

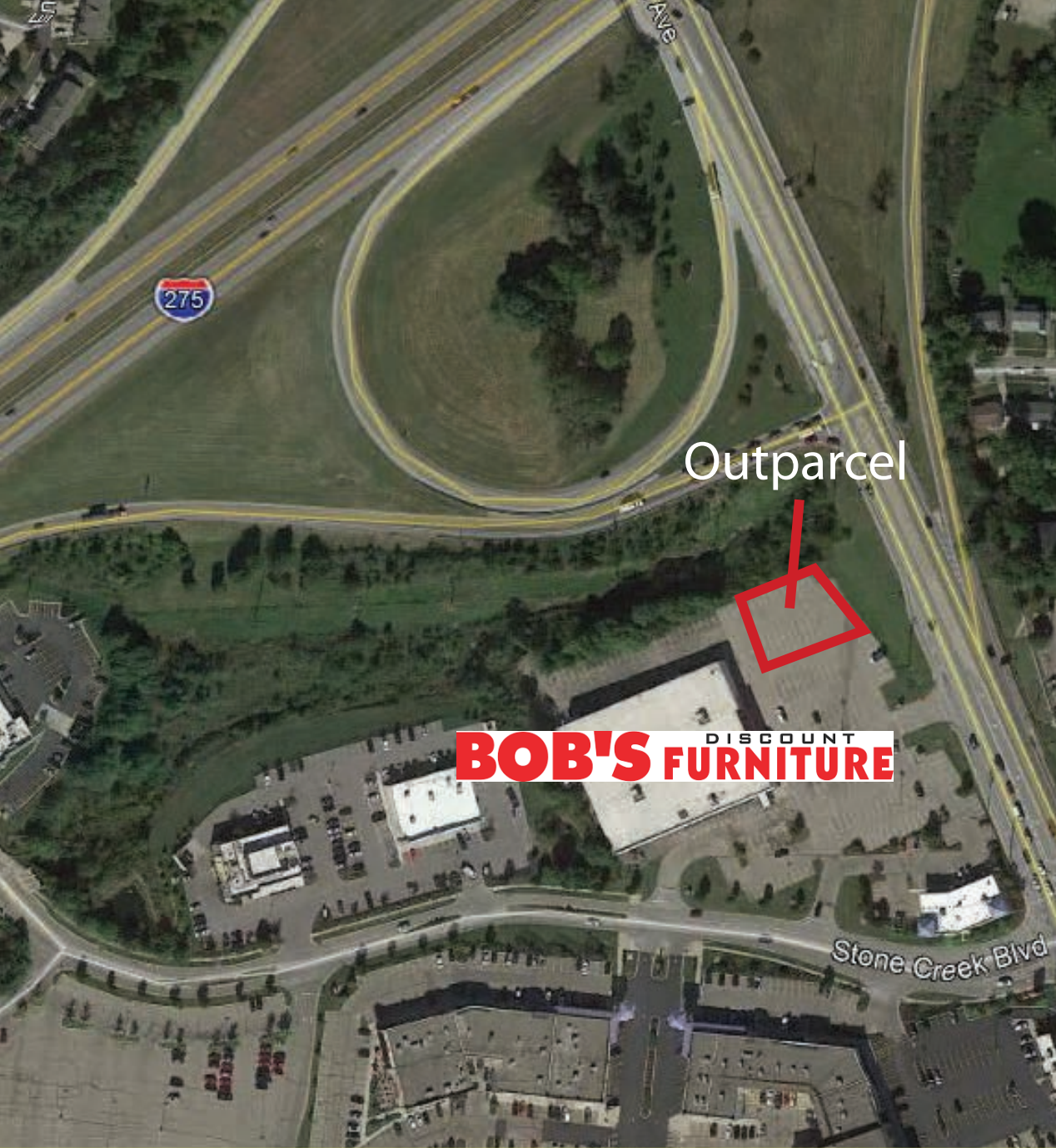
BOB'S DISCOUNT FURNITURE OUTLOT

9959 COLERAIN AVENUE
NORTHGATE, CINCINNATI, OHIO



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





Outparcel

BOB'S DISCOUNT FURNITURE

Stone Creek Blvd

ADDRESS: Bob's Discount Furniture
9959 Colerain Avenue
Cincinnati, OH 45251

AVAILABLE: Approx. 1 acre outparcel
Max building size 3,500 SF to
4,000 SF

GROUND LEASE: \$125,000 per year

- ▶ New Bob's Discount Furniture coming soon
- ▶ Very visible location just south of I-275 on Colerain
- ▶ Traffic light access through adjacent StoneCreek Center - anchored by JC Penney, Meijer, Best Buy, Old Navy and Bed Bath & Beyond

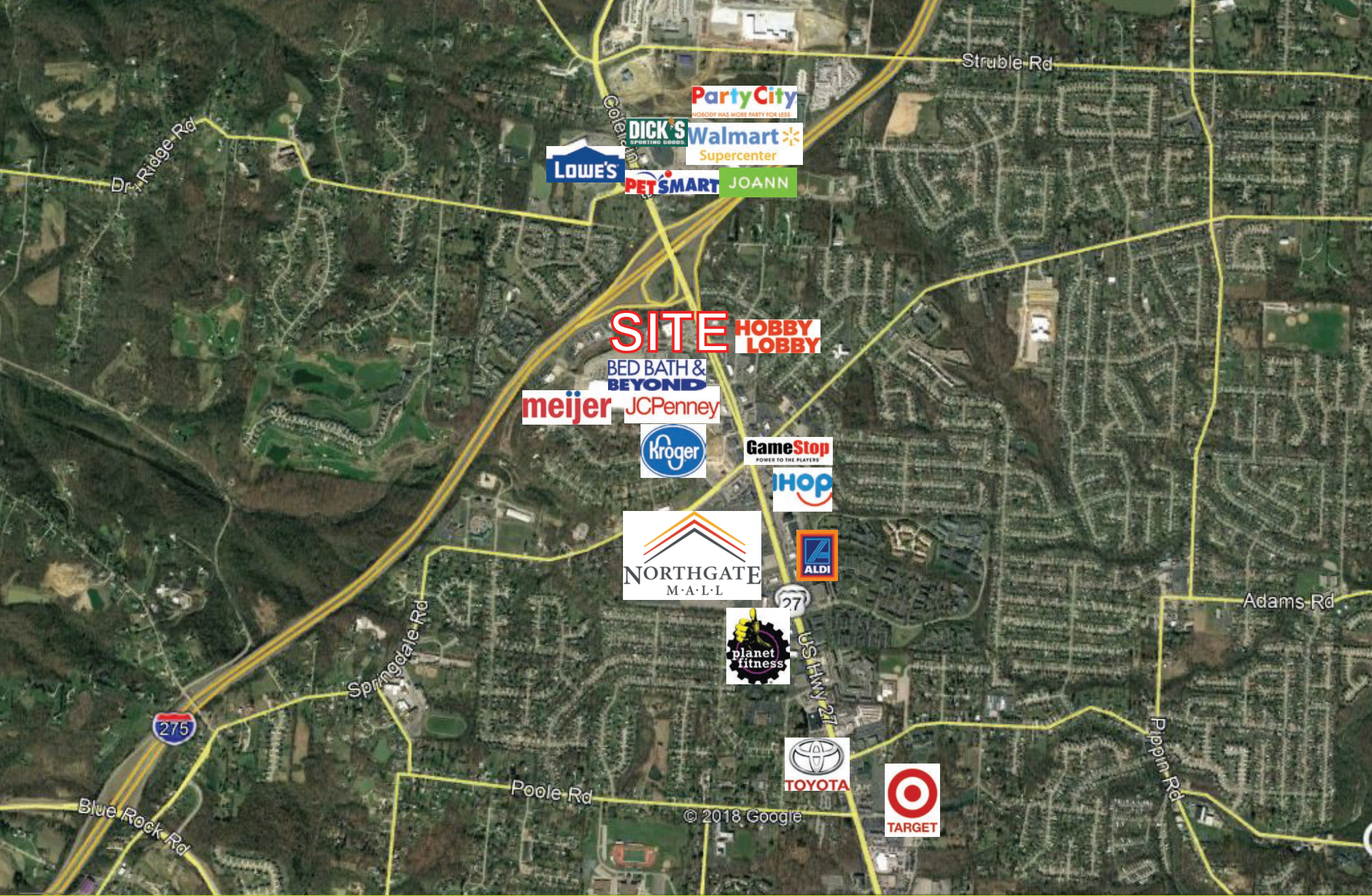
TRAFFIC COUNTS:

- ▶ Colerain Avenue (US 27) south of I-275 = 35,772 AADT in 2015
- ▶ Colerain Avenue (US 27) north of I-275 = 36,766 AADT in 2013

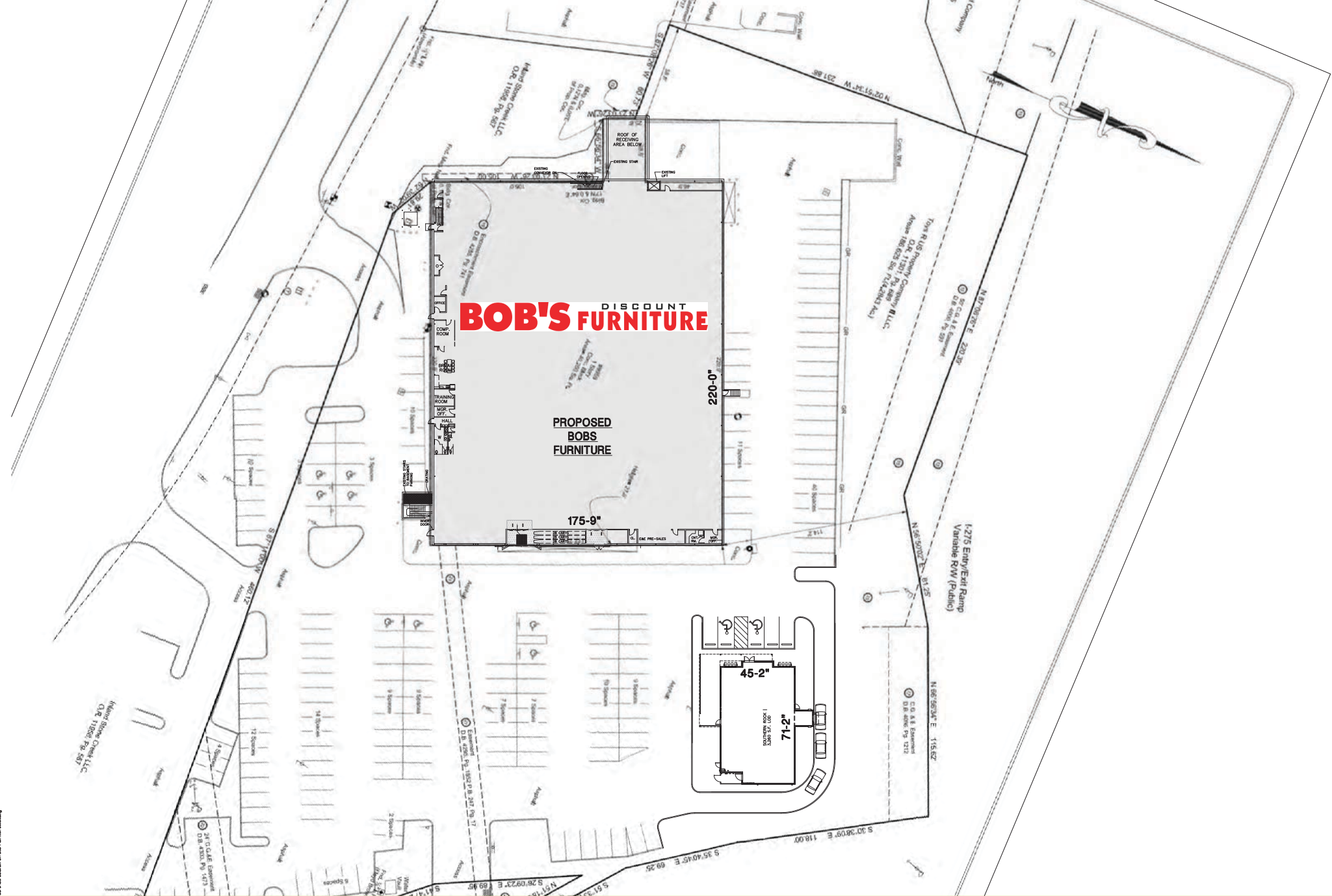
FEATURES



LOCATION



AERIAL



SITE PLAN

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	8,901	55,795	155,951
2010 Population	8,395	53,120	149,490
2019 Population	8,325	52,728	150,316
2024 Population	8,291	52,541	150,633
2000-2010 Annual Rate	-0.58%	-0.49%	-0.42%
2010-2019 Annual Rate	-0.09%	-0.08%	0.06%
2019-2024 Annual Rate	-0.08%	-0.07%	0.04%
2019 Male Population	46.6%	47.7%	47.6%
2019 Female Population	53.4%	52.3%	52.4%
2019 Median Age	41.1	39.4	40.0

RACE AND ETHNICITY	1 MILE	3 MILE	5 MILE
2019 White Alone	74.1%	68.2%	63.7%
2019 Black Alone	19.0%	25.4%	30.1%
2019 American Indian/Native Alaskan Alone	0.2%	0.2%	0.2%
2019 Asian Alone	2.1%	1.5%	1.6%
2019 Pacific Islander Alone	0.2%	0.1%	0.1%
2019 Other Race	1.1%	1.3%	1.1%
2019 Two or More Races	3.3%	3.3%	3.2%
2019 Hispanic Origin (Any Race)	2.5%	3.2%	2.8%

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Households	3,478	20,825	60,084
2010 Households	3,358	20,426	59,283
2019 Households	3,347	20,426	60,020
2024 Households	3,339	20,392	60,248
2000-2010 Annual Rate	-0.35%	-0.19%	-0.13%
2010-2019 Annual Rate	-0.04%	0.00%	0.14%
2019-2024 Annual Rate	-0.05%	-0.03%	0.08%
2019 Average Household Size	2.46	2.56	2.48

MEDIAN HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
2019 Median Household Income	\$56,974	\$57,171	\$58,815
2024 Median Household Income	\$65,645	\$65,547	\$68,436
2019-2024 Annual Rate	2.87%	2.77%	3.08%

AVERAGE HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
2019 Average Household Income	\$76,767	\$74,592	\$76,938
2024 Average Household Income	\$89,522	\$86,549	\$89,262
2019-2024 Annual Rate	3.12%	3.02%	3.02%

PER CAPITA INCOME	1 MILE	3 MILE	5 MILE
2019 Per Capita Income	\$30,483	\$28,968	\$30,817
2024 Per Capita Income	\$35,606	\$33,679	\$35,814
2019-2024 Annual Rate	3.16%	3.06%	3.05%

HOUSING	1 MILE	3 MILE	5 MILE
2000 Total Housing Units	3,563	21,533	62,390
2000 Owner Occupied Housing Units	79.6%	75.5%	70.9%
2000 Renter Occupied Housing Units	18.0%	21.2%	25.4%
2000 Vacant Housing Units	2.4%	3.3%	3.7%
2010 Total Housing Units	3,557	21,941	64,230
2010 Owner Occupied Housing Units	71.2%	68.9%	65.5%
2010 Renter Occupied Housing Units	23.2%	24.2%	26.8%
2010 Vacant Housing Units	5.6%	6.9%	7.7%
2019 Total Housing Units	3,537	21,956	64,775
2019 Owner Occupied Housing Units	69.2%	66.7%	63.5%
2019 Renter Occupied Housing Units	25.4%	26.4%	29.2%
2019 Vacant Housing Units	5.4%	7.0%	7.3%
2024 Total Housing Units	3,512	21,959	65,068
2024 Owner Occupied Housing Units	70.8%	67.9%	64.9%
2024 Renter Occupied Housing Units	24.3%	25.0%	27.7%
2024 Vacant Housing Units	4.9%	7.1%	7.4%

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.

July 10, 2019

DEMOGRAPHICS



Outparcel

BOB'S DISCOUNT FURNITURE

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FOR FURTHER INFORMATION, PLEASE CONTACT:

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