

# Gas Station For Sale

## Marathon Gas Station

706 Dalton Avenue  
Cincinnati, OH 45203

**PRICE REDUCED**



### FEATURES

- **Marathon Gas Station for Sale**
- 1,464 SF convenient store
- .475 acres
- \$1,400,000 gross sales
- All FF&E included
- Small kitchen with hood, three compartment sink, serving daily specials.
- **Sale price: \$425,000 \$395,000**

### LOCATION

**706 Dalton Avenue  
Cincinnati, OH 45203**

Price includes real estate, beer/wine license, furniture, fixtures and equipment, plus inventory at cost.

<b>Demographics:</b>	<b>1-mile</b>	<b>3-mile</b>	<b>5-mile</b>
Total population:	9,301	130,234	314,480
Total Households:	4,317	55,155	134,529
Avg. HH Income:	\$33,368	\$44,501	\$52,771

#### **Traffic Count:**

Dalton Avenue at W 8th Street = 14,564 ADT 2010

### CONTACT

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513/769-2518



**EVEREST**

COMMERCIAL REAL ESTATE SERVICES

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# 706 Dalton Avenue



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TEL 513-769-2500

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9902 Carver Road

Sycamore Office Park

Suite 105

Cincinnati, Ohio 45242

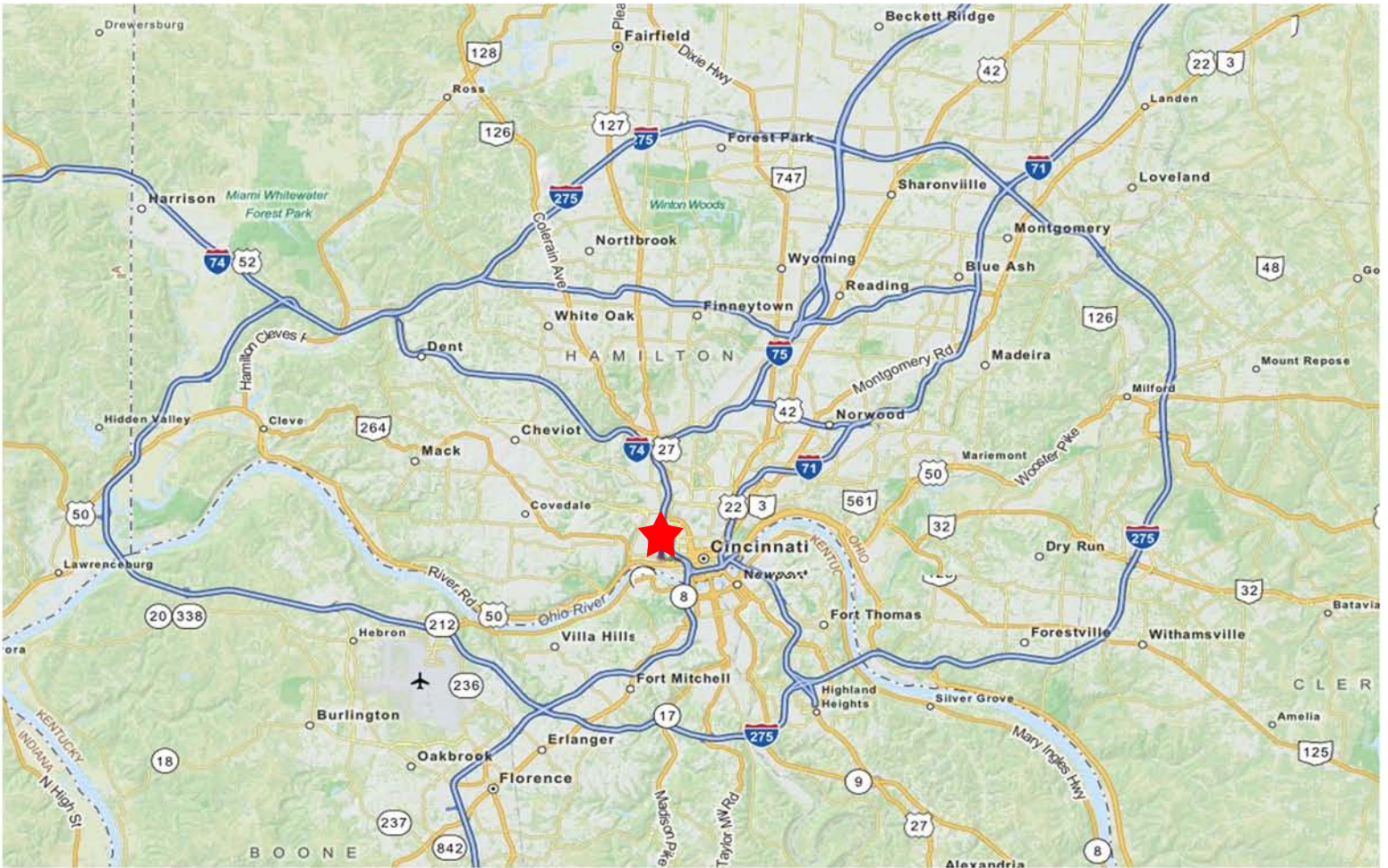
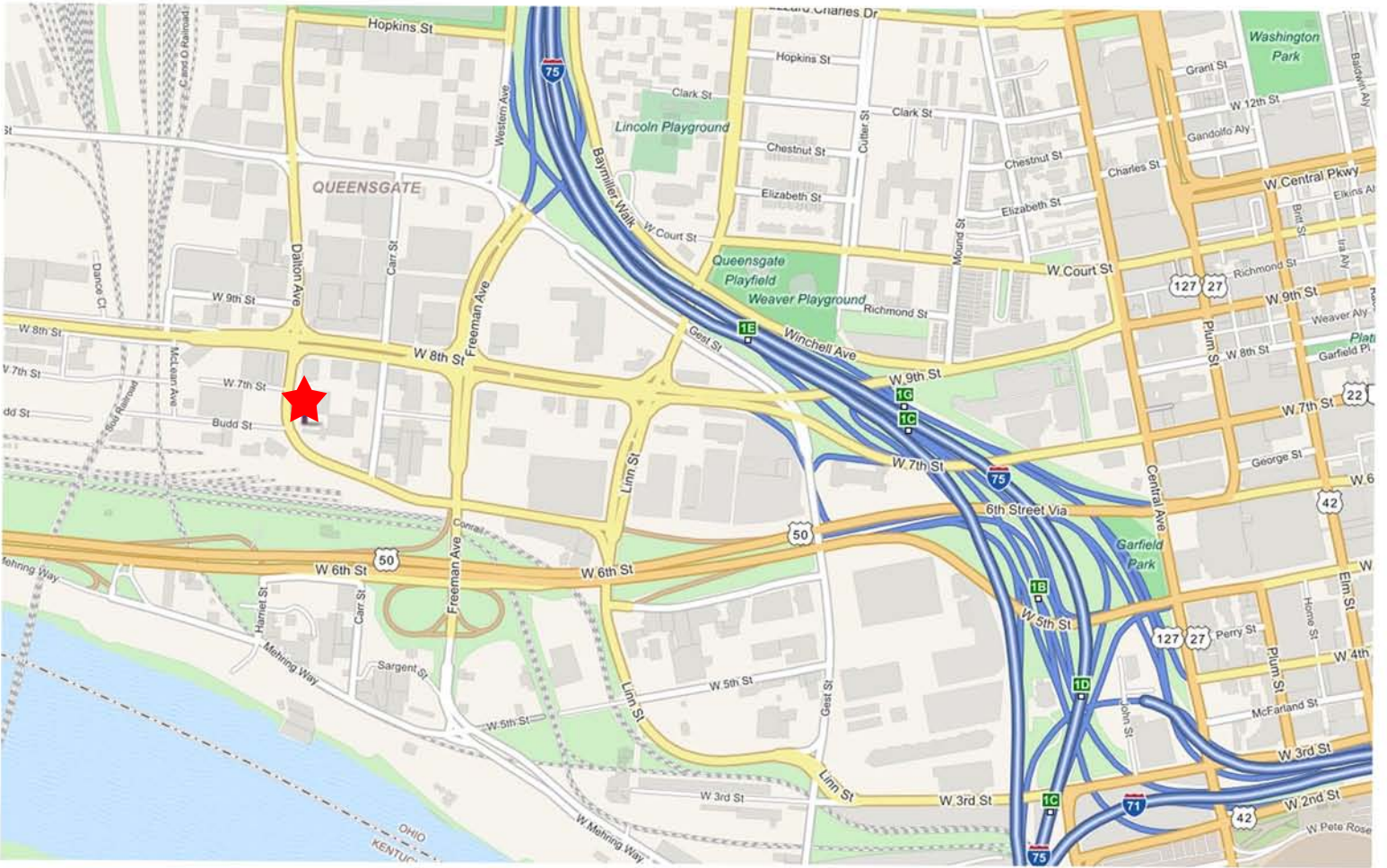
FOR MORE INFORMATION, CONTACT

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**SITE**

Dalton Ave

Carr St

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# Executive Summary

706 Dalton Ave, Cincinnati, Ohio, 45203

Rings: 1, 3, 5 mile radii

Latitude: 39.10273  
Longitude: -84.53636

	1 mile	3 miles	5 miles
<b>Population</b>			
2000 Population	10,857	142,313	341,164
2010 Population	9,403	127,289	310,311
2015 Population	9,301	130,234	314,480
2020 Population	9,352	132,698	318,841
2000-2010 Annual Rate	-1.43%	-1.11%	-0.94%
2010-2015 Annual Rate	-0.21%	0.44%	0.25%
2015-2020 Annual Rate	0.11%	0.38%	0.28%
2015 Male Population	46.8%	52.1%	49.4%
2015 Female Population	53.2%	47.8%	50.6%
2015 Median Age	32.7	30.9	33.7

In the identified area, the current year population is 314,480. In 2010, the Census count in the area was 310,311. The rate of change since 2010 was 0.25% annually. The five-year projection for the population in the area is 318,841 representing a change of 0.28% annually from 2015 to 2020. Currently, the population is 49.4% male and 50.6% female.

### Median Age

The median age in this area is 32.7, compared to U.S. median age of 37.9.

### Race and Ethnicity

2015 White Alone	41.3%	60.2%	63.6%
2015 Black Alone	54.2%	31.6%	29.9%
2015 American Indian/Alaska Native Alone	0.5%	0.3%	0.2%
2015 Asian Alone	0.6%	2.7%	2.0%
2015 Pacific Islander Alone	0.0%	0.2%	0.1%
2015 Other Race	1.0%	2.0%	1.4%
2015 Two or More Races	2.4%	3.1%	2.7%
2015 Hispanic Origin (Any Race)	3.1%	4.3%	3.2%

Persons of Hispanic origin represent 3.2% of the population in the identified area compared to 17.6% 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 53.6 in the identified area, compared to 63.0 for the U.S. as a whole.

### Households

2000 Households	4,726	60,717	144,550
2010 Households	4,390	53,624	132,003
2015 Total Households	4,317	55,155	134,529
2020 Total Households	4,330	56,406	136,754
2000-2010 Annual Rate	-0.73%	-1.23%	-0.90%
2010-2015 Annual Rate	-0.32%	0.54%	0.36%
2015-2020 Annual Rate	0.06%	0.45%	0.33%
2015 Average Household Size	2.08	2.15	2.22

The household count in this area has changed from 132,003 in 2010 to 134,529 in the current year, a change of 0.36% annually. The five-year projection of households is 136,754, a change of 0.33% annually from the current year total. Average household size is currently 2.22, compared to 2.23 in the year 2010. The number of families in the current year is 66,512 in the specified area.

**Data Note:** Income is expressed in current dollars

**Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2015 and 2020. Esri converted Census 2000 data into 2010 geography.



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<b>Median Household Income</b>			
2015 Median Household Income	\$18,039	\$28,971	\$35,279
2020 Median Household Income	\$19,399	\$32,914	\$39,781
2015-2020 Annual Rate	1.46%	2.58%	2.43%
<b>Average Household Income</b>			
2015 Average Household Income	\$33,368	\$44,501	\$52,771
2020 Average Household Income	\$37,488	\$50,871	\$60,562
2015-2020 Annual Rate	2.36%	2.71%	2.79%
<b>Per Capita Income</b>			
2015 Per Capita Income	\$16,018	\$19,679	\$22,987
2020 Per Capita Income	\$17,935	\$22,453	\$26,381
2015-2020 Annual Rate	2.29%	2.67%	2.79%

Current median household income is \$35,279 in the area, compared to \$53,217 for all U.S. households. Median household income is projected to be \$39,781 in five years, compared to \$60,683 for all U.S. households

Current average household income is \$52,771 in this area, compared to \$74,699 for all U.S. households. Average household income is projected to be \$60,562 in five years, compared to \$84,910 for all U.S. households

Current per capita income is \$22,987 in the area, compared to the U.S. per capita income of \$28,597. The per capita income is projected to be \$26,381 in five years, compared to \$32,501 for all U.S. households

<b>Housing</b>			
2000 Total Housing Units	5,671	71,445	162,776
2000 Owner Occupied Housing Units	928	19,082	63,368
2000 Renter Occupied Housing Units	3,798	41,635	81,182
2000 Vacant Housing Units	945	10,728	18,226
2010 Total Housing Units	5,007	67,910	158,659
2010 Owner Occupied Housing Units	1,003	17,132	58,052
2010 Renter Occupied Housing Units	3,387	36,492	73,951
2010 Vacant Housing Units	617	14,286	26,656
2015 Total Housing Units	5,016	69,687	161,420
2015 Owner Occupied Housing Units	898	15,745	54,355
2015 Renter Occupied Housing Units	3,419	39,410	80,174
2015 Vacant Housing Units	699	14,532	26,891
2020 Total Housing Units	5,068	71,044	163,745
2020 Owner Occupied Housing Units	910	15,993	54,889
2020 Renter Occupied Housing Units	3,420	40,413	81,864
2020 Vacant Housing Units	738	14,638	26,991

Currently, 33.7% of the 161,420 housing units in the area are owner occupied; 49.7%, renter occupied; and 16.7% are vacant. Currently, in the U.S., 55.7% of the housing units in the area are owner occupied; 32.8% are renter occupied; and 11.6% are vacant. In 2010, there were 158,659 housing units in the area - 36.6% owner occupied, 46.6% renter occupied, and 16.8% vacant. The annual rate of change in housing units since 2010 is 0.77%. Median home value in the area is \$131,774, compared to a median home value of \$200,006 for the U.S. In five years, median value is projected to change by 5.19% annually to \$169,676.

**Data Note:** Income is expressed in current dollars

**Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2015 and 2020. Esri converted Census 2000 data into 2010 geography.