

## NEW KROGER SHADOW-ANCHORED DEVELOPMENT

Lebanon Road (US 42) and Fields Ertel Road

+/- 1.6 ACRES LAND  
for Lease or Build-to-Suit



### Property Details:

- Adjacent to newly remodeled (2019) Kroger
- Signalized access
- Tremendous exposure to high traffic counts

- Nearby retail includes:



### Demographics:

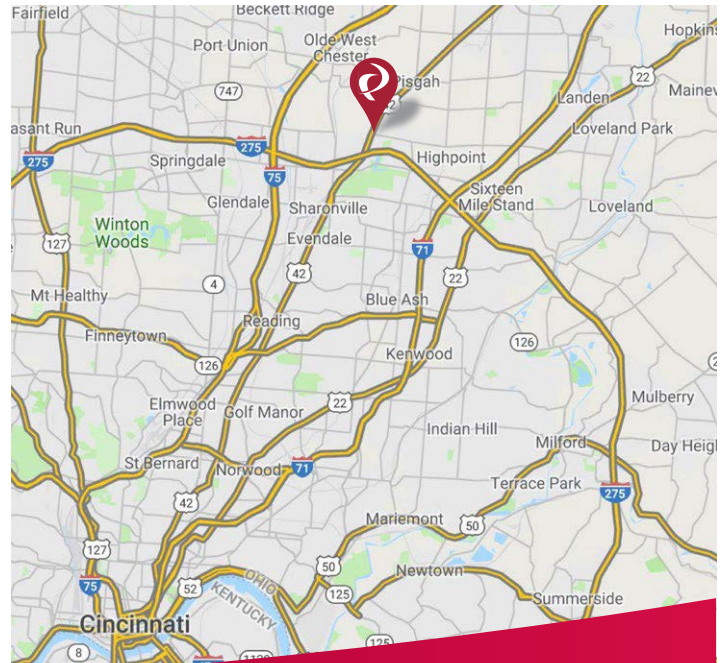
2018 Estimates	1 Mile	3 Mile	5 Mile
Population	7,056	40,046	135,331
Households	3,175	16,617	54,856
Average Household Income	\$107,467	\$108,957	\$115,277
Median Household Income	\$82,464	\$87,985	\$88,125
Total Number of Employees	4,361	56,859	200,281

### Traffic Counts:

Intersection of Lebanon Road (US42) and Fields Ertel Road	32,000 ADT (ODOT / TEC Engineering, Inc.)
Lebanon Road (US 42) at Hauck Road	24,505 ADT (ODOT)

### Contact:

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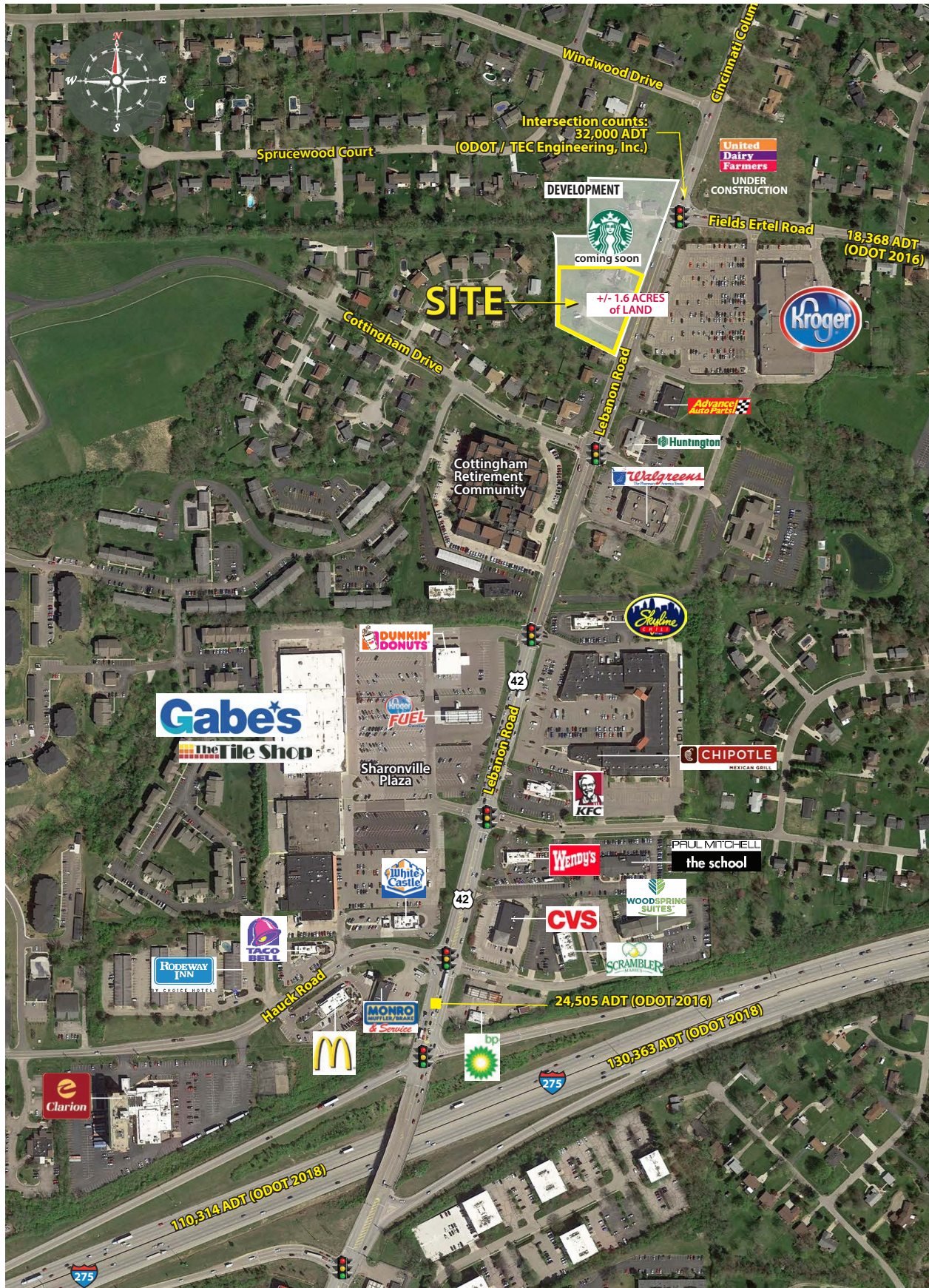


128 East Second Street | Suite B | Covington, KY 41011 | 513.489.3343 | edgegp.com

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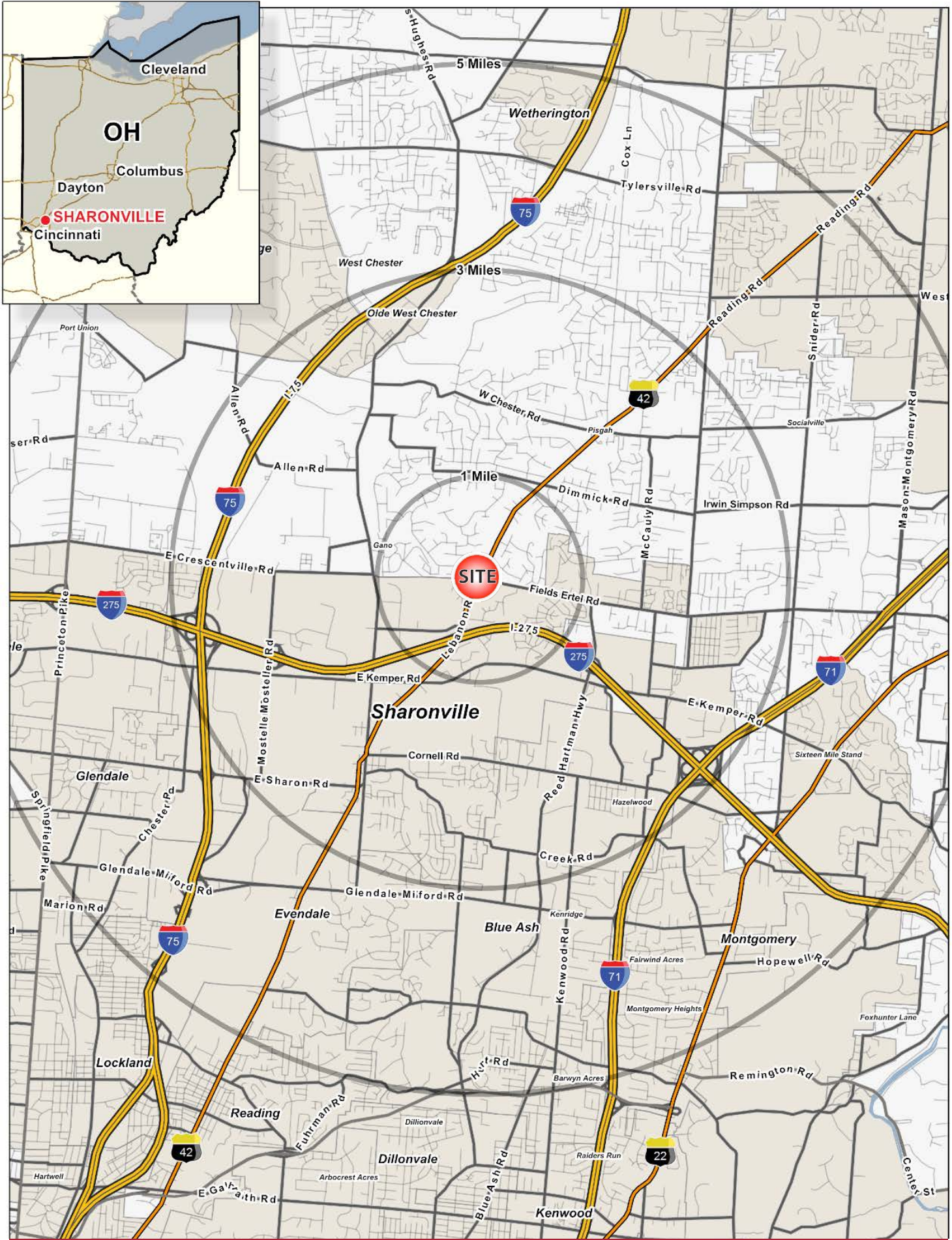
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# SUMMARY PROFILE

2000-2010 Census, 2018 Estimates with 2023 Projections

Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 39.2975/-84.3911

RS1

## US 42 (Lebanon Rd) & Fields Ertel Rd

### Sharonville, OH

	1 mi radius	2 mi radius	3 mi radius	5 mi radius	
<b>POPULATION</b>	2018 Estimated Population	7,056	19,059	40,046	135,331
	2023 Projected Population	7,208	19,497	40,903	138,743
	2010 Census Population	6,747	18,503	38,778	128,591
	2000 Census Population	7,028	18,902	38,861	122,281
	Projected Annual Growth 2018 to 2023	0.4%	0.5%	0.4%	0.5%
	Historical Annual Growth 2000 to 2018	-	-	0.2%	0.6%
	2018 Median Age	44.6	43.9	42	39.7
<b>HOUSEHOLDS</b>	2018 Estimated Households	3,175	8,239	16,617	54,856
	2023 Projected Households	3,191	8,303	16,745	55,569
	2010 Census Households	2,879	7,622	15,396	49,907
	2000 Census Households	2,878	7,559	14,880	46,058
	Projected Annual Growth 2018 to 2023	0.1%	0.2%	0.2%	0.3%
	Historical Annual Growth 2000 to 2018	0.6%	0.5%	0.6%	1.1%
<b>RACE AND ETHNICITY</b>	2018 Estimated White	77.6%	80.8%	81.2%	74.9%
	2018 Estimated Black or African American	8.5%	7.2%	7.2%	9.8%
	2018 Estimated Asian or Pacific Islander	8.0%	6.4%	6.9%	9.9%
	2018 Estimated American Indian or Native Alaskan	0.2%	0.2%	0.2%	0.2%
	2018 Estimated Other Races	5.7%	5.5%	4.6%	5.1%
	2018 Estimated Hispanic	6.1%	6.0%	4.8%	6.5%
<b>INCOME</b>	2018 Estimated Average Household Income	\$107,467	\$109,386	\$108,957	\$115,277
	2018 Estimated Median Household Income	\$82,464	\$84,166	\$87,985	\$88,125
	2018 Estimated Per Capita Income	\$48,450	\$47,334	\$45,248	\$46,778
<b>EDUCATION (AGE 25+)</b>	2018 Estimated Elementary (Grade Level 0 to 8)	2.0%	1.8%	1.7%	2.0%
	2018 Estimated Some High School (Grade Level 9 to 11)	4.4%	4.5%	4.6%	3.3%
	2018 Estimated High School Graduate	22.0%	22.8%	22.6%	21.6%
	2018 Estimated Some College	15.7%	17.4%	17.4%	15.8%
	2018 Estimated Associates Degree Only	5.1%	6.0%	6.8%	7.2%
	2018 Estimated Bachelors Degree Only	32.0%	29.3%	27.8%	29.7%
	2018 Estimated Graduate Degree	18.8%	18.1%	19.1%	20.4%
<b>BUSINESS</b>	2018 Estimated Total Businesses	282	1,461	3,608	11,655
	2018 Estimated Total Employees	4,361	21,293	56,859	200,281
	2018 Estimated Employee Population per Business	15.4	14.6	15.8	17.2
	2018 Estimated Residential Population per Business	25.0	13.0	11.1	11.6

This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.

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View along Cincinnati Columbus Road (US42) looking south.



View along Lebanon Road (US 42) looking north.



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