

SHARONVILLE PLAZA **NEW STRIP CENTER COMING**



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





ADDRESS: Sharonville Plaza
12041 Route 42 (Lebanon Road)
Sharonville, OH 45241

FOR LEASE: 1,800 SF in new strip center facing Route 42 (Lebanon Road)
Shopping center expansion space of up to 10,000 SF

PRICING: \$30.00 PSF NNN (\$3.00)

- ▶ New strip center facing Route 42 with great visibility, traffic light access and parking
- ▶ Gabriel Brothers and The Tile Shop anchored center
- ▶ Two signalized access points
- ▶ Easy access to I-275, I-71 and I-75
- ▶ Near restaurants, hotels, shopping and other amenities

TRAFFIC COUNTS:

- ▶ Lebanon Road at Hauck Road = 24,567 AADT in 2016
- ▶ I-275 at Lebanon Road = 120,674 AADT in 2015

FEATURES



SITE

Gabes

PATEL BROTHERS

The Tile Shop
WWW.TILESHOP.COM

Curries

BRICK HOUSE BAR & GRILL

HOUSE OF SUN

TACO BELL

McDonald's

MONRO
MUFFLER/BRAKE
& Service

DUNKIN' DONUTS

KROGER FUEL

42

Lebanon Rd

Wendy's

CVS
pharmacy

House of Cigars

SCRAMBLERS
Start & Fresh!

PAUL MITCHELL
PROFESSIONAL SALON PRODUCTS

KFC

CHIPOTLE
MEXICAN BOWL

iREPAIR
SOLUTIONS

boost
MOBILE

UNO
Spicy

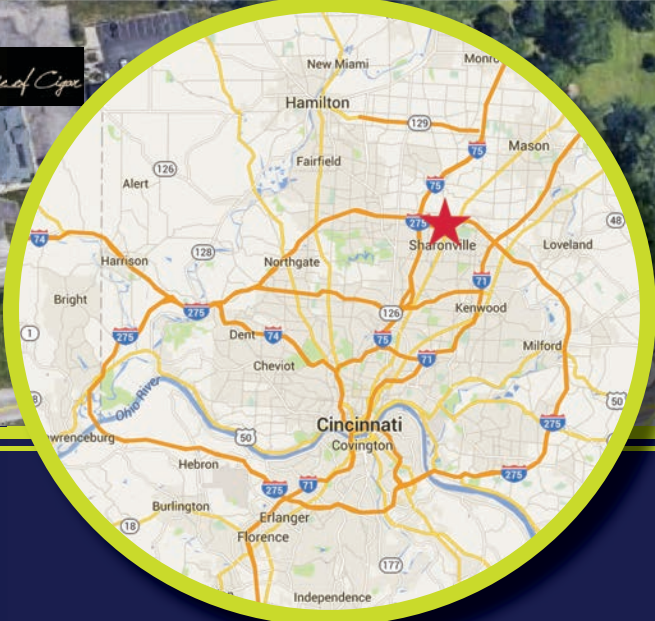
99

New Krishna Restaurant

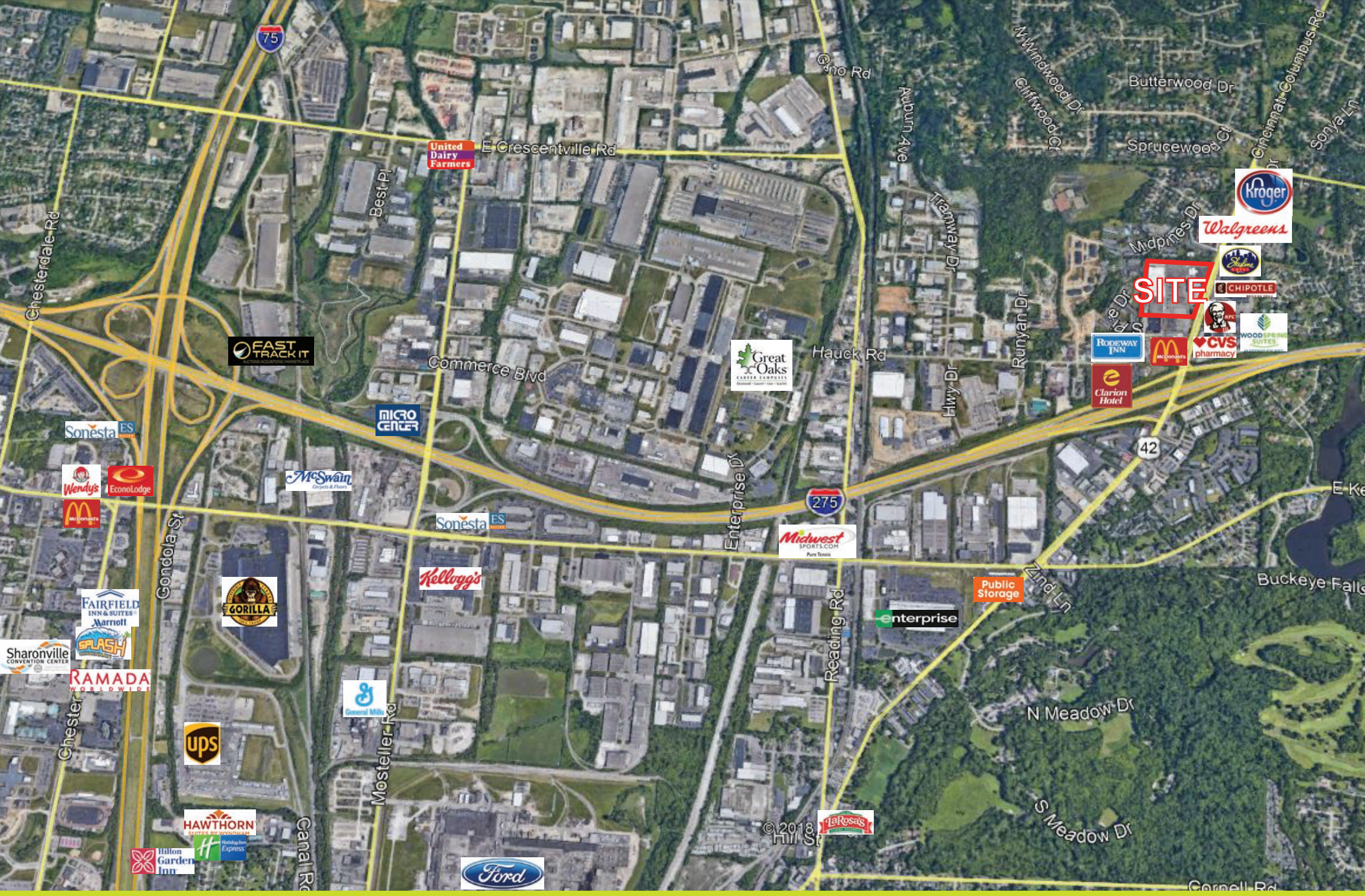
Skylark

Hauck Rd

Diamond View Dr



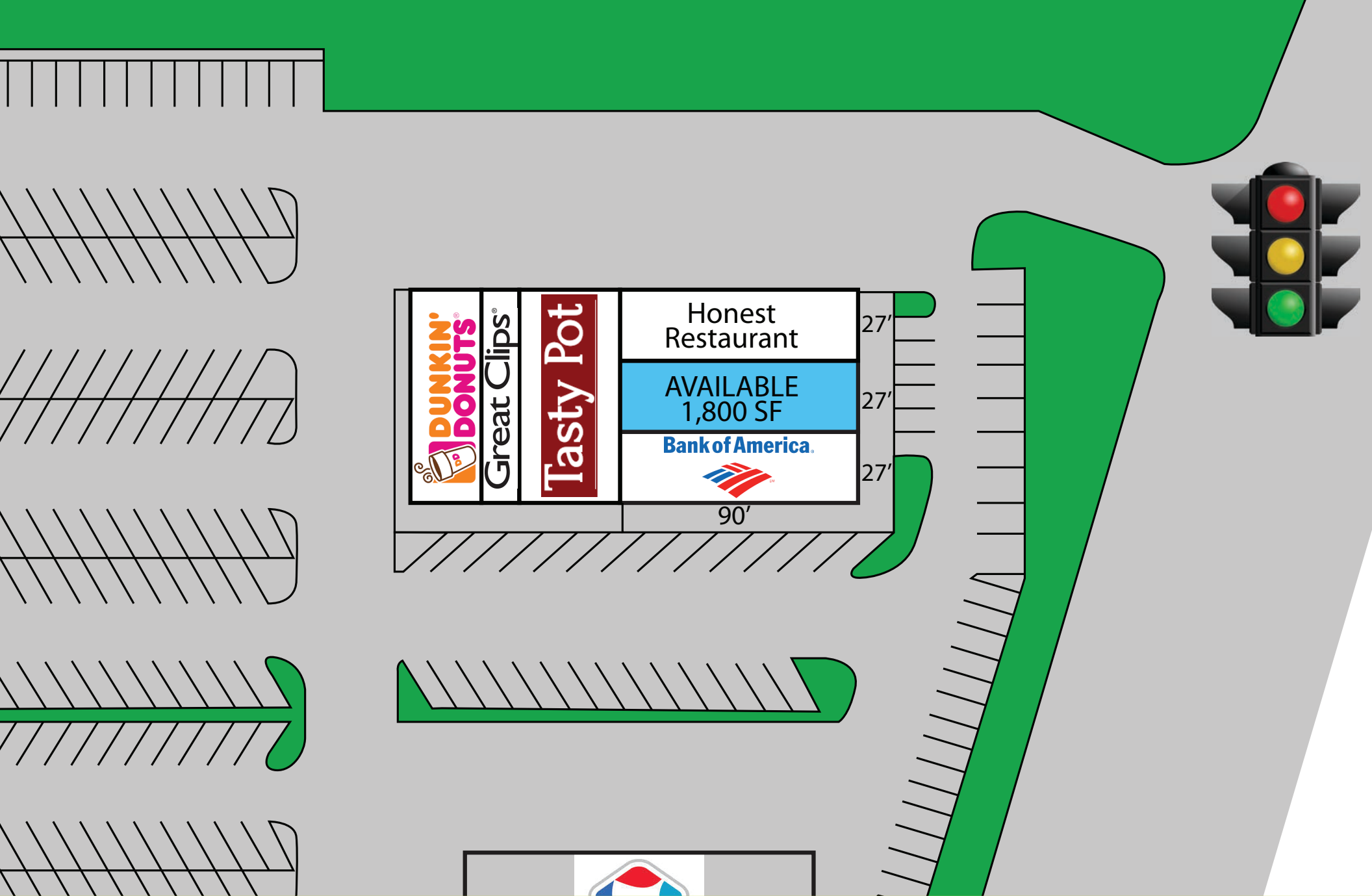
LOCATION



AERIAL



SITE PLAN



STRIP LAYOUT

| POPULATION | 1 MILE | 3 MILE | 5 MILE |
|------------------------|--------|--------|---------|
| 2000 Population | 5,428 | 36,310 | 125,396 |
| 2010 Population | 5,317 | 35,858 | 130,303 |
| 2019 Population | 5,741 | 37,664 | 136,535 |
| 2024 Population | 5,976 | 38,592 | 139,801 |
| 2000-2010 Annual Rate | -0.21% | -0.13% | 0.38% |
| 2010-2019 Annual Rate | 0.86% | 0.55% | 0.52% |
| 2019-2024 Annual Rate | 0.81% | 0.49% | 0.47% |
| 2019 Male Population | 48.0% | 48.5% | 48.7% |
| 2019 Female Population | 52.0% | 51.5% | 51.3% |
| 2019 Median Age | 47.3 | 44.1 | 40.8 |

| RACE AND ETHNICITY | 1 MILE | 3 MILE | 5 MILE |
|---|--------|--------|--------|
| 2019 White Alone | 75.5% | 80.0% | 72.7% |
| 2019 Black Alone | 8.4% | 7.4% | 10.9% |
| 2019 American Indian/Native Alaskan Alone | 0.2% | 0.2% | 0.2% |
| 2019 Asian Alone | 7.7% | 5.9% | 10.1% |
| 2019 Pacific Islander Alone | 1.0% | 0.5% | 0.3% |
| 2019 Other Race | 3.8% | 3.0% | 3.1% |
| 2019 Two or More Races | 3.5% | 2.9% | 2.7% |
| 2019 Hispanic Origin (Any Race) | 7.0% | 6.3% | 7.1% |

| HOUSEHOLDS | 1 MILE | 3 MILE | 5 MILE |
|-----------------------------|--------|--------|--------|
| 2000 Households | 2,397 | 14,036 | 48,102 |
| 2010 Households | 2,435 | 14,392 | 51,544 |
| 2019 Households | 2,612 | 15,075 | 53,906 |
| 2024 Households | 2,711 | 15,411 | 55,129 |
| 2000-2010 Annual Rate | 0.16% | 0.25% | 0.69% |
| 2010-2019 Annual Rate | 0.78% | 0.52% | 0.50% |
| 2019-2024 Annual Rate | 0.75% | 0.44% | 0.45% |
| 2019 Average Household Size | 2.16 | 2.48 | 2.51 |

| MEDIAN HOUSEHOLD INCOME | 1 MILE | 3 MILE | 5 MILE |
|------------------------------|----------|----------|----------|
| 2019 Median Household Income | \$69,753 | \$79,235 | \$80,019 |
| 2024 Median Household Income | \$77,690 | \$86,883 | \$88,447 |
| 2019-2024 Annual Rate | 2.18% | 1.86% | 2.025 |

| AVERAGE HOUSEHOLD INCOME | 1 MILE | 3 MILE | 5 MILE |
|-------------------------------|-----------|-----------|-----------|
| 2019 Average Household Income | \$92,332 | \$102,237 | \$107,580 |
| 2024 Average Household Income | \$101,992 | \$113,443 | \$118,920 |
| 2019-2024 Annual Rate | 2.01% | 2.10% | 2.02% |

| PER CAPITA INCOME | 1 MILE | 3 MILE | 5 MILE |
|------------------------|----------|----------|----------|
| 2019 Per Capita Income | \$41,155 | \$41,228 | \$42,138 |
| 2024 Per Capita Income | \$45,274 | \$45,634 | \$46,518 |
| 2019-2024 Annual Rate | 1.93% | 2.05% | 2.00% |

| HOUSING | 1 MILE | 3 MILE | 5 MILE |
|------------------------------------|--------|--------|--------|
| 2000 Total Housing Units | 2,479 | 14,573 | 50,480 |
| 2000 Owner Occupied Housing Units | 59.7% | 76.3% | 70.9% |
| 2000 Renter Occupied Housing Units | 37.0% | 20.0% | 24.4% |
| 2000 Vacant Housing Units | 3.3% | 3.7% | 4.7% |
| 2010 Total Housing Units | 2,656 | 15,258 | 55,362 |
| 2010 Owner Occupied Housing Units | 54.4% | 72.4% | 65.9% |
| 2010 Renter Occupied Housing Units | 37.3% | 21.9% | 27.2% |
| 2010 Vacant Housing Units | 8.3% | 5.7% | 6.9% |
| 2019 Total Housing Units | 2,707 | 15,708 | 57,239 |
| 2019 Owner Occupied Housing Units | 51.7% | 70.2% | 63.3% |
| 2019 Renter Occupied Housing Units | 44.8% | 25.8% | 30.9% |
| 2019 Vacant Housing Units | 3.5% | 4.0% | 5.8% |
| 2024 Total Housing Units | 2,789 | 16,016 | 58,553 |
| 2024 Owner Occupied Housing Units | 53.2% | 71.4% | 64.5% |
| 2024 Renter Occupied Housing Units | 44.0% | 24.8% | 29.7% |
| 2024 Vacant Housing Units | 2.8% | 3.8% | 5.8% |

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.

August 20, 2019

DEMOGRAPHICS



FOR FURTHER INFORMATION, PLEASE CONTACT:

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