

# FOR SALE/FOR LEASE

## Eastgate Mall Outlots



4609 Eastgate Boulevard, Cincinnati, OH 45245

### PROPERTY HIGHLIGHTS

- 1.7 AC Parcel at Signalized Corner
- 1,858 SF Bank w Drive Thru on .912 AC
- Commanding Location in front of Eastgate Mall
- Directly Across from Kroger-Anchored Center
- Prime Small-Shop Space with Immediate Access to I-275 & SR-32
- Super Regional Market Revitalized by \$250M Roadway Upgrade

### DEMOGRAPHICS

<u>Year 2018</u>	<u>1 Mile</u>	<u>3 Mile</u>	<u>5 Mile</u>
Estimated Population	4,735	49,209	105,076
Median Income	\$74,520	\$76,420	\$81,876
Average HH Income	\$83,291	\$92,591	\$103,173
Daytime Population	6,499	17,435	51,803



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1.7 AC FOR SALE



**CUBESMART**  
self storage

**Advance**  
Auto Parts

**EASTGATE MALL**

Dillard's   sears

jcpenny   Payless

VICTORIA'S SECRET   **KOHL'S**

**Marshalls**

**DOLLAR TREE**

1,858 SF/0.912 AC  
FOR SALE/LEASE



**Firestone**

20K ADT

**MATTRESS FIRM**

**SUPERCUTS**

**Kroger**

**KeyBank**

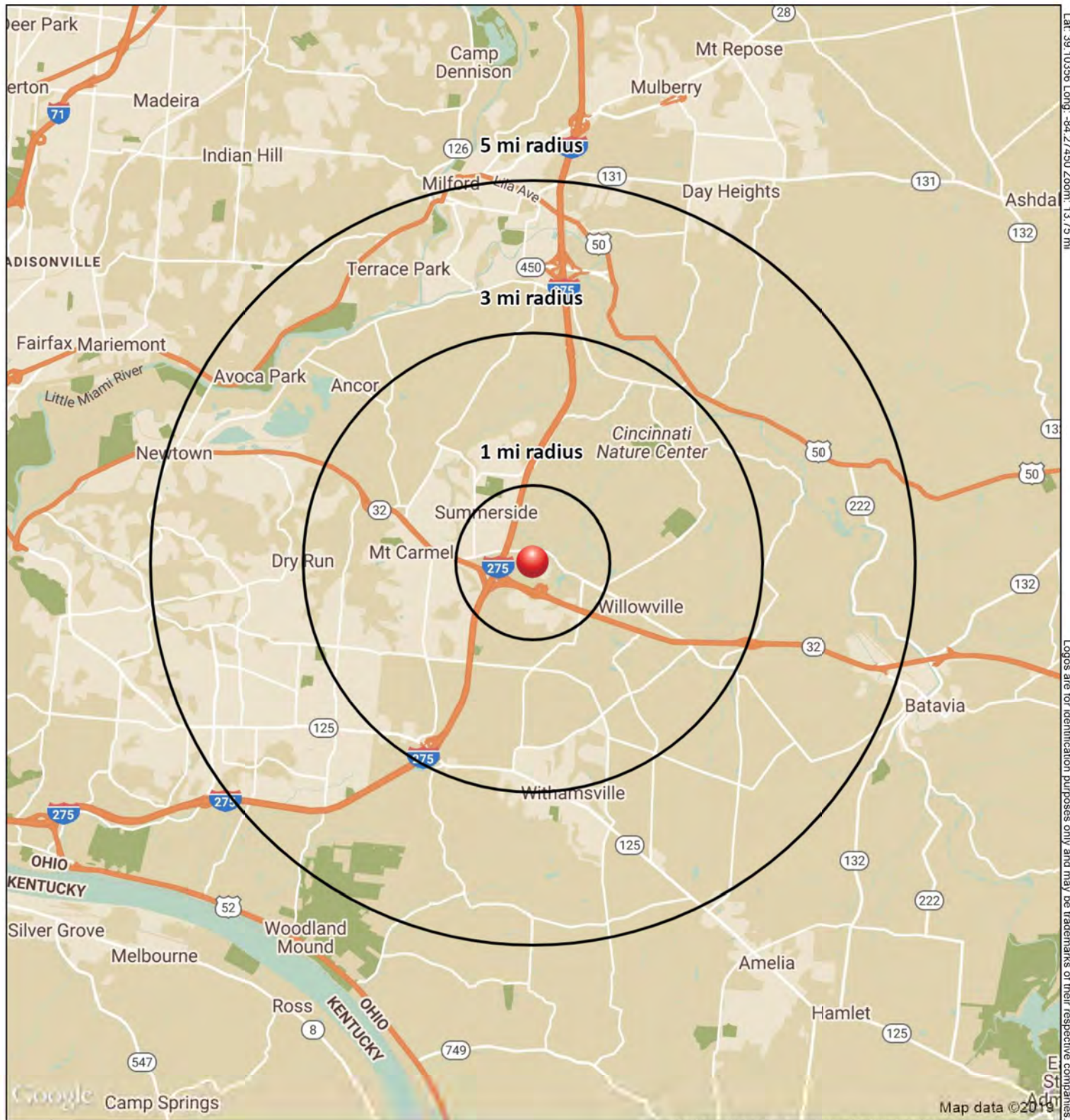
**PNC**

**JO-ANN**  
stores inc

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**4609 Eastgate Blvd. Cincinnati, OH 45245**

**OnSite**  
Retail Group



**4609 Eastgate Blvd**  
**Cincinnati, OH 45245**

November 2019



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# SUMMARY PROFILE

2000-2010 Census, 2019 Estimates with 2024 Projections



Lat/Lon: -84.2745/39.1036

RS1

## 4609 Eastgate Blvd

## Cincinnati, OH 45245

1 mi radius    3 mi radius    5 mi radius

	1 mi radius	3 mi radius	5 mi radius	
<b>POPULATION</b>	2019 Estimated Population	4,735	49,209	105,076
	2024 Projected Population	4,901	50,597	107,186
	2010 Census Population	4,553	47,243	101,719
	2000 Census Population	3,953	42,768	95,190
	Projected Annual Growth 2019 to 2024	0.7%	0.6%	0.4%
	Historical Annual Growth 2000 to 2019	1.0%	0.8%	0.5%
	2019 Median Age	38.1	37.5	39.2
<b>HOUSEHOLDS</b>	2019 Estimated Households	1,951	20,095	42,763
	2024 Projected Households	2,020	20,658	43,546
	2010 Census Households	1,788	18,359	39,489
	2000 Census Households	1,519	16,531	36,275
	Projected Annual Growth 2019 to 2024	0.7%	0.6%	0.4%
	Historical Annual Growth 2000 to 2019	1.5%	1.1%	0.9%
<b>RACE AND ETHNICITY</b>	2019 Estimated White	93.5%	92.7%	92.4%
	2019 Estimated Black or African American	1.4%	1.7%	2.3%
	2019 Estimated Asian or Pacific Islander	1.8%	2.7%	2.5%
	2019 Estimated American Indian or Native Alaskan	0.3%	0.2%	0.2%
	2019 Estimated Other Races	3.1%	2.7%	2.6%
	2019 Estimated Hispanic	3.0%	2.9%	2.6%
<b>INCOME</b>	2019 Estimated Average Household Income	\$83,291	\$92,591	\$103,173
	2019 Estimated Median Household Income	\$74,520	\$76,420	\$81,876
	2019 Estimated Per Capita Income	\$34,318	\$37,830	\$42,079
<b>EDUCATION (AGE 25+)</b>	2019 Estimated Elementary (Grade Level 0 to 8)	1.0%	1.8%	1.8%
	2019 Estimated Some High School (Grade Level 9 to 11)	4.8%	4.9%	4.4%
	2019 Estimated High School Graduate	27.2%	27.6%	25.1%
	2019 Estimated Some College	23.6%	19.1%	18.5%
	2019 Estimated Associates Degree Only	12.8%	10.6%	9.5%
	2019 Estimated Bachelors Degree Only	22.6%	24.9%	26.3%
	2019 Estimated Graduate Degree	8.0%	11.1%	14.4%
<b>BUSINESS</b>	2019 Estimated Total Businesses	473	1,543	4,218
	2019 Estimated Total Employees	6,499	17,435	51,803
	2019 Estimated Employee Population per Business	13.7	11.3	12.3
	2019 Estimated Residential Population per Business	10.0	31.9	24.9

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