

FORMER FRONTROOM FURNISHINGS 11750 COMMONS DRIVE



ONE EAST FOURTH STREET, SUITE 500, CINCINNATI, OH 45202
513.241.2300





ADDRESS: 11750 Commons Drive
Cincinnati, OH 45246

AVAILABLE: 80,000 SF building on 7 acres

LEASE PRICING: \$10.50 PSF NNN
Real Estate Taxes:
\$93,209 per year

SALE PRICING: \$4,950,000 (\$62.00 PSF)

- ▶ Landmark building on I-275 in Tri-County
- ▶ Tri-County is Cincinnati's most accessible retail market
- ▶ Fantastic signage, visibility, parking and access
- ▶ Suitable for retail, office, warehouse, etc.
- ▶ For sale or lease
- ▶ May divide
- ▶ 21' 7" clear height
- ▶ 183 parking spaces

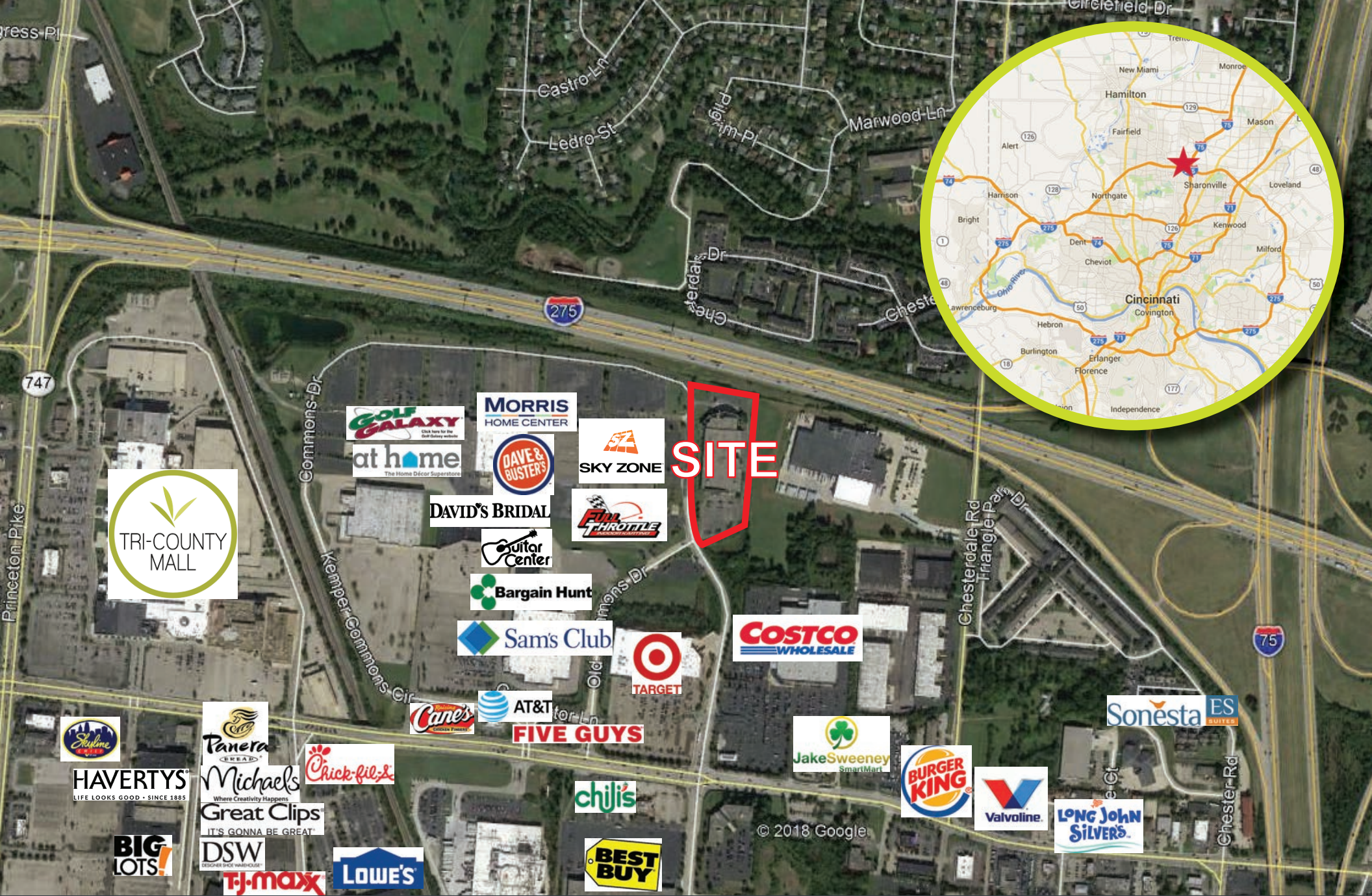
TRAFFIC COUNTS:

- ▶ I-275 = 105,041 AADT in 2018
- ▶ Triangle Park Drive at Chesterdale Road = 13,512 AADT in 2018

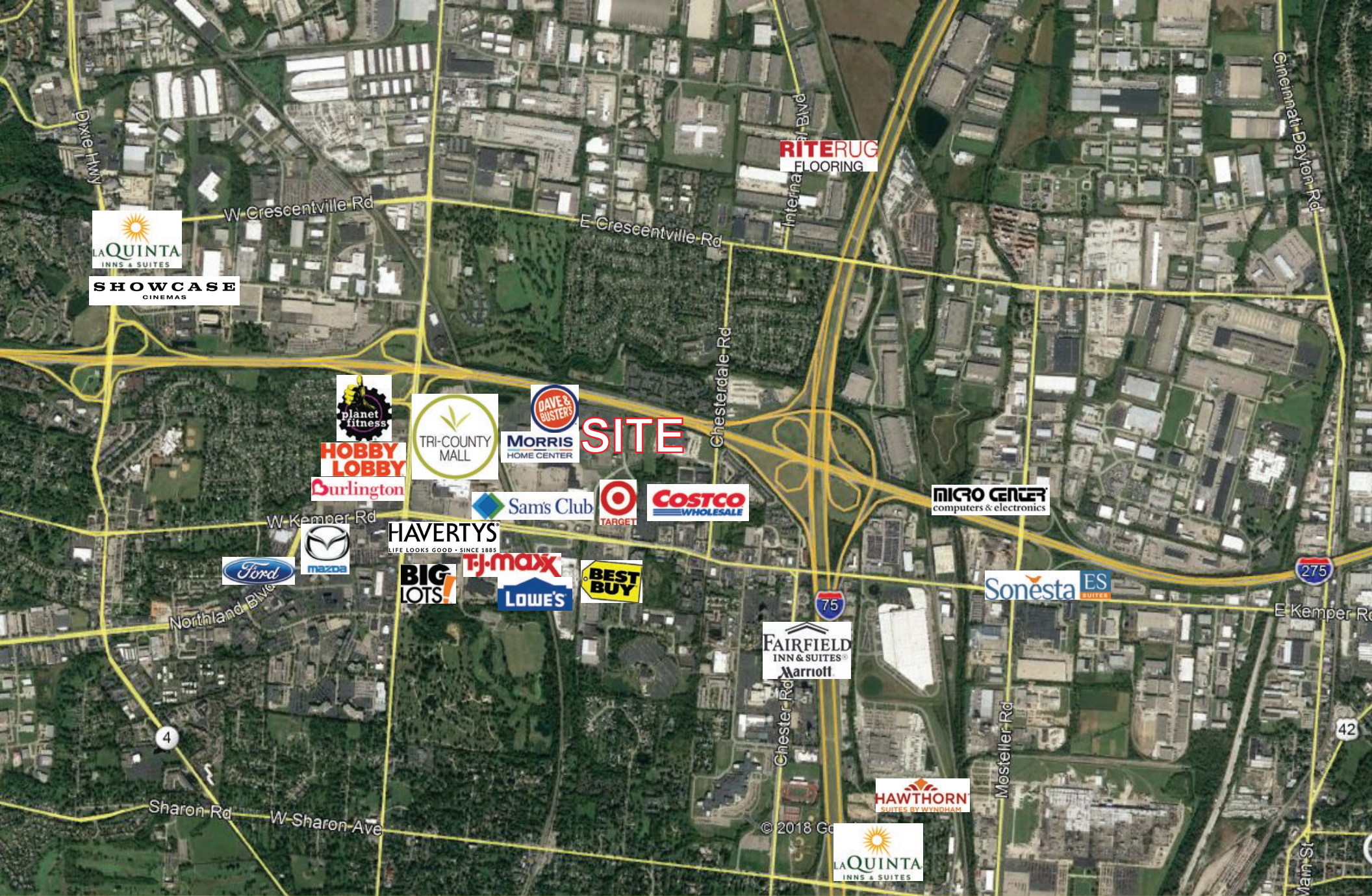
FEATURES

| | | | |
|-------------------------------|---|-----------------------------------|-----------------------------|
| Available Space: | 80,000 SF | Heating: | Gas forced air |
| Office Size: | 5,000 SF | Air Conditioning: | Fully A/C |
| Warehouse Size: | 73,500 SF | Ventilation Fans: | No |
| Divisible: | Possible | Lighting: | Fluorescent & Halide |
| Total Building Size: | 80,000 SF | Outside Security Lighting: | Yes |
| Land: | 7.06 acres | Windows: | Yes |
| Zoning: | PUD (City of Springdale, 513-346-5700) | Skylights: | No |
| Access to Expressways: | I-75/I-275/I-71 | Electrical Service: | 240V, 3 phase |
| Year Built: | 1995 | Gas: | Duke Energy |
| Construction: | Masonry, metal & steel | Sewer: | Metropolitan Sewer District |
| Building Dimensions: | Approx. 220' x 365' | Water: | Cincinnati Water Works |
| Column Spacing: | 36' x 36' | Floor Drains: | Unknown |
| Floor: | Concrete | Annual Taxes: | \$93,209 (\$1.16 PSF) |
| Roof: | Single rubber roof (1995) | Available: | Immediate |
| Ceiling Height: | 21' 7" clear | Lease Term: | 5+ years |
| Loading Facilities: | 3 docks 3 additional overhead doors | Annual Rental Rate: | \$10.50 PSF NNN |
| Parking: | 183 spaces | Annual Operating Expenses: | \$2.25 est. |
| Restrooms: | 4 total | Sale Price: | \$4,950,000 (\$62.00 PSF) |
| Sprinklered: | Wet | | |

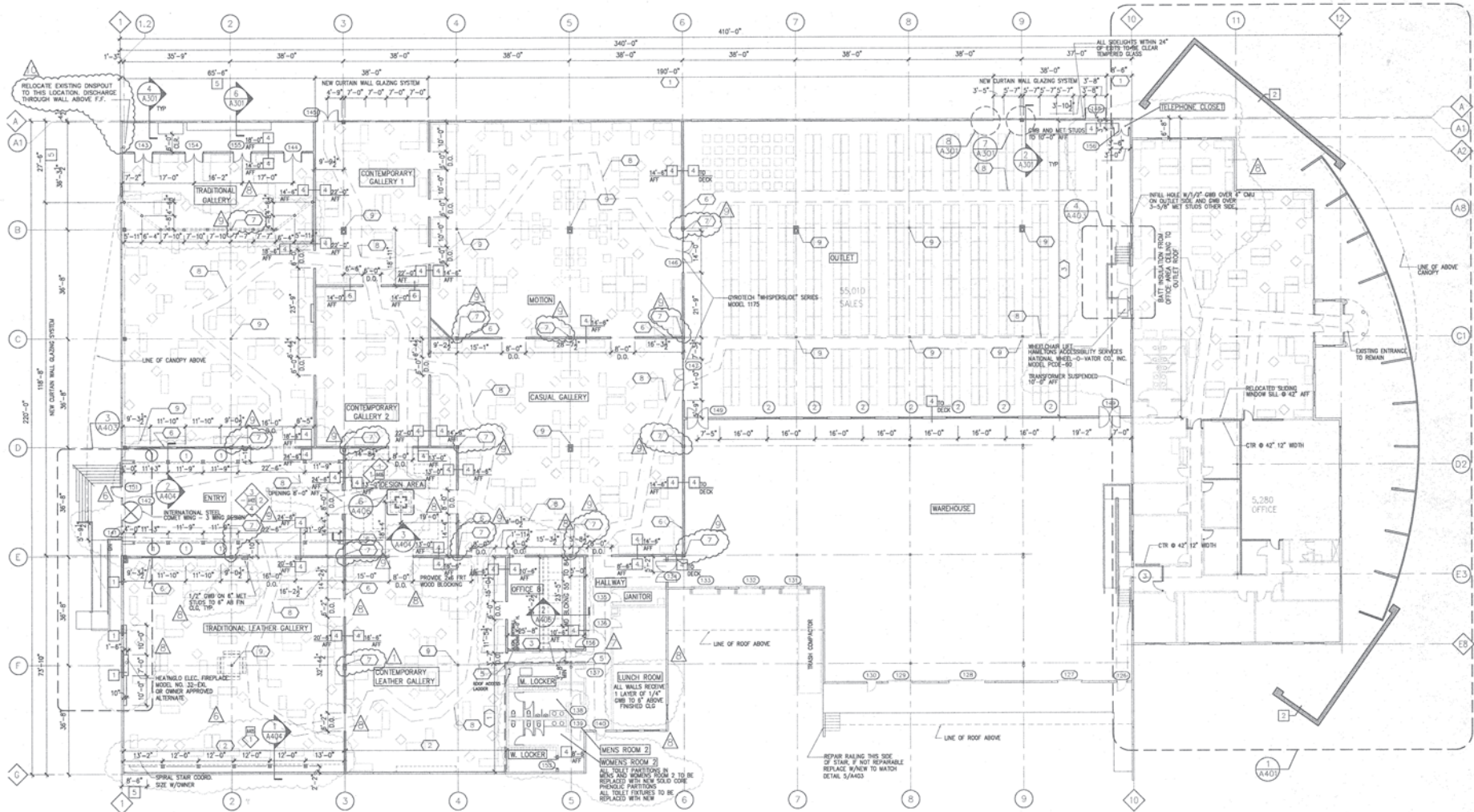
INDUSTRIAL FEATURES



LOCATION



AERIAL



FLOOR PLAN
SCALE: 1/16"=1'-0"
NORTH

LEGEND

| WALL NO. GRAPHIC | DESCRIPTION |
|--------------------|---|
| 1 | NOT USED / NOT USED - WALL (SINGLE WALL) |
| 2 | NEW 16" CMU WALL |
| 3 | NEW "KALWALL" CURTAIN WALL SYSTEM |
| 4 | 1/2" GWB ON 6" 20ga MET STUDS. EXTEND STUDS TO DECK AND GWB TO HGT SHOWN. |
| 5 | NEW E.L.F.S. FINISH OVER EXISTING WALL |
| 6 | 1/2" GWB EA SIDE 6" 20 ga MET STUDS @ 24" O.C. PROVIDE 3" SO TUBE EA @ 4'-0" O.C. TUBE TO BE 12" SHORTER THAN HOT OF WALL |
| 7 | EXISTING WALL TO REMAIN |
| 8 | 1/2" GWB ON 3-5/8" 20 GA MET STUDS GALLERY SIDE ONLY ON TOP OF EXISTING MASONRY. EXTEND GWB TO 6" ABOVE ADJACENT CEILING. |
| 9 | CASEWORK NOT IN CONTRACT |

- KEY NOTES:**
- FURN OUT WALL WITH 1/2" GWB ON 1-1/2" FURRING CHANNELS.
 - FURN OUT WALL WITH 1/2" GWB ON 1-1/2" FURRING CHANNELS WITH 1-1/2" ROOF INSULATION.
 - FURN OUT WALL WITH 1/2" GWB ON 7/8" FURRING CHANNELS.
 - NEW METAL STUD INFILL WALL CONSTRUCTION IN DEMOLISHED WINDOW/DOOR OPENINGS FLUSH W/ ADJACENT WALL.
 - WALL ALIGNED FLUSH W/ EXISTING WALL.
 - WALL CENTERED ON COLUMN LINE.
 - FURN OUT COLUMN WITH 1/2" GWB ON 7/8" FURRING CHANNELS.
 - 44" WIDE EGRESS TRAVEL PATH TO BE MAINTAINED THRU SALES AREA.
 - FURN OUT COLUMN WITH 1/2" GWB ON 3-5/8" METAL STUDS.
 - GWB ONE SIDE ONLY.

- GENERAL NOTES**
- ALL DRYWALL OPENINGS ARE 10'-0" H, UNLESS NOTED OTHERWISE.
 - IN GALLERIES ONLY: PROVIDE WOOD CROWN MOLDING, SELECTED BY OWNER AND INSTALL @ 15'-0" IN AREAS WITHOUT OLD AND @ OLD HGT IN AREAS WITH CLG.
 - 646'-0" ABOVE SEA LEVEL ELEVATION = ARCHITECTURAL ELEVATION OF 100'-0", MAIN FLOOR.
 - 650'-0" ABOVE SEA LEVEL ELEVATION = ARCHITECTURAL ELEVATION OF 104'-0", OFFICE FLOOR.
 - WRAP ALL PVC DOWNSPOUTS FROM ABOVE CEILING TO ROOF DECK WITH 1 LAYER OF 1/2" TYRE WRAP ROUL, MANUFACTURED BY UNIFRAX CORP. OF NASSAU FALLS, N.Y.; PHONE NO. (716) 278-3800.

- WINDOW SCHEDULE**
- 6'-0"x4'-0" SINGLE PANE CLEAR GLASS IN CLEAR ANNOZIZED ALUM FRAMES. SILL @ 40" AFF.
 - 6'-0" SINGLE PANE CLEAR TEMP GLASS IN HM FRAME. SILL @ 66" AFF.
 - XXXXX ALUM HORIZONTAL SLIDING WINDOW IN CLEAR ANNOZIZED FRAME. SILL @ 42" AFF.

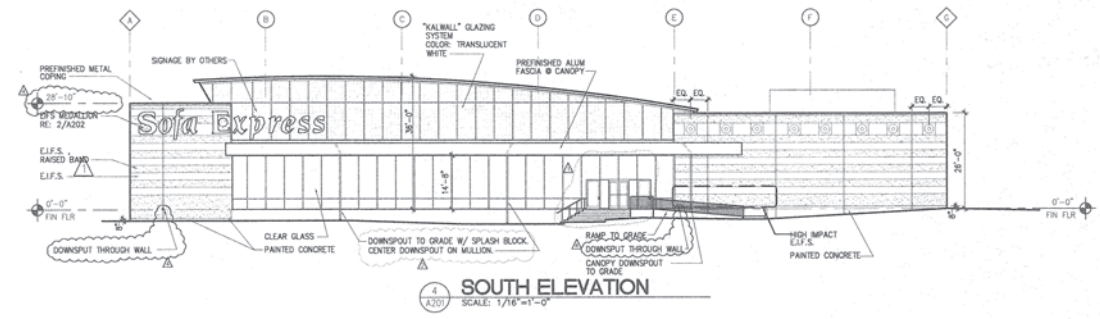
ISSUE
FOR BID - ARCH/MEP
7-18-00
FOR PERMIT
7-31-00

Cole + Russell Architects
Architecture
Engineering
Interior Design
Landscape Architecture
Construction Administration
537 East Pike Road Way, Suite 200
Cincinnati, Ohio 45202
(513) 721-8900

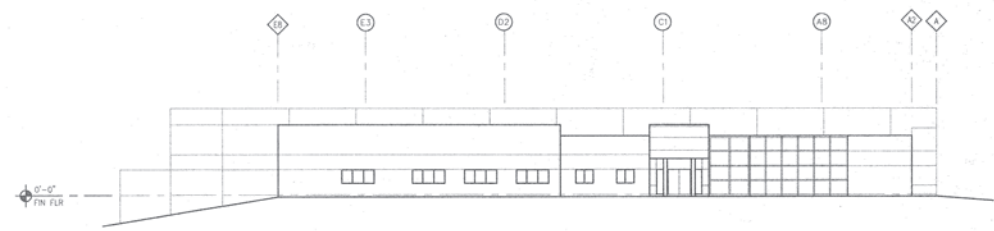


COMMISSION NO. 1553
SOFA EXPRESS
1750 COMMONS DRIVE
SPRINGDALE, OHIO
DATE 7-07-00
TITLE OVERALL FLOOR PLAN
SHEET A101

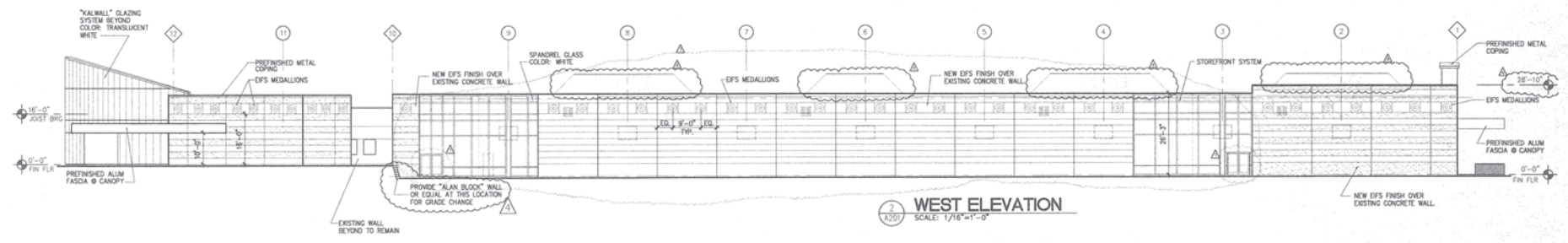
FLOOR PLAN



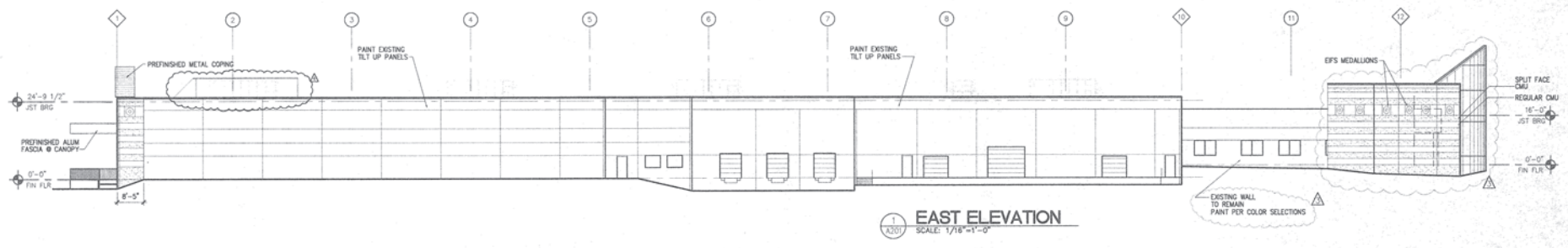
| EXTERIOR COLOR / MATERIALS SELECTIONS | |
|---------------------------------------|--|
| TYP. EQUIPMENT SCREEN: | CHAIN LINK FENCE W/ COLORED VINYL INSERTS |
| MASONRY: | READING ROCK COLOR #1: SPLIT FACE, BOSTON GRAY (GROUP D) COLOR #2: SMOOTH FACE, TRENDSONE-PLYMOUTH (GROUP A) |
| METAL COPING: | 24 ga. KYNAR COATED STEEL COLOR: EQ. TO SHERMAN WILLIAMS RED DOOR #902410 |
| EXTERIOR PAINT: | SHERMAN WILLIAMS COLOR #902129, ZIRCON |
| EJ.F.S. | DRYVIT COLOR #613A, OVERCAST |
| ALUM. CURTAINWALL: | FRAME, CLEAR ANODIZED |



1 NORTH ELEVATION BEHIND SCREENWALL
SCALE: 1/16"=1'-0"
NOTE: ALL EXISTING OPENINGS AND FINISHES TO REMAIN THIS ELEVATION.



2 WEST ELEVATION
SCALE: 1/16"=1'-0"



1 EAST ELEVATION
SCALE: 1/16"=1'-0"

MODIFICATION TO FINAL SITE PLAN APPROVAL 8-31-00
ISSUE FOR BID - ARCH/MEP 7-18-00 FOR PERMIT 7-31-00

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1750 COMMONS DRIVE
SPRINGDALE, OHIO

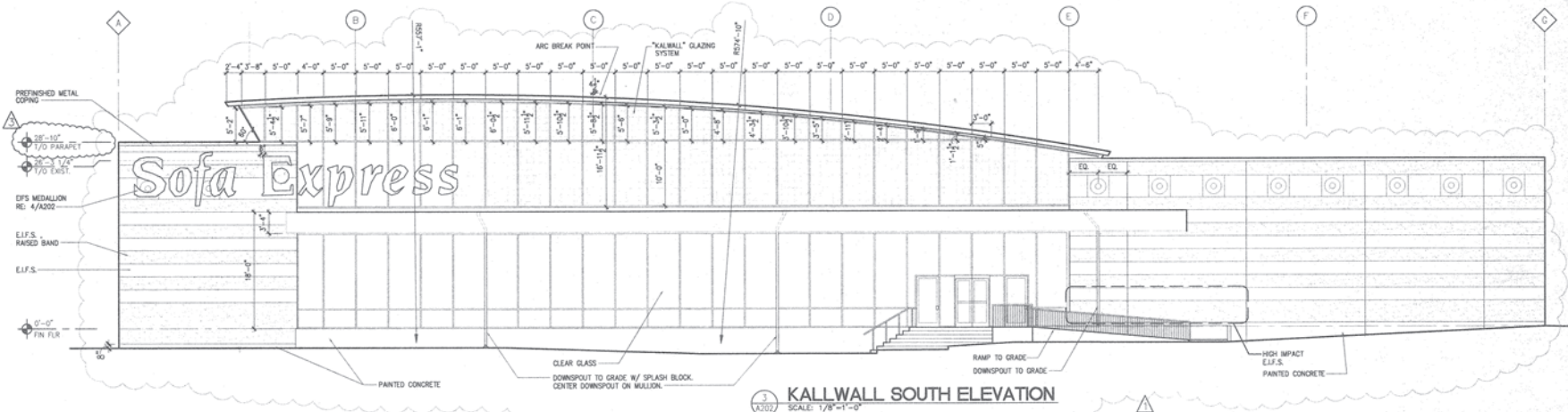
DATE 7-07-00

TITLE EXTERIOR ELEVATIONS

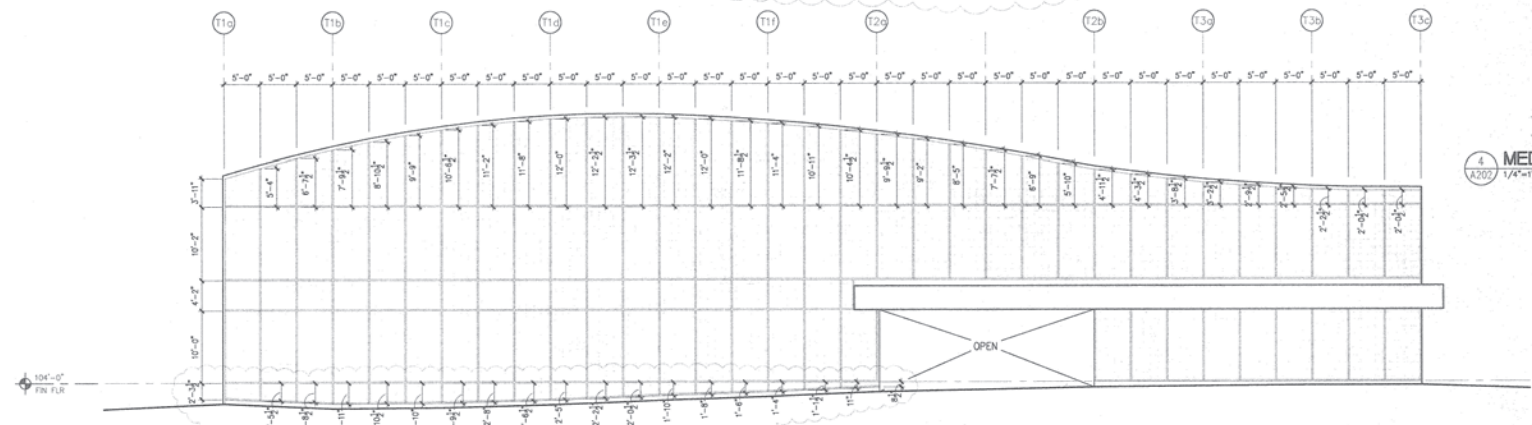
SHEET A201

ELEVATIONS

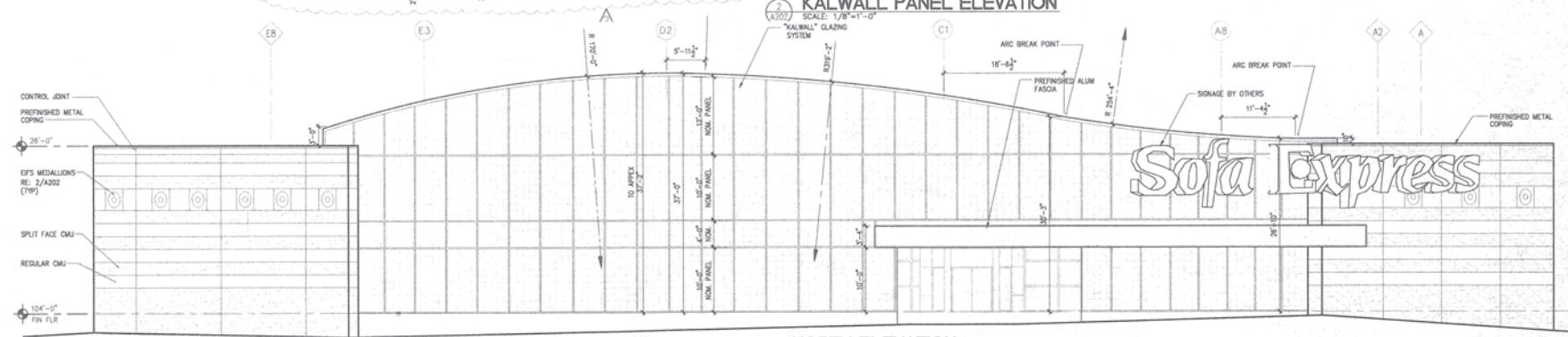
Drawing 155A202.dwg plotted by KLVN on 1-23-01 at 1.34 pm



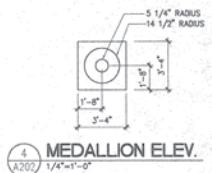
3 KALLWALL SOUTH ELEVATION
SCALE: 1/8"=1'-0"



2 KALLWALL PANEL ELEVATION
SCALE: 1/8"=1'-0"



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



4 MEDALLION ELEV.
SCALE: 1/8"=1'-0"

REVISIONS

| | |
|---|----------|
| 1 | 10-30-00 |
| 2 | 11-11-00 |
| 3 | 1-22-01 |

ISSUE
FOR BID - ARCH/MEP
7-18-00
FOR PERMIT
7-31-00

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Cole + Russell Architects
Architecture
Engineering
Interior Design
Landscape Architecture
Construction Administration

337 East Park Place West Suite 200
Columbus, Ohio 43202
(614) 721-8686



COMMISSION NO. 1553
SOFA EXPRESS
1790 COMMONS DRIVE
SPRINGDALE, OHIO

DATE 7-07-00

TITLE ENLARGED ELEVATIONS

SHEET A202

ELEVATIONS

| POPULATION | 1 MILE | 3 MILE | 5 MILE |
|------------------------|--------|--------|---------|
| 2000 Population | 4,673 | 34,773 | 131,534 |
| 2010 Population | 5,093 | 36,905 | 133,725 |
| 2019 Population | 5,355 | 39,149 | 138,025 |
| 2024 Population | 5,440 | 39,950 | 140,238 |
| 2000-2010 Annual Rate | 0.86% | 0.60% | 0.17% |
| 2010-2019 Annual Rate | 0.56% | 0.66% | 0.35% |
| 2019-2024 Annual Rate | 0.32% | 0.41% | 0.32% |
| 2019 Male Population | 50.2% | 47.3% | 48.1% |
| 2019 Female Population | 49.8% | 52.7% | 51.9% |
| 2019 Median Age | 31.2 | 37.8 | 39.9 |

| RACE AND ETHNICITY | 1 MILE | 3 MILE | 5 MILE |
|---|--------|--------|--------|
| 2019 White Alone | 48.1% | 48.4% | 62.0% |
| 2019 Black Alone | 21.8% | 34.8% | 25.2% |
| 2019 American Indian/Native Alaskan Alone | 0.6% | 0.3% | 0.2% |
| 2019 Asian Alone | 2.5% | 4.8% | 5.4% |
| 2019 Pacific Islander Alone | 0.8% | 0.4% | 0.2% |
| 2019 Other Race | 22.0% | 7.6% | 3.8% |
| 2019 Two or More Races | 4.2% | 3.6% | 3.3% |
| 2019 Hispanic Origin (Any Race) | 40.5% | 15.5% | 7.9% |

| HOUSEHOLDS | 1 MILE | 3 MILE | 5 MILE |
|-----------------------------|--------|--------|--------|
| 2000 Households | 1,825 | 14,656 | 52,570 |
| 2010 Households | 1,805 | 15,360 | 54,105 |
| 2019 Households | 1,840 | 16,120 | 55,705 |
| 2024 Households | 1,854 | 16,408 | 56,528 |
| 2000-2010 Annual Rate | -0.11% | 0.47% | 0.29% |
| 2010-2019 Annual Rate | 0.21% | 0.54% | 0.32% |
| 2019-2024 Annual Rate | 0.15% | 0.35% | 0.29% |
| 2019 Average Household Size | 2.91 | 2.40 | 2.46 |

| MEDIAN HOUSEHOLD INCOME | 1 MILE | 3 MILE | 5 MILE |
|------------------------------|----------|----------|----------|
| 2019 Median Household Income | \$46,934 | \$55,010 | \$66,505 |
| 2024 Median Household Income | \$51,754 | \$61,260 | \$75,834 |
| 2019-2024 Annual Rate | 1.97% | 2.18% | 2.66% |

| AVERAGE HOUSEHOLD INCOME | 1 MILE | 3 MILE | 5 MILE |
|-------------------------------|----------|----------|-----------|
| 2019 Average Household Income | \$55,246 | \$72,913 | \$89,517 |
| 2024 Average Household Income | \$63,434 | \$83,288 | \$100,575 |
| 2019-2024 Annual Rate | 2.80% | 2.70% | 2.36% |

| PER CAPITA INCOME | 1 MILE | 3 MILE | 5 MILE |
|------------------------|----------|----------|----------|
| 2019 Per Capita Income | \$19,276 | \$29,887 | \$36,160 |
| 2024 Per Capita Income | \$21,976 | \$34,043 | \$40,573 |
| 2019-2024 Annual Rate | 2.66% | 2.64% | 2.33% |

| HOUSING | 1 MILE | 3 MILE | 5 MILE |
|------------------------------------|--------|--------|--------|
| 2000 Total Housing Units | 2,015 | 15,540 | 55,254 |
| 2000 Owner Occupied Housing Units | 46.8% | 54.6% | 63.8% |
| 2000 Renter Occupied Housing Units | 43.7% | 39.7% | 31.4% |
| 2000 Vacant Housing Units | 9.4% | 5.7% | 4.9% |
| 2010 Total Housing Units | 1,981 | 16,666 | 58,584 |
| 2010 Owner Occupied Housing Units | 42.5% | 47.9% | 59.6% |
| 2010 Renter Occupied Housing Units | 48.6% | 44.2% | 32.7% |
| 2010 Vacant Housing Units | 8.9% | 7.8% | 7.6% |
| 2019 Total Housing Units | 2,020 | 17,259 | 59,824 |
| 2019 Owner Occupied Housing Units | 39.1% | 45.0% | 57.0% |
| 2019 Renter Occupied Housing Units | 52.0% | 48.4% | 36.1% |
| 2019 Vacant Housing Units | 8.9% | 6.6% | 6.9% |
| 2024 Total Housing Units | 2,041 | 17,589 | 60,717 |
| 2024 Owner Occupied Housing Units | 40.7% | 46.4% | 58.3% |
| 2024 Renter Occupied Housing Units | 50.2% | 46.9% | 34.8% |
| 2024 Vacant Housing Units | 9.2% | 6.7% | 6.9% |

Data Note: Income is expressed in current dollars

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts fro 2019 and 2024. Esri converted Census 2000 data into 2010 geography.

September 20, 2019

DEMOGRAPHICS



FOR FURTHER INFORMATION, PLEASE CONTACT:

| | | | |
|-----------------------|--------------------|--------------|--|
| JOHN THOMPSON | Managing Director | 513.864.6040 | john.thompson@ngkf.com |
| CHRIS NACHTRAB | Managing Director | 513.864.6042 | chris.nachtrab@ngkf.com |
| TC BARTOSZEK | Associate Director | 513.864.6046 | tc.bartoszek@ngkf.com |

