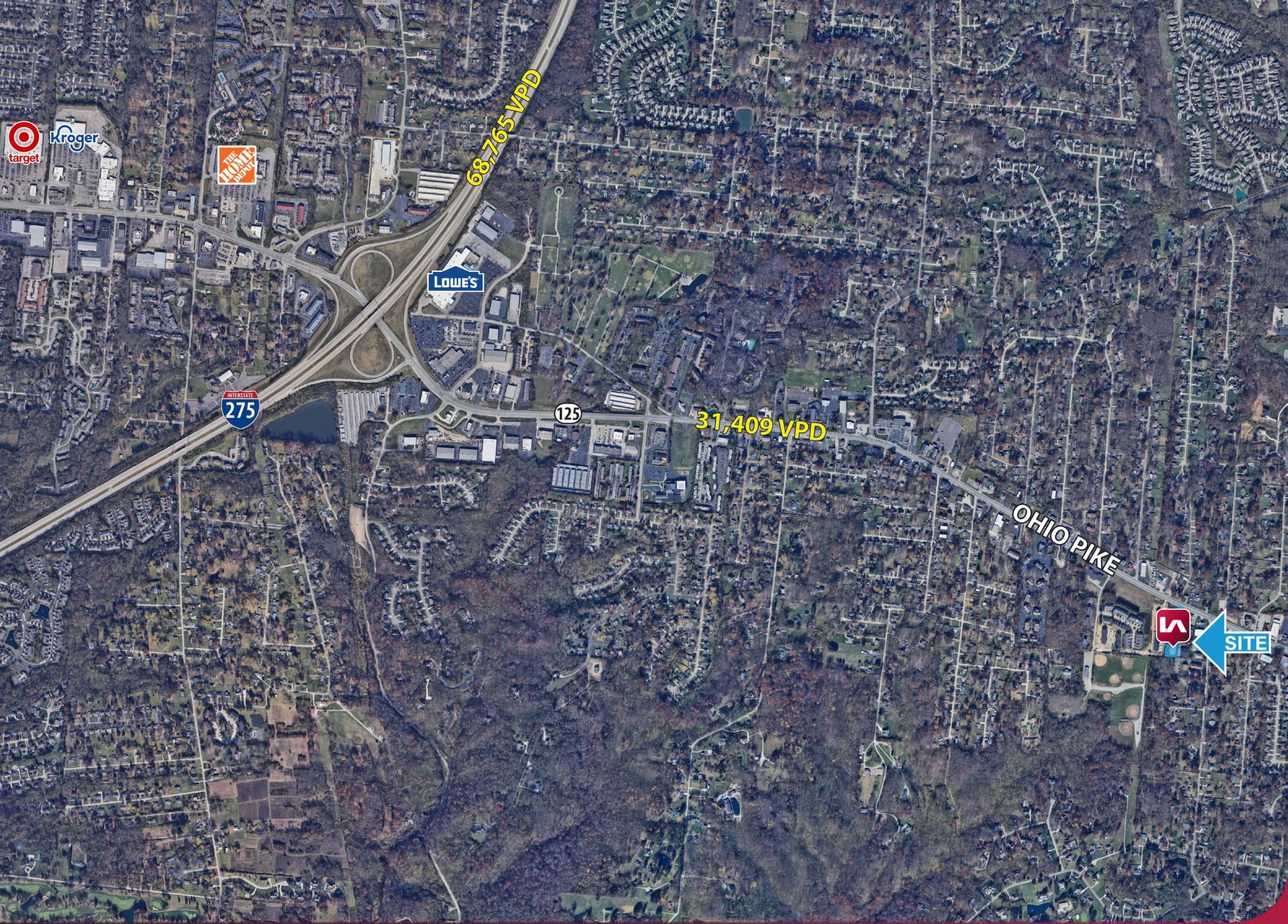
AERIAL



125

31,409 VPD

OHIO PIKE



Kroger

THE HOME DEPOT

LOWE'S

INTERSTATE
275

125

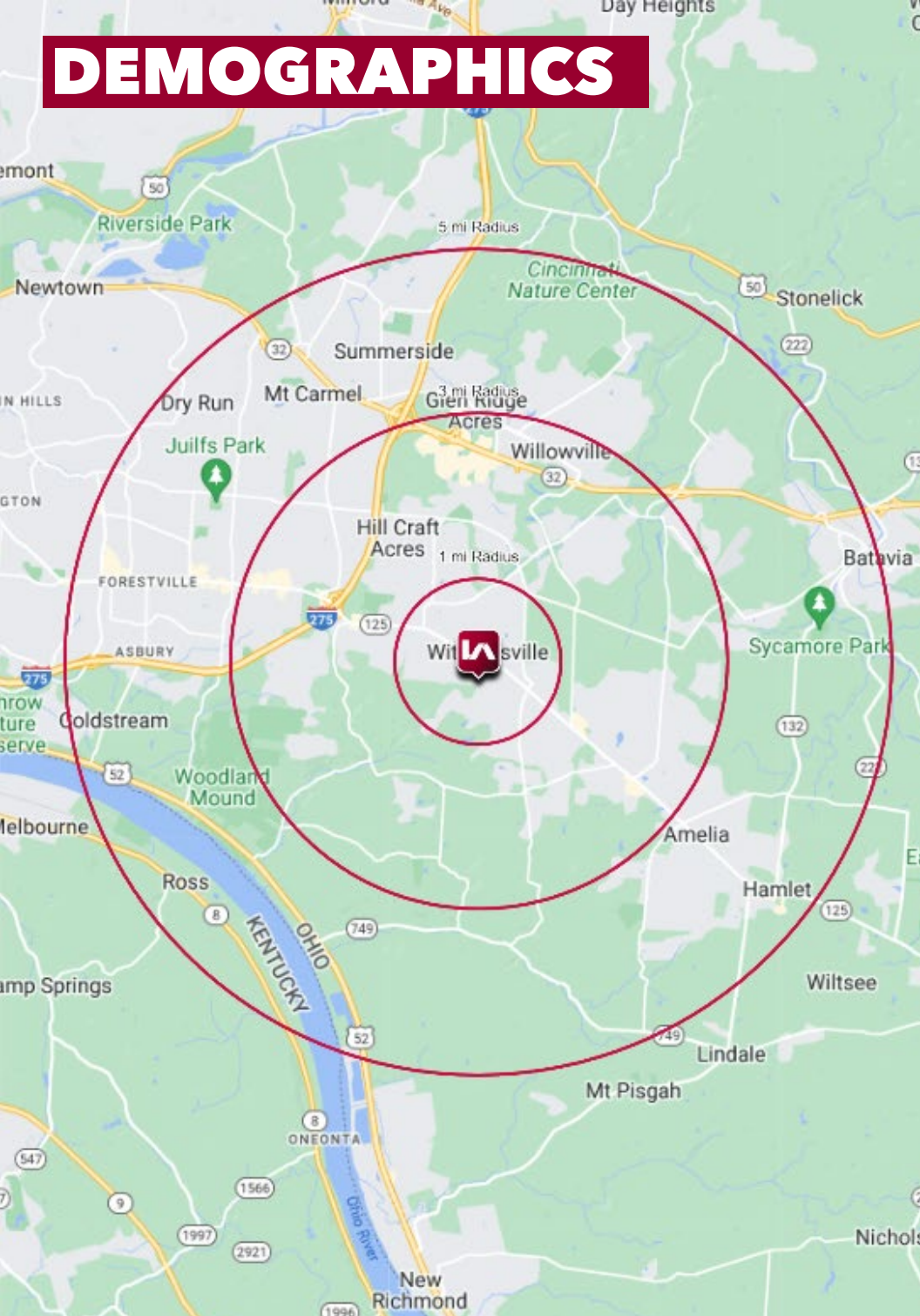
31,409 VPD

OHIO PIKE



SITE

DEMOGRAPHICS



	1 MI RADIUS	3 MI RADIUS	5 MI RADIUS
POPULATION			
2024 Estimated Population	4,954	48,804	101,888
2029 Projected Population	5,067	49,874	104,189
2020 Census Population	4,710	48,477	101,092
2010 Census Population	4,488	43,813	93,572
Projected Annual Growth 2024 to 2029	0.5%	0.4%	0.5%
Historical Annual Growth 2010 to 2024	0.7%	0.8%	0.6%
HOUSEHOLDS			
2024 Estimated Households	2,173	21,449	42,597
2029 Projected Households	2,242	22,085	43,787
2020 Census Households	2,021	20,358	40,835
2010 Census Households	1,916	17,807	36,720
Projected Annual Growth 2024 to 2029	0.6%	0.6%	0.6%
Historical Annual Growth 2010 to 2024	1.0%	1.5%	1.1%
AGE			
2024 Est. Population Under 10 Years	10.8%	12.5%	12.0%
2024 Est. Population 10 to 19 Years	10.6%	11.6%	12.3%
2024 Est. Population 20 to 29 Years	12.3%	13.9%	12.4%
2024 Est. Population 30 to 44 Years	17.9%	19.2%	20.2%
2024 Est. Population 45 to 59 Years	18.1%	16.9%	17.7%
2024 Est. Population 60 to 74 Years	19.2%	17.9%	17.9%
2024 Est. Population 75 Years or Over	11.1%	8.0%	7.5%
2024 Est. Median Age	42.6	38.8	39.0
MARITAL STATUS & GENDER			
2024 Est. Male Population	49.0%	49.3%	49.0%
2024 Est. Female Population	51.0%	50.7%	51.0%
2024 Est. Never Married	33.4%	31.1%	28.7%
2024 Est. Now Married	44.2%	46.3%	49.4%
2024 Est. Separated or Divorced	19.6%	16.3%	15.4%
2024 Est. Widowed	2.8%	6.2%	6.5%
INCOME			
2024 Est. HH Income \$200,000 or More	4.5%	7.2%	9.2%
2024 Est. HH Income \$150,000 to \$199,999	6.7%	9.5%	10.4%
2024 Est. HH Income \$100,000 to \$149,999	11.1%	15.3%	16.6%
2024 Est. HH Income \$75,000 to \$99,999	20.0%	16.9%	16.3%
2024 Est. HH Income \$50,000 to \$74,999	18.4%	21.1%	18.3%
2024 Est. HH Income \$35,000 to \$49,999	10.5%	8.8%	8.8%
2024 Est. HH Income \$25,000 to \$34,999	4.3%	9.1%	8.1%
2024 Est. HH Income \$15,000 to \$24,999	6.1%	5.7%	6.3%
2024 Est. HH Income Under \$15,000	18.4%	6.3%	6.0%
2024 Est. Average Household Income	\$82,971	\$102,799	\$111,287
2024 Est. Median Household Income	\$58,015	\$79,554	\$83,850
2024 Est. Per Capita Income	\$36,625	\$45,255	\$46,594
2024 Est. Total Businesses	191	1,470	3,089
2024 Est. Total Employees	2,575	19,013	37,654