

FOR SALE OR LEASE

5401 HETZEL AVENUE | CINCINNATI, OH 45227



INDUSTRIAL USE OR REDEVELOPMENT

- Close to I-71 at Red Bank Rd
- 1.96 acres
- Between MEDPACE and Holiday Inn Express, behind The Summit Hotel
- Fenced, secure yard space
- Zoned MG
- Small office and industrial buildings on site

For more information, please contact:

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Location:	Hamilton County	Sprinkelered:	No
Available Space:	6,000 SF on 1.96 acres	Heating:	Gas blowers in Building 1 No heat in Building 2
Office Size:	1,800 SF building (900 SF per floor)	Ventilation Fans:	Yes
Warehouse Size:	4,200 SF Total (2 buildings)	Lighting:	Building 1: LED, T-5 Building 2: T-5
Divisible:	No	Outside Security Lighting:	Yes
Land:	1.96 acres	Windows:	Office only
Zoning:	MG	Skylights:	No
Access to		Electrical Service:	220V
Expressways:	I-71 at Red Bank Expressway (Exit 9)	Gas:	Duke Energy
Year Built:	Buildings 1 & 2 circa 1997-1999 Office Building circa 1900 – nicely refurbished	Sewer:	CWW
Construction:	Office building – wood Warehouse – metal	Water:	CWW
Building	Office – 30' x 30'	Floor Drains:	No
Dimensions:	Warehouse 1 – 50' x 60' (3,000 SF) Warehouse 2 – 40' x 30' (1,200 SF)	Auditor's Information:	036-0001-0013
Column Spacing:	None, clear span	Lease Term:	Negotiable
Floor:	Concrete	Annual Rent:	\$90,000 NN (\$7,500/month)
Roof:	Pitched; shingle & metal	CAM:	Tenant's responsibility (except Landlord provides landscaping)
Ceiling Height:	Building 1: 14' – 22' Building 2: 10'	Annual Operating Expenses:	Taxes: \$5,553/yr. (\$463/month) Ins.: (Est) \$1,250/yr. (\$104/month)
Loading Facilities:	Building 1: 4 drive-ins (10'w x 14'h) Building 2: 3 drive-ins (9.5' x 9.5')	Sale Price:	\$1,070,000 (appraised value)
Parking:	9 paved lined spaces 17 gravel dedicated spaces	Business Relocating	- Vacant 11/2019
Restrooms:	Two (2) in office building		

Property Demographics

5401 Hetzel Avenue, Cincinnati, OH 45227

Rings: 1, 3, 5 mile radii

POPULATION	1 MILE	3 MILES	5 MILES
2000 Population	12,793	90,325	219,793
2010 Population	11,414	83,678	201,962
2019 Population	11,800	85,944	205,558
2024 Population	12,097	87,253	207,301
2000-2010 Annual Rate	-1.13%	-0.76%	-0.84%
2010-2019 Annual Rate	0.37%	0.30%	0.20%
2019-2024 Annual Rate	0.50%	0.30%	0.17%
2019 Male Population	46.3%	47.4%	47.6%
2019 Female Population	53.7%	52.6%	52.4%
2019 Median Age	38.4	38.8	39.6

In the identified area, the current year population is 205,558. In 2010, the Census count in the area was 219,793. The rate of change since 2010 was 0.20% annually. The five-year projection for the population in the area is 207,301 representing a change of 0.17% annually from 2019 to 2024. Currently, the population is 47.6% male and 52.4% female.

MEDIAN AGE

The median age in this area is 39.6, compared to U.S. median age of 38.0.

RACE AND ETHNICITY

2019 White Alone	48.7%	70.1%	66.3%
2019 Black Alone	44.3%	22.8%	27.1%
2019 American Indian/Native Alaskan Alone	0.2%	0.2%	0.2%
2019 Asian Alone	2.8%	2.7%	2.8%
2019 Pacific Islander Alone	0.1%	0.0%	0.0%
2019 Other Race	0.6%	1.2%	1.0%
2019 Two or More Races	3.4%	2.9%	2.6%
2019 Hispanic Origin (Any Race)	2.9%	3.8%	3.3%

Persons of Hispanic origin represent 3.3% of the population in the identified area compared to 18.1% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 51.9 in the identified area, compared to 64.0 for the U.S. as a whole.

HOUSEHOLDS

2000 Households	5,996	41,862	96,725
2010 Households	5,780	39,785	90,695
2019 Total Households	6,078	41,319	93,014
2024 Total Households	6,293	42,124	94,127
2000-2010 Annual Rate	-0.37%	-0.51%	-0.64%
2010-2019 Annual Rate	0.56%	0.42%	0.28%
2019-2024 Annual Rate	0.70%	0.39%	0.24%
2019 Average Household Size	1.91	2.06	2.16

The household count in this area has changed from 90,695 in 2010 to 93,014 in the current year, a change of 0.28% annually. The five-year projection of households is 94,127, a change of 0.24% annually from the current year total. Average household size is currently 2.16, compared to 2.18 in the year 2010. The number of families in the current year is 48,413 in the specified area.

Data Note: Income is expressed in current dollars

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

August 5, 2019

Property Demographics

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Rings: 1, 3, 5 mile radii

MEDIAN HOUSEHOLD INCOME	1 MILE	3 MILES	5 MILES
2019 Median Household Income	\$49,308	\$64,778	\$59,074
2024 Median Household Income	\$58,189	\$77,169	\$69,379
2019-2024 Annual Rate	3.37%	3.56%	3.27%

AVERAGE HOUSEHOLD INCOME	1 MILE	3 MILES	5 MILES
2019 Average Household Income	\$69,397	\$95,547	\$89,834
2024 Average Household Income	\$83,049	\$108,880	\$102,215
2019-2024 Annual Rate	3.66%	2.65%	2.62%

PER CAPITA INCOME	1 MILE	3 MILES	5 MILES
2019 Per Capita Income	\$35,663	\$46,019	\$40,747
2024 Per Capita Income	\$43,067	\$52,660	\$46,504
2019-2024 Annual Rate	3.84%	2.73%	2.68%

HOUSEHOLD BY INCOME

Current median household income is \$59,074 in the area, compared to \$56,124 for all U.S. households. Median household income is projected to be \$69,379 in five years, compared to \$62,316 for all U.S. households

Current average household income is \$89,834 in this area, compared to \$80,675 for all U.S. households. Average household income is projected to be \$102,215 in five years, compared to \$91,585 for all U.S. households

Current per capita income is \$40,747 in the area, compared to the U.S. per capita income of \$30,820. The per capita income is projected to be \$46,504 in five years, compared to \$34,828 for all U.S. households.

HOUSING

2000 Total Housing Units	6,539	44,386	103,624
2000 Owner Occupied Housing Units	45.4%	54.6%	53.9%
2000 Renter Occupied Housing Units	46.3%	39.7%	39.5%
2000 Vacant Housing Units	8.3%	5.7%	6.7%
2010 Total Housing Units	6,814	44,250	102,437
2010 Owner Occupied Housing Units	38.6%	50.8%	50.3%
2010 Renter Occupied Housing Units	46.3%	39.2%	38.2%
2010 Vacant Housing Units	15.2%	10.1%	11.5%
2019 Total Housing Units	6,998	45,503	104,589
2019 Owner Occupied Housing Units	36.1%	47.5%	47.7%
2019 Renter Occupied Housing Units	50.7%	43.3%	41.2%
2019 Vacant Housing Units	13.1%	9.2%	11.1%
2024 Total Housing Units	7,220	46,283	105,729
2024 Owner Occupied Housing Units	36.8%	48.7%	49.0%
2024 Renter Occupied Housing Units	50.4%	42.3%	40.0%
2024 Vacant Housing Units	12.8%	9.0%	11.0%

Currently, 47.7% of the 104,589 housing units in the area are owner occupied; 41.2%, renter occupied; and 11.1% are vacant. Currently, in the U.S., 55.6% of the housing units in the area are owner occupied; 30.9% are renter occupied; and 11.4% are vacant. In 2010, there were 102,437 housing units in the area – 50.3% owner occupied, 38.2% renter occupied, and 11.5% vacant. The annual rate of change in housing units since 2010 is 0.21%. Median home value in the area is \$206,494, compared to a median home value of \$207,344 for the U.S. In five years, median value is projected to change by 2.71% annually to \$235,982.