

RETAIL SPACE FOR LEASE

497-503 W MAIN STREET



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





ADDRESS: 497-503 W Main Street
Batavia, OH 45103

FOR LEASE: 1,600 SF to 3,200 SF

- ▶ Dollar General anchored strip center
- ▶ Visibility from SR 32 (34,000+ cpd)
- ▶ 1/2 mile from University of Cincinnati Clermont (31,000 students)
- ▶ Growing Batavia market
- ▶ Across from King's Hammer Soccer Club
- ▶ Average Household Income of \$76,649 within 5 miles

INCLUDED EQUIPMENT:

- ▶ Pizza oven hood system
- ▶ Walk-in cooler
- ▶ 3 Compartment and hand sinks

TRAFFIC COUNTS:

- ▶ W Main Street at Clough Pike = 2,308 AADT in 2006
- ▶ College Drive at Main Street = 2,270 AADT in 2010

FEATURES

34,000 + AADT

James A. Rhodes Appalachian Hwy

32

W Main St



SITE

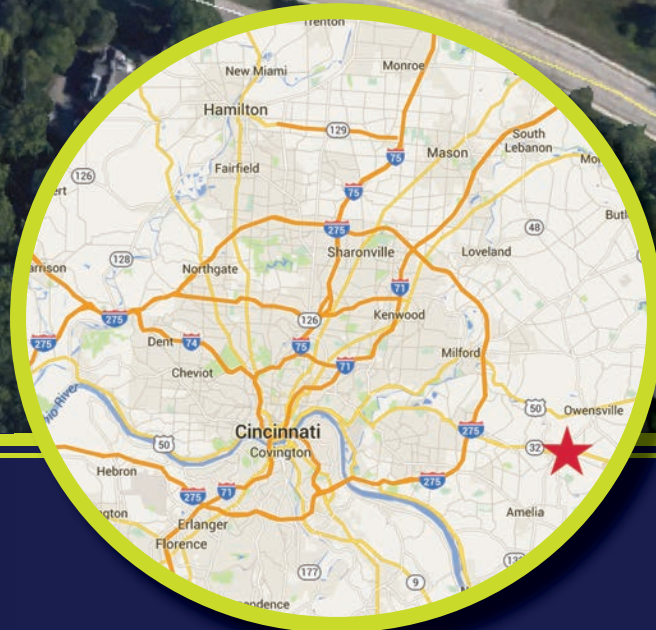


Hulick Dr

Meadowbrook Dr

Clough Pike

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LOCATION



UNIVERSITY OF
Cincinnati
Clermont College

Mobil
SITE

KINGS
HAMMER
YOUTH DEVELOPMENT ACADEMY

DAYS OF
WONDER

United
Dairy
Farmers

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AERIAL



2,400 SF

**DOLLAR
GENERAL®**

8,450 SF

FORMER
RESTAURANT
AVAILABLE
1,600 SF

AVAILABLE
1,600 SF

SITE PLAN

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	1,971	11,622	43,355
2010 Population	2,211	14,266	52,711
2019 Population	2,294	15,938	57,012
2024 Population	2,371	16,708	59,193
2000-2010 Annual Rate	1.16%	2.07%	1.97%
2010-2019 Annual Rate	0.41%	1.24%	0.88%
2019-2024 Annual Rate	0.66%	0.95%	0.75%
2019 Male Population	46.6%	48.7%	49.2%
2019 Female Population	53.4%	51.3%	50.8%
2019 Median Age	35.3	35.7	36.8

RACE AND ETHNICITY	1 MILE	3 MILE	5 MILE
2019 White Alone	92.2%	92.5%	93.5%
2019 Black Alone	3.9%	2.7%	2.1%
2019 American Indian/Native Alaskan Alone	0.4%	0.3%	0.3%
2019 Asian Alone	0.9%	1.4%	1.6%
2019 Pacific Islander Alone	0.0%	0.0%	0.0%
2019 Other Race	0.2%	0.3%	0.5%
2019 Two or More Races	2.4%	2.7%	2.1%
2019 Hispanic Origin (Any Race)	1.5%	1.8%	2.0%

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Households	715	3,976	16,103
2010 Households	789	5,056	19,974
2019 Households	831	5,703	21,711
2024 Households	854	5,995	22,596
2000-2010 Annual Rate	0.99%	2.43%	2.18%
2010-2019 Annual Rate	0.58%	1.35%	0.93%
2019-2024 Annual Rate	0.55%	1.00%	0.80%
2019 Average Household Size	2.64	2.70	2.59

MEDIAN HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
2019 Median Household Income	\$53,112	\$66,199	\$63,121
2024 Median Household Income	\$60,214	\$76,470	\$71,667
2019-2024 Annual Rate	2.54%	2.93%	2.57%

AVERAGE HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
2019 Average Household Income	\$65,042	\$85,767	\$81,121
2024 Average Household Income	\$76,382	\$96,995	\$92,382
2019-2024 Annual Rate	3.27%	2.49%	2.63%

PER CAPITA INCOME	1 MILE	3 MILE	5 MILE
2019 Per Capita Income	\$27,280	\$31,476	\$30,998
2024 Per Capita Income	\$31,579	\$35,680	\$35,380
2019-2024 Annual Rate	2.97%	2.54%	2.68%

HOUSING	1 MILE	3 MILE	5 MILE
2000 Total Housing Units	760	4,161	16,966
2000 Owner Occupied Housing Units	52.5%	62.0%	64.6%
2000 Renter Occupied Housing Units	41.6%	33.6%	30.4%
2000 Vacant Housing Units	5.9%	4.4%	5.1%
2010 Total Housing Units	877	5,431	21,534
2010 Owner Occupied Housing Units	50.5%	63.1%	64.3%
2010 Renter Occupied Housing Units	39.5%	30.0%	28.4%
2010 Vacant Housing Units	10.0%	6.9%	7.2%
2019 Total Housing Units	924	6,068	23,279
2019 Owner Occupied Housing Units	45.9%	60.3%	59.6%
2019 Renter Occupied Housing Units	43.9%	33.7%	33.7%
2019 Vacant Housing Units	10.1%	6.0%	6.7%
2024 Total Housing Units	951	6,376	24,219
2024 Owner Occupied Housing Units	47.9%	62.4%	60.9%
2024 Renter Occupied Housing Units	41.9%	31.6%	32.4%
2024 Vacant Housing Units	10.2%	6.0%	6.7%

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.

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DEMOGRAPHICS



FOR FURTHER INFORMATION, PLEASE CONTACT:

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