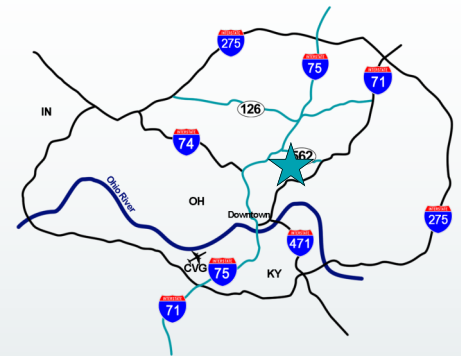




Lebanon Road Gas Station/Convenient Store

11785 Lebanon Road
Sharonville, Ohio 45241

- **PRICE REDUCED! ~ \$350,000**
- 1,961 SF full service gas station and convenient store
- Scenic high ground location
- **Great exposure with high traffic count**
- High pylon signage can be seen from I-275
- Abundant business amenities nearby
- **MOTIVATED SELLER**



Contact:

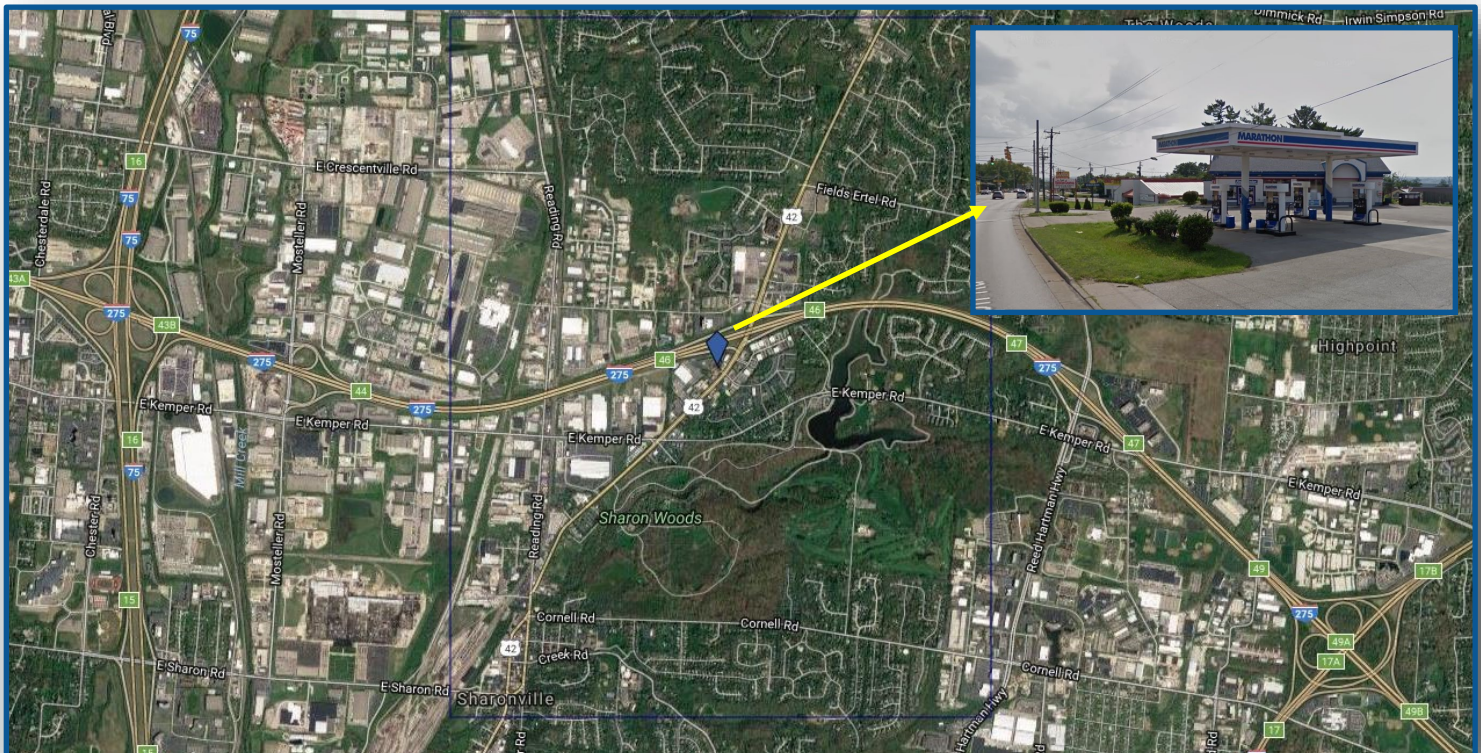
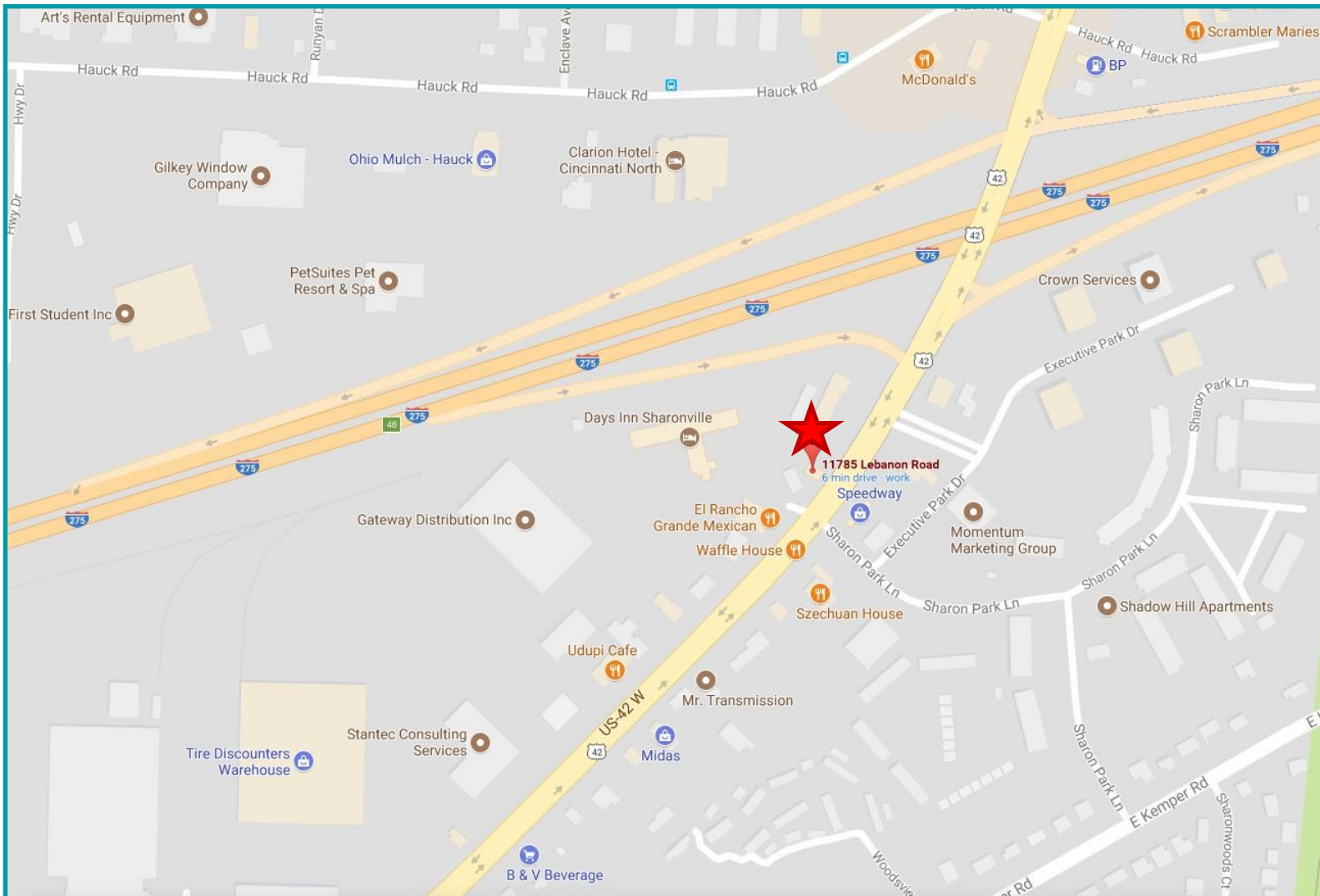
Jim Reckers
513.842.9527 DIRECT
513.265.1700 MOBILE
jreckers@equity.net

Equity Inc. | O: 513.336.8765 | F: 513.336.8775 | www.equity.net
11353 Reed Hartman Highway, Suite 400 | Cincinnati, OH 45241



Gas Station/Convenient Store

11785 Lebanon Road
Sharonville, OH 45241

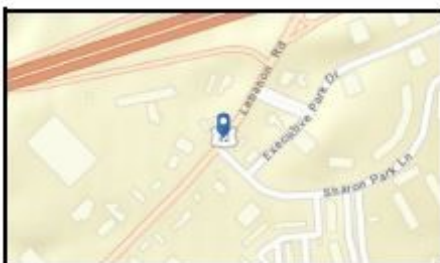
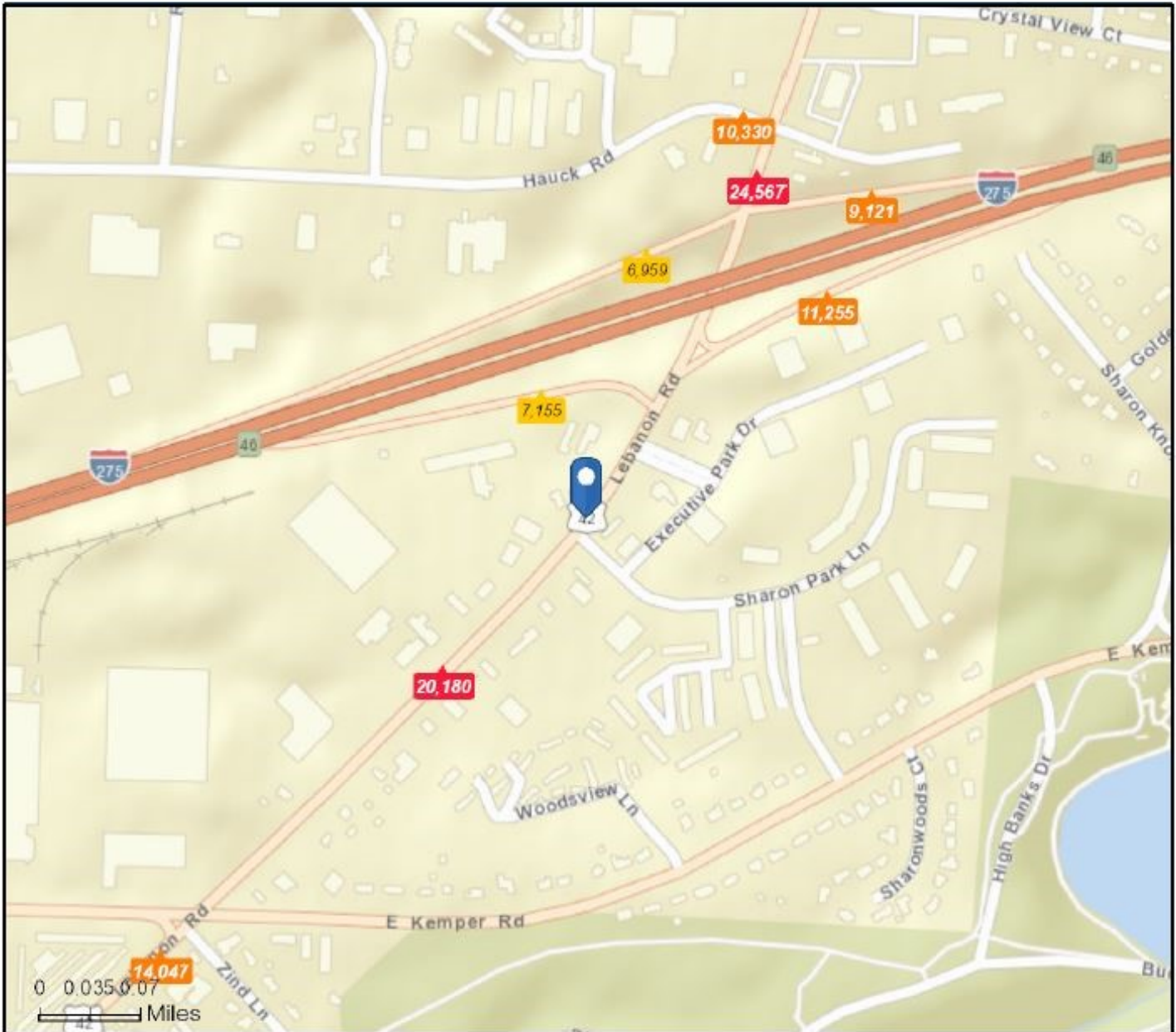




Traffic Count Map - Close Up

11785 Lebanon Rd, Cincinnati, Ohio, 45241
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 39.28691
Longitude: -84.39692



Average Daily Traffic Volume
 ▲ Up to 6,000 vehicles per day
 ▲ 6,001 - 15,000
 ▲ 15,001 - 30,000
 ▲ 30,001 - 50,000
 ▲ 50,001 - 100,000
 ▲ More than 100,000 per day



Source: ©2017 Kalibrate Technologies

October 13, 2017



Executive Summary

11785 Lebanon Rd, Cincinnati, Ohio, 45241
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 39.28691
Longitude: -84.39692

	1 mile	3 miles	5 miles
Population			
2000 Population	3,636	35,632	129,817
2010 Population	3,700	35,056	133,508
2017 Population	3,785	36,052	137,573
2022 Population	3,823	36,686	140,259
2000-2010 Annual Rate	0.17%	-0.16%	0.28%
2010-2017 Annual Rate	0.31%	0.39%	0.41%
2017-2022 Annual Rate	0.20%	0.35%	0.39%
2017 Male Population	48.3%	48.6%	48.7%
2017 Female Population	51.7%	51.4%	51.3%
2017 Median Age	44.9	44.0	40.9

In the identified area, the current year population is 137,573. In 2010, the Census count in the area was 133,508. The rate of change since 2010 was 0.41% annually. The five-year projection for the population in the area is 140,259 representing a change of 0.39% annually from 2017 to 2022. Currently, the population is 48.7% male and 51.3% female.

Median Age

The median age in this area is 44.9, compared to U.S. median age of 38.2.

Race and Ethnicity

2017 White Alone	71.8%	80.7%	74.2%
2017 Black Alone	10.1%	7.5%	11.4%
2017 American Indian/Alaska Native Alone	0.2%	0.2%	0.2%
2017 Asian Alone	8.1%	5.1%	8.5%
2017 Pacific Islander Alone	0.7%	0.4%	0.2%
2017 Other Race	4.7%	3.3%	2.9%
2017 Two or More Races	4.3%	2.7%	2.6%
2017 Hispanic Origin (Any Race)	8.1%	6.6%	6.5%

Persons of Hispanic origin represent 6.5% 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 49.8 in the identified area, compared to 64.0 for the U.S. as a whole.

Households

2000 Households	1,798	13,952	49,927
2010 Households	1,844	14,208	52,796
2017 Total Households	1,869	14,522	54,158
2022 Total Households	1,885	14,739	55,099
2000-2010 Annual Rate	0.25%	0.18%	0.56%
2010-2017 Annual Rate	0.19%	0.30%	0.35%
2017-2022 Annual Rate	0.17%	0.30%	0.35%
2017 Average Household Size	1.98	2.47	2.52

The household count in this area has changed from 52,796 in 2010 to 54,158 in the current year, a change of 0.35% annually. The five-year projection of households is 55,099, a change of 0.35% annually from the current year total. Average household size is currently 2.52, compared to 2.51 in the year 2010. The number of families in the current year is 36,626 in the specified area.



Executive Summary

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Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 39.28691
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	1 mile	3 miles	5 miles
Median Household Income			
2017 Median Household Income	\$61,997	\$74,752	\$73,385
2022 Median Household Income	\$71,512	\$82,147	\$81,789
2017-2022 Annual Rate	2.90%	1.90%	2.19%
Average Household Income			
2017 Average Household Income	\$80,642	\$97,667	\$99,169
2022 Average Household Income	\$91,584	\$109,168	\$111,359
2017-2022 Annual Rate	2.58%	2.25%	2.35%
Per Capita Income			
2017 Per Capita Income	\$38,236	\$39,561	\$39,263
2022 Per Capita Income	\$43,291	\$44,078	\$43,964
2017-2022 Annual Rate	2.51%	2.19%	2.29%

Households by Income

Current median household income is \$73,385 in the area, compared to \$56,124 for all U.S. households. Median household income is projected to be \$81,789 in five years, compared to \$62,316 for all U.S. households

Current average household income is \$99,169 in this area, compared to \$80,675 for all U.S. households. Average household income is projected to be \$111,359 in five years, compared to \$91,585 for all U.S. households

Current per capita income is \$39,263 in the area, compared to the U.S. per capita income of \$30,820. The per capita income is projected to be \$43,964 in five years, compared to \$34,828 for all U.S. households

Housing

2000 Total Housing Units	1,878	14,499	52,236
2000 Owner Occupied Housing Units	848	10,933	36,887
2000 Renter Occupied Housing Units	950	3,019	13,039
2000 Vacant Housing Units	80	547	2,310
2010 Total Housing Units	2,065	15,073	56,717
2010 Owner Occupied Housing Units	830	10,819	37,150
2010 Renter Occupied Housing Units	1,014	3,389	15,646
2010 Vacant Housing Units	221	865	3,921
2017 Total Housing Units	2,062	15,277	57,526
2017 Owner Occupied Housing Units	798	10,791	36,656
2017 Renter Occupied Housing Units	1,071	3,732	17,502
2017 Vacant Housing Units	193	755	3,368
2022 Total Housing Units	2,068	15,475	58,497
2022 Owner Occupied Housing Units	809	10,990	37,260
2022 Renter Occupied Housing Units	1,077	3,750	17,839
2022 Vacant Housing Units	183	736	3,398

Currently, 63.7% of the 57,526 housing units in the area are owner occupied; 30.4% renter occupied; and 5.9% are vacant. Currently, in the U.S., 55.6% of the housing units in the area are owner occupied; 33.1% are renter occupied; and 11.3% are vacant. In 2010, there were 56,717 housing units in the area - 65.5% owner occupied, 27.6% renter occupied, and 6.9% vacant. The annual rate of change in housing units since 2010 is 0.63%. Median home value in the area is \$210,401, compared to a median home value of \$207,344 for the U.S. In five years, median value is projected to change by 2.60% annually to \$239,155.

Data Note: Income is expressed in current dollars

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2017 and 2022. Esri converted Census 2000 data into 2010 geography.

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