

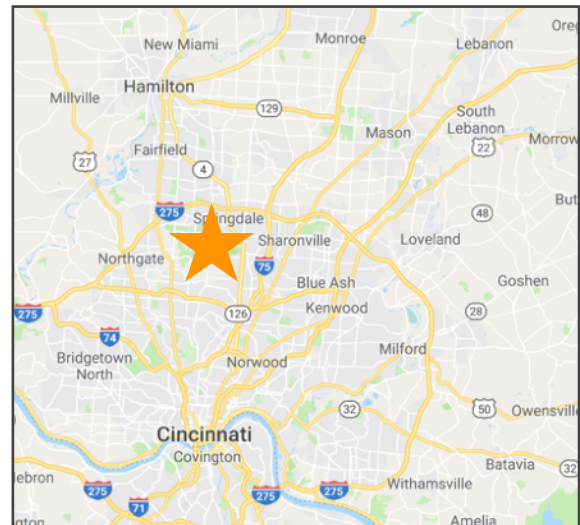
# FOR LEASE

1183 Smiley Avenue  
Forest Park, OH 45240



## Property Highlights

- 11,023 SF retail space in highly developed area
- Minutes to I-275
- Excellent signage available on fascia and monument
- Located in Walmart & Old Time Pottery retail center and directly next to Dollar Tree
- Immediate occupancy
- Ample and convenient parking
- Co-Tenants: Sims Furniture, Sally Beauty Supply, Affordable Dentures, Sports Gallery, Eagle Loan and more!
- Nearby national retailers: Starbucks, NovaCare, McSwain Carpets, PNC & Shooters Sports Grill
- Asking rate: \$12.00 PSF MG (TIA available for qualified)



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## Property Details

Location	Forest Park, OH (Hamilton County)
Building Type	Multi-tenant retail center
Available	11,023 SF
Utilities	Separately metered
Tenant Finish	Vanilla box
Occupancy	Immediate
Lease Term	3-5 years
TIA	Allowance for qualified tenants
Asking Rate	\$12.00 PSF MG


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# Demographic Summary Report

1081-1187 Smiley Ave, Cincinnati, OH 45240			
Building Type: <b>General Retail</b>	Total Available: <b>0 SF</b>		
Secondary: <b>Restaurant</b>	% Leased: <b>100%</b>		
GLA: <b>6,525 SF</b>	Rent/SF/Yr: <b>-</b>		
Year Built: <b>1991</b>			
			
Radius	1 Mile	3 Mile	5 Mile
<b>Population</b>			
2024 Projection	7,899	74,268	158,313
2019 Estimate	7,926	73,191	156,304
2010 Census	8,397	71,687	154,568
Growth 2019 - 2024	-0.34%	1.47%	1.29%
Growth 2010 - 2019	-5.61%	2.10%	1.12%
<b>2019 Population by Hispanic Origin</b>	392	5,964	11,483
<b>2019 Population</b>	7,926	73,191	156,304
White	2,518 31.77%	41,741 57.03%	98,656 63.12%
Black	4,930 62.20%	26,243 35.86%	47,225 30.21%
Am. Indian & Alaskan	13 0.16%	256 0.35%	517 0.33%
Asian	172 2.17%	2,313 3.16%	4,882 3.12%
Hawaiian & Pacific Island	18 0.23%	124 0.17%	338 0.22%
Other	275 3.47%	2,514 3.43%	4,686 3.00%
U.S. Armed Forces	0	79	104
<b>Households</b>			
2024 Projection	3,001	29,904	62,679
2019 Estimate	3,013	29,454	61,840
2010 Census	3,196	28,861	61,118
Growth 2019 - 2024	-0.40%	1.53%	1.36%
Growth 2010 - 2019	-5.73%	2.05%	1.18%
Owner Occupied	2,059 68.34%	17,266 58.62%	39,208 63.40%
Renter Occupied	955 31.70%	12,188 41.38%	22,631 36.60%
<b>2019 Households by HH Income</b>	3,014	29,455	61,839
Income: <\$25,000	416 13.80%	5,308 18.02%	11,283 18.25%
Income: \$25,000 - \$50,000	790 26.21%	7,160 24.31%	14,272 23.08%
Income: \$50,000 - \$75,000	832 27.60%	7,018 23.83%	13,799 22.31%
Income: \$75,000 - \$100,000	370 12.28%	4,098 13.91%	8,251 13.34%
Income: \$100,000 - \$125,000	195 6.47%	2,522 8.56%	5,737 9.28%
Income: \$125,000 - \$150,000	258 8.56%	1,500 5.09%	3,350 5.42%
Income: \$150,000 - \$200,000	87 2.89%	1,046 3.55%	2,704 4.37%
Income: \$200,000+	66 2.19%	803 2.73%	2,443 3.95%
<b>2019 Avg Household Income</b>	\$71,093	\$69,981	\$74,684
<b>2019 Med Household Income</b>	\$59,347	\$57,255	\$59,174



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9/12/2019



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