

# Restaurant For Sale or Lease

## Former Pig & Whistle Cincinnati (Hyde Park), OH



### FEATURES

- **14,975 Total SF**
- 8,034 SF restaurant
- 4,733 SF outdoor covered patio
- 1,316 SF 2nd floor office space
- All furniture, fixtures and equipment included
- 67 parking spaces in private lot
- Lease rate: \$8.81 PSF NNN  
\$11,000/month NNN
- Sale price: \$1,950,000

### LOCATION

**former Pig & Whistle Sports Pub**  
**2680 Madison Road**  
**Cincinnati (Hyde Park), OH 45208**

### CONTACT

#### Karen Duesing

karen.duesing@everestrealstate.com  
 513/769-2518

#### John Thompson

john.thompson@everestrealstate.com  
 513/769-2514

#### Chris Nachtrab

chris.nachtrab@everestrealstate.com  
 513/769-2509

<b>Demographics:</b>	<b>1-Mile</b>	<b>3-Mile</b>	<b>5-Mile</b>
Total Population:	20,474	124,214	286,853
Total Households:	10,249	56,221	127,692
Avg. HH Income:	\$76,168	\$61,856	\$58,837

#### **Traffic Counts:**

Madison Rd. W of Edwards Rd. = 15,953 AADT 2005  
 Madison Rd. E. of Erie Ave. = 19,500 AADT 2001



COMMERCIAL REAL ESTATE SERVICES

WEB [www.everestrealstate.com](http://www.everestrealstate.com) TEL 513-769-2500 FAX 513-769-2512

9912 Carver Road, Sycamore Office Park, Suite 100, Cincinnati, Ohio 45242

# Former Pig & Whistle



## FOR MORE INFORMATION, CONTACT:

### **Karen Duesing**

karen.duesing@everestrealstate.com  
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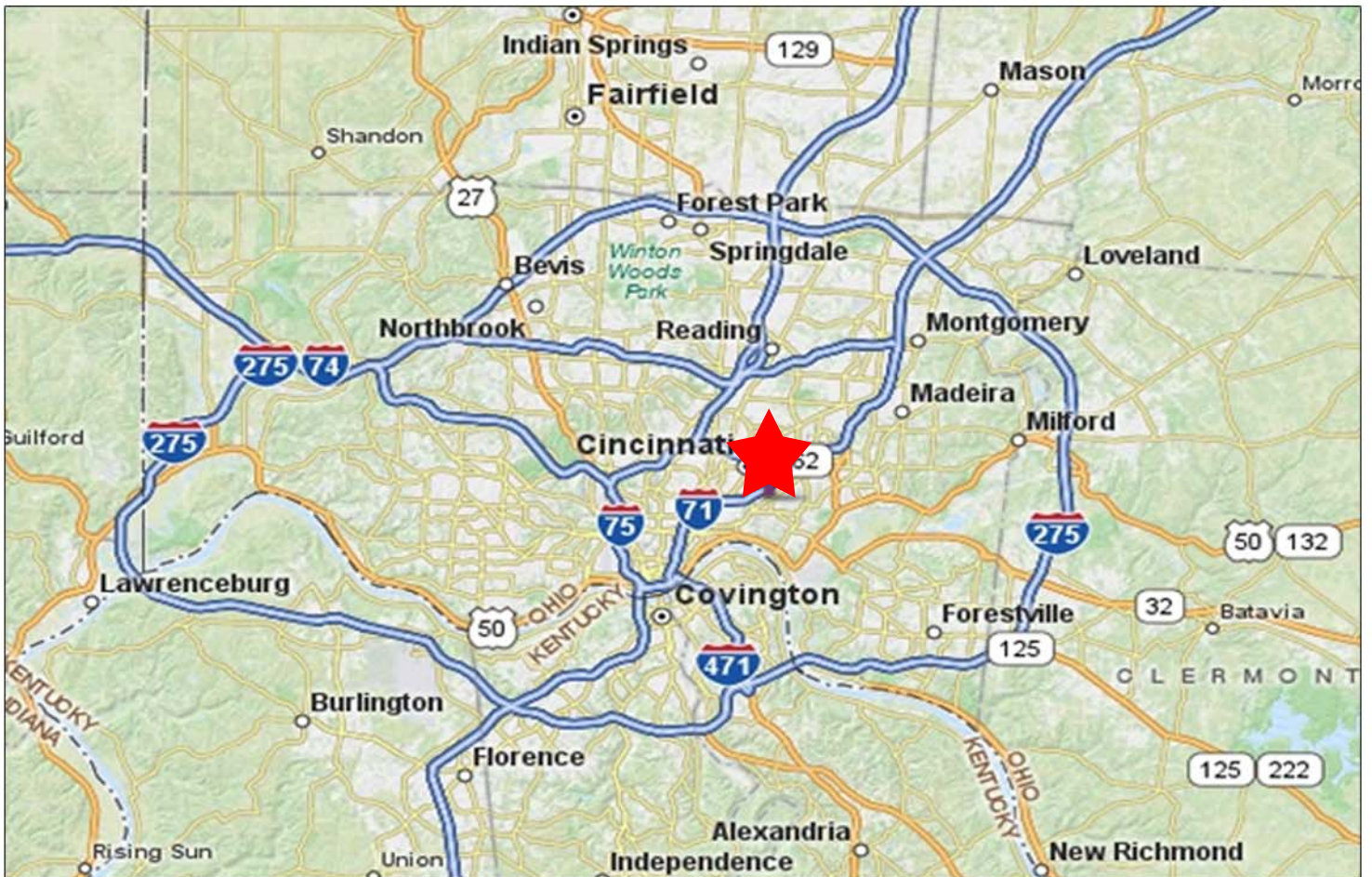
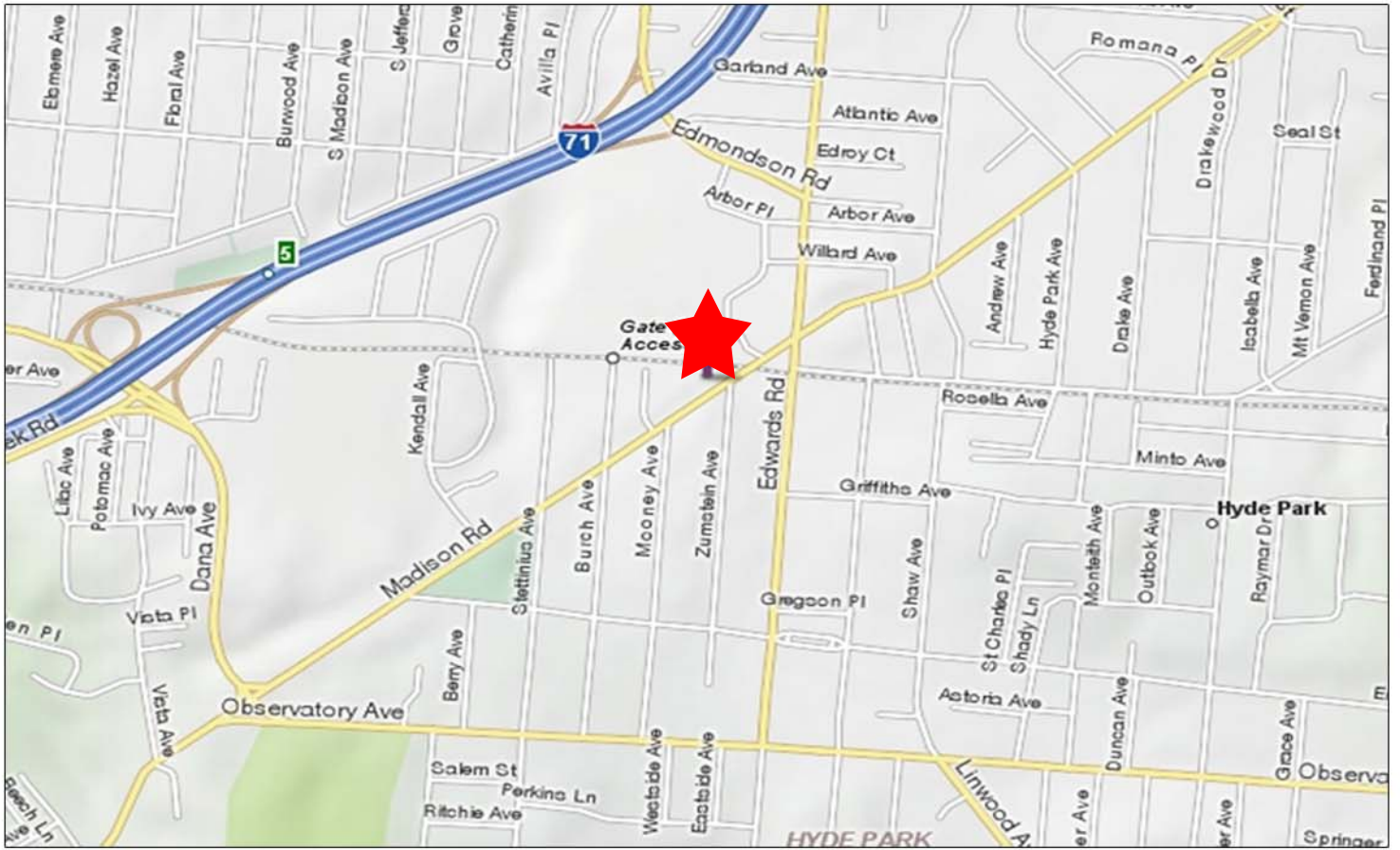
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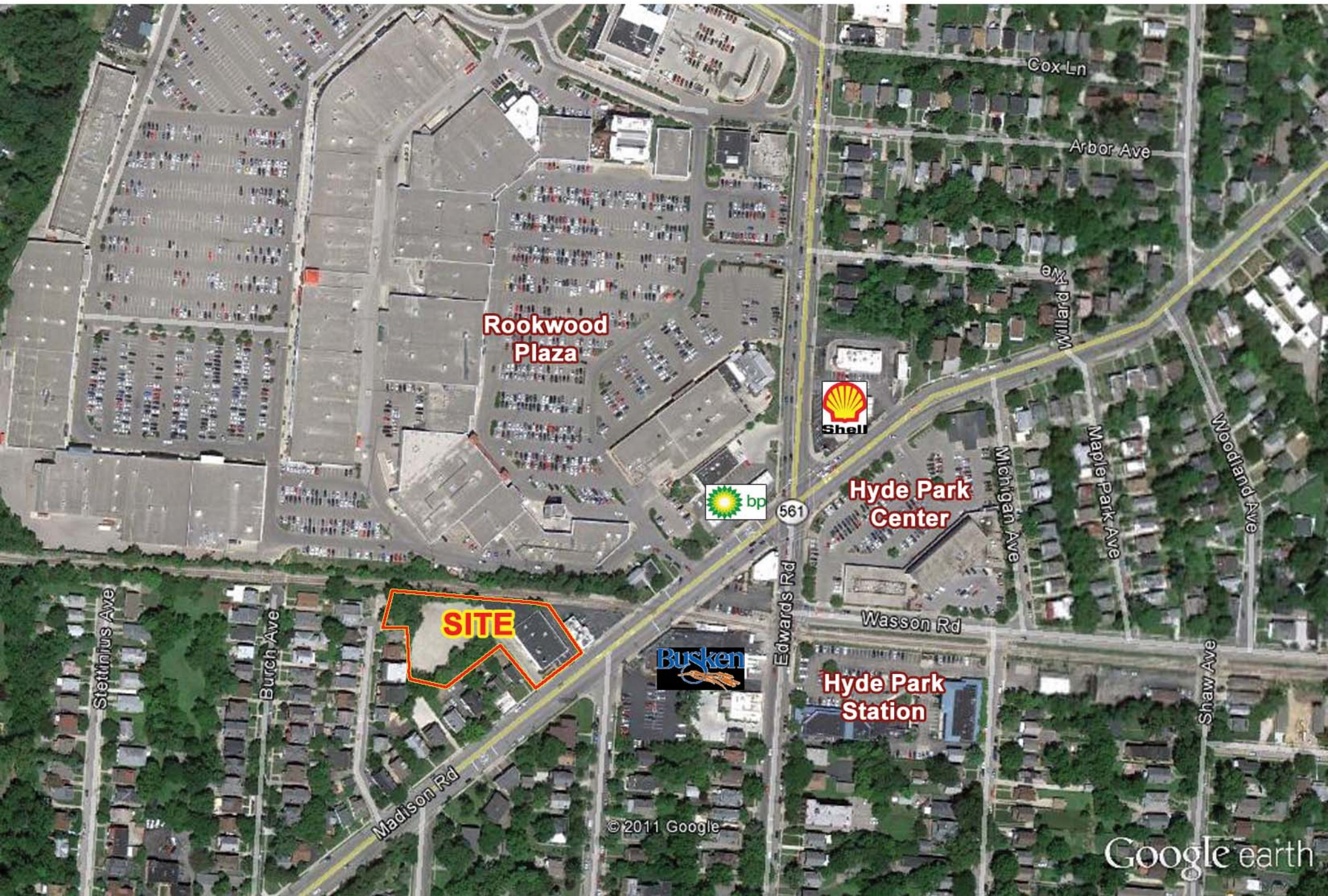
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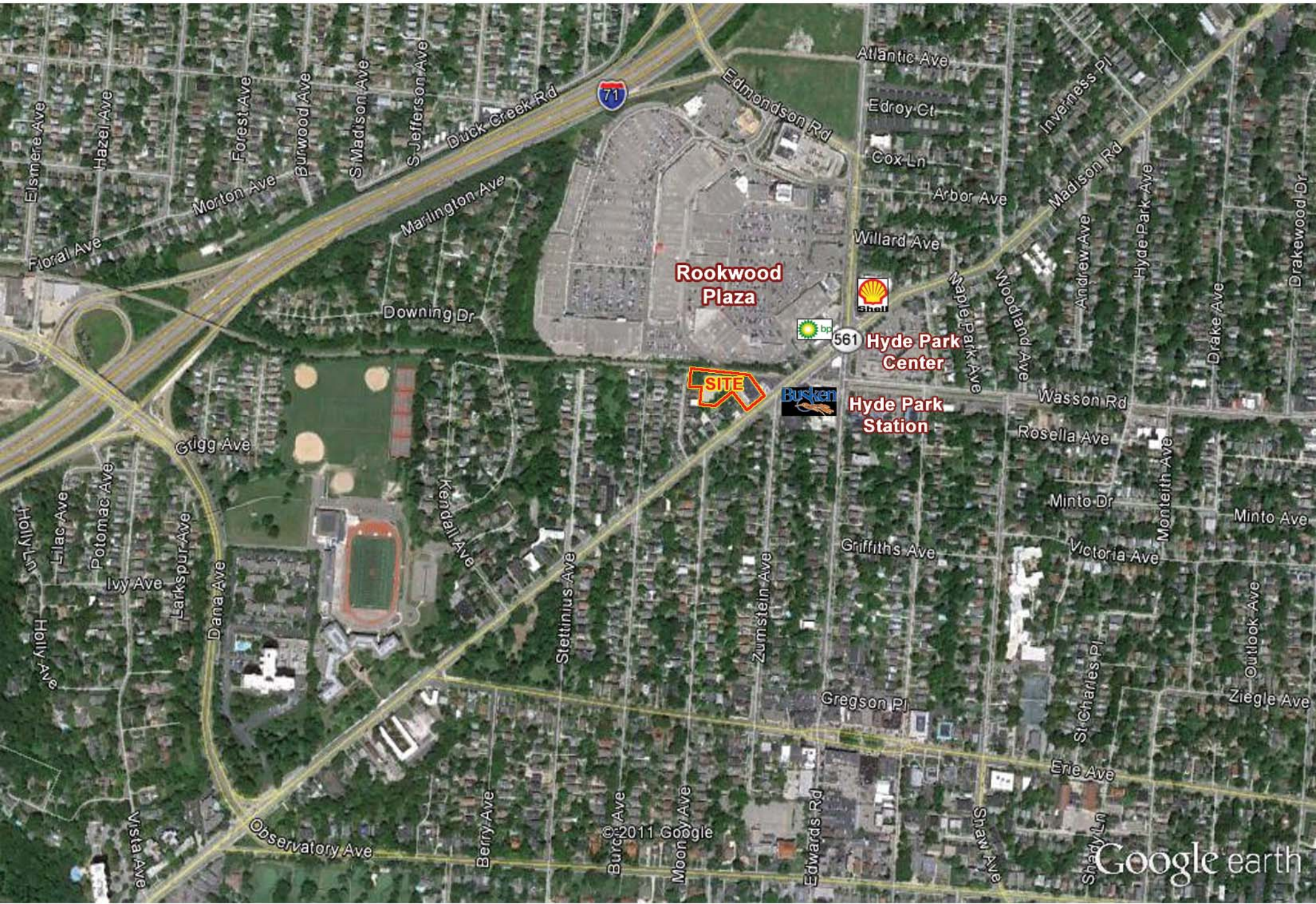
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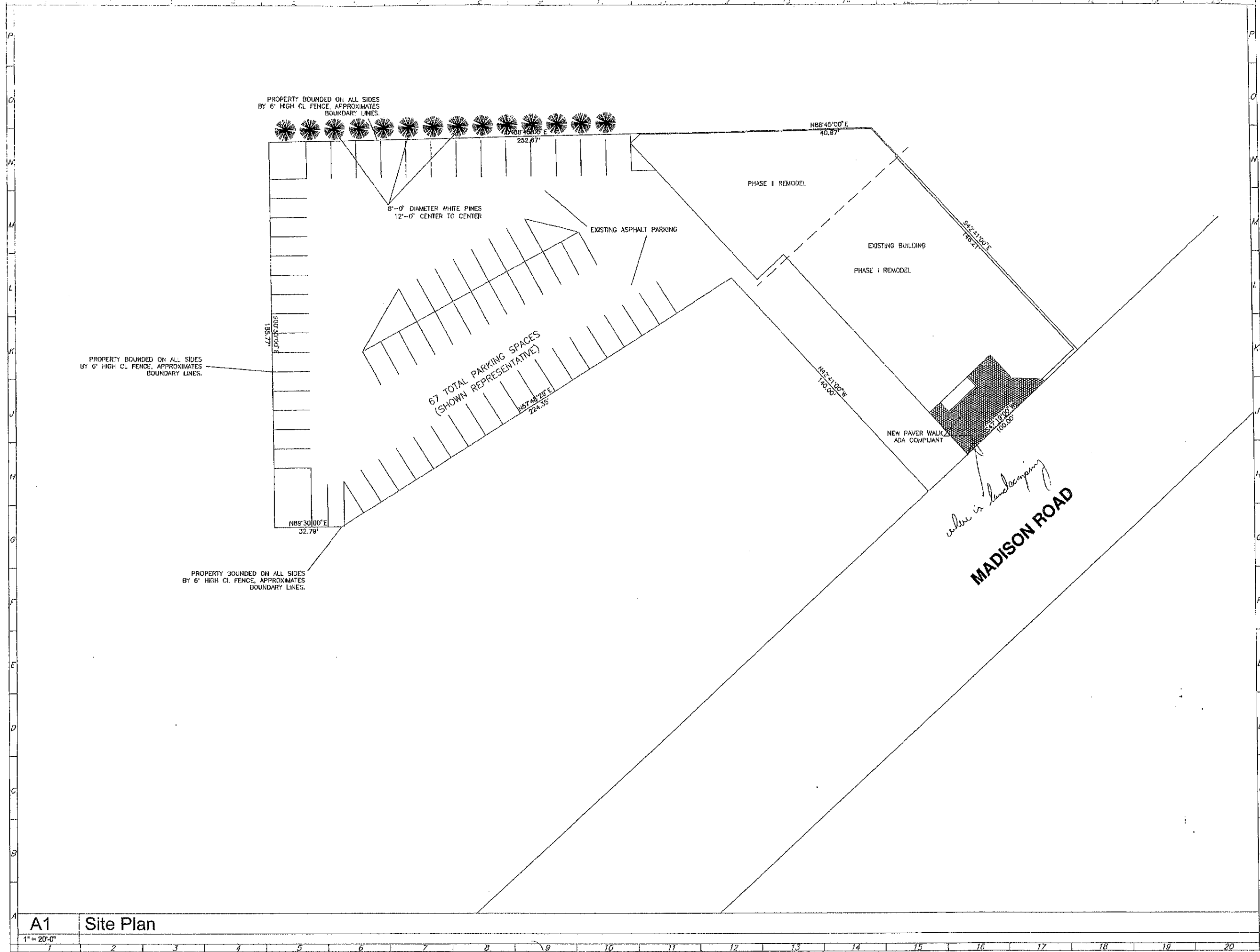
Cincinnati, Ohio 45242



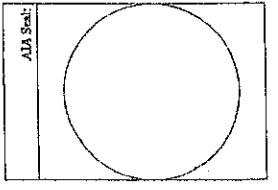








**P. Gerald Foote & Associates**  
 ARCHITECTS / PLANNERS INC.  
 9467 Montgomery Road  
 Cincinnati, Ohio 45242  
 phone: 513.984.1050



**Mulligan's at Hyde Park (phase II)**  
 Proposed Covered Open Air Lounge  
 Tenant Upfit and Remodel in Existing Building  
 Hyde Park  
 City of Cincinnati  
 State of Ohio

No.	Date	Description
		Preliminary
		Design Development
		Permit Submission
		Contractor Bid set
28	06/28	Construction Documents

Status: Construction Documents  
 28 June 2002

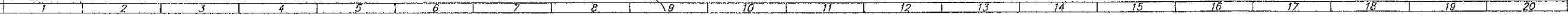
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 SCS# 02-013

Sheet Title: Site Plan

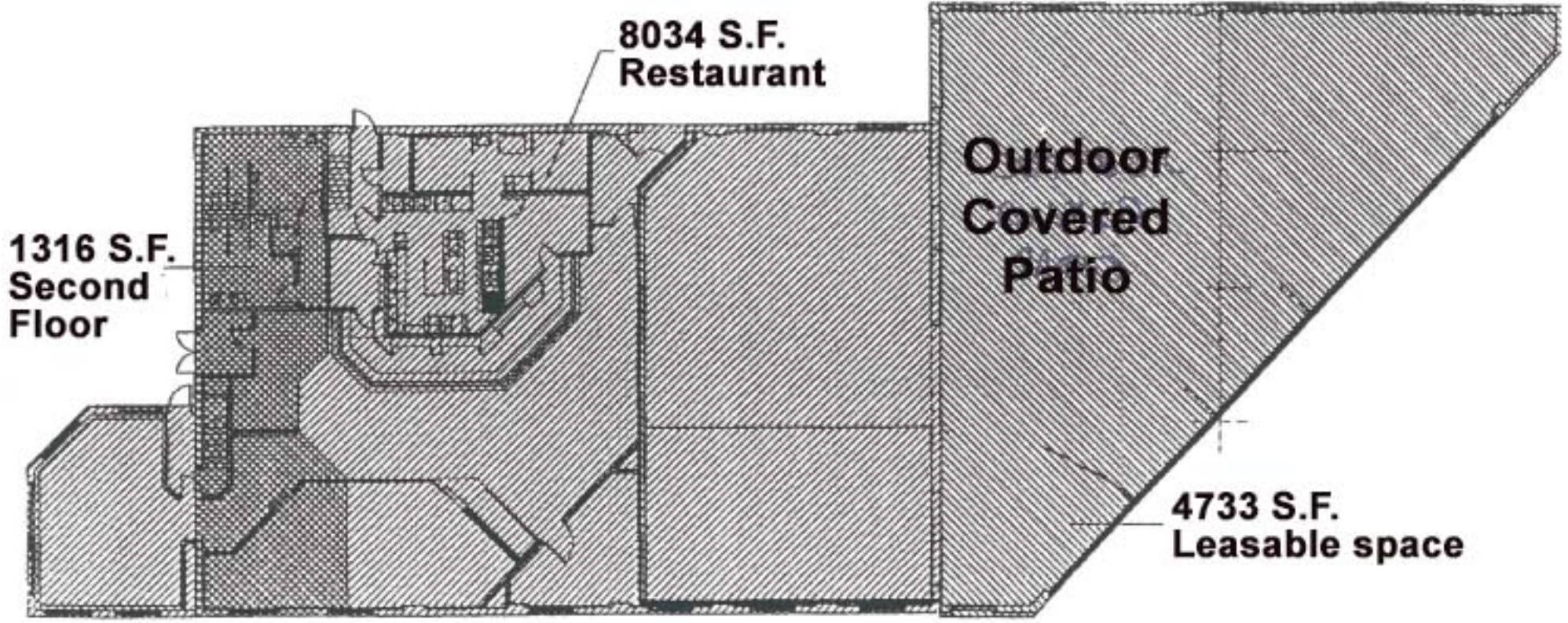
Sheet #: A0.2

A1 Site Plan

1" = 20'-0"



# Parking Lot



## EXISTING BUILDING AREA PLAN

HYDE PARK



2680 Madison Rd, Cincinnati,...

Latitude: 39.1446

Longitude: -84.44427

Ring: 1, 3, 5 Miles

	1 mile radius	3 miles radius	5 miles radius
<b>2010 Population</b>			
Total Population	20,474	124,214	286,853
Male Population	47.0%	46.6%	48.0%
Female Population	53.0%	53.4%	52.0%
Median Age	37.0	36.2	35.1
<b>2010 Income</b>			
Median HH Income	\$54,294	\$43,750	\$42,198
Per Capita Income	\$38,567	\$28,423	\$26,826
Average HH Income	\$76,168	\$61,856	\$58,837
<b>2010 Households</b>			
Total Households	10,249	56,221	127,692
Average Household Size	1.97	2.14	2.15
<b>2010 Housing</b>			
Owner Occupied Housing Units	44.8%	39.4%	37.4%
Renter Occupied Housing Units	44.1%	45.1%	45.9%
Vacant Housing Units	11.0%	15.6%	16.8%
<b>Population</b>			
1990 Population	23,009	139,097	323,453
2000 Population	20,969	128,583	296,959
2010 Population	20,474	124,214	286,853
2015 Population	20,723	125,551	289,292
1990-2000 Annual Rate	-0.92%	-0.78%	-0.85%
2000-2010 Annual Rate	-0.23%	-0.34%	-0.34%
2010-2015 Annual Rate	0.24%	0.21%	0.17%

In the identified market area, the current year population is 286,853. In 2000, the Census count in the market area was 296,959. The rate of change since 2000 was -0.34 percent annually. The five-year projection for the population in the market area is 289,292, representing a change of 0.17 percent annually from 2010 to 2015. Currently, the population is 48.0 percent male and 52.0 percent female.

	1 mile radius	3 miles radius	5 miles radius
<b>Households</b>			
1990 Households	10,637	59,668	136,156
2000 Households	10,514	58,212	132,093
2010 Households	10,249	56,221	127,692
2015 Households	10,381	56,891	129,026
1990-2000 Annual Rate	-0.12%	-0.25%	-0.3%
2000-2010 Annual Rate	-0.25%	-0.34%	-0.33%
2010-2015 Annual Rate	0.26%	0.24%	0.21%

The household count in this market area has changed from 132,093 in 2000 to 127,692 in the current year, a change of -0.33 percent annually. The five-year projection of households is 129,026, a change of 0.21 percent annually from the current year total. Average household size is currently 2.15, compared to 2.16 in the year 2000. The number of families in the current year is 61,510 in the market area.

**Housing**

Currently, 37.4 percent of the 153,407 housing units in the market area are owner occupied; 45.9 percent, renter occupied; and 16.8 percent are vacant. In 2000, there were 146,795 housing units - 41.2 percent owner occupied, 48.8 percent renter occupied and 10.0 percent vacant. The rate of change in housing units since 2000 is 0.43 percent. Median home value in the market area is \$116,281, compared to a median home value of \$157,913 for the U.S. In five years, median home value is projected to change by 1.17 percent annually to \$123,224. From 2000 to the current year, median home value changed by 1.56 percent annually.

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. Esri forecasts for 2010 and 2015. Esri converted 1990 Census data into 2000 geography.



2680 Madison Rd, Cincinnati,...

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Ring: 1, 3, 5 Miles

	1 mile radius	3 miles radius	5 miles radius
<b>Median Household Income</b>			
1990 Median HH Income	\$29,414	\$23,794	\$22,416
2000 Median HH Income	\$43,687	\$34,217	\$32,202
2010 Median HH Income	\$54,294	\$43,750	\$42,198
2015 Median HH Income	\$64,619	\$52,196	\$50,621
1990-2000 Annual Rate	4.04%	3.7%	3.69%
2000-2010 Annual Rate	2.14%	2.43%	2.67%
2010-2015 Annual Rate	3.54%	3.59%	3.71%
<b>Per Capita Income</b>			
1990 Per Capita Income	\$20,012	\$14,771	\$13,903
2000 Per Capita Income	\$34,088	\$24,288	\$22,353
2010 Per Capita Income	\$38,567	\$28,423	\$26,826
2015 Per Capita Income	\$44,667	\$32,904	\$30,873
1990-2000 Annual Rate	5.47%	5.1%	4.86%
2000-2010 Annual Rate	1.21%	1.55%	1.8%
2010-2015 Annual Rate	2.98%	2.97%	2.85%
<b>Average Household Income</b>			
1990 Average Household Income	\$42,241	\$34,024	\$32,334
2000 Average Household Income	\$67,281	\$52,854	\$49,217
2010 Average HH Income	\$76,168	\$61,856	\$58,837
2015 Average HH Income	\$88,195	\$71,562	\$67,617
1990-2000 Annual Rate	4.76%	4.5%	4.29%
2000-2010 Annual Rate	1.22%	1.55%	1.76%
2010-2015 Annual Rate	2.98%	2.96%	2.82%

**Households by Income**

Current median household income is \$42,198 in the market area, compared to \$54,442 for all U.S. households. Median household income is projected to be \$50,621 in five years. In 2000, median household income was \$32,202, compared to \$22,416 in 1990.

Current average household income is \$58,837 in this market area, compared to \$70,173 for all U.S. households. Average household income is projected to be \$67,617 in five years. In 2000, average household income was \$49,217, compared to \$32,334 in 1990.

Current per capita income is \$26,826 in the market area, compared to the U.S. per capita income of \$26,739. The per capita income is projected to be \$30,873 in five years. In 2000, the per capita income was \$22,353, compared to \$13,903 in 1990.

**Population by Employment**

Total Businesses	791	4,522	13,366
Total Employees	8,147	60,550	266,961

Currently, 86.3 percent of the civilian labor force in the identified market area is employed and 13.7 percent are unemployed. In comparison, 89.2 percent of the U.S. civilian labor force is employed, and 10.8 percent are unemployed. In five years the rate of employment in the market area will be 88.7 percent of the civilian labor force, and unemployment will be 11.3 percent. The percentage of the U.S. civilian labor force that will be employed in five years is 91.2 percent, and 8.8 percent will be unemployed. In 2000, 63.5 percent of the population aged 16 years or older in the market area participated in the labor force, and 0.0 percent were in the Armed Forces.

In the current year, the occupational distribution of the employed population is:

- 65.3 percent in white collar jobs (compared to 61.6 percent of U.S. employment)
- 19.3 percent in service jobs (compared to 17.3 percent of U.S. employment)
- 15.4 percent in blue collar jobs (compared to 21.1 percent of U.S. employment)

In 2000, 71.4 percent of the market area population drove alone to work, and 2.9 percent worked at home. The average travel time to work in 2000 was 21.2 minutes in the market area, compared to the U.S. average of 25.5 minutes.

**Population by Education**

In 2010, the educational attainment of the population aged 25 years or older in the market area was distributed as follows:

- 16.4 percent had not earned a high school diploma (14.8 percent in the U.S.)
- 26.7 percent were high school graduates only (29.6 percent in the U.S.)
- 6.2 percent had completed an Associate degree (7.7 percent in the U.S.)
- 19.2 percent had a Bachelor's degree (17.7 percent in the U.S.)
- 13.4 percent had earned a Master's/Professional/Doctorate Degree (10.4 percent in the U.S.)

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. Esri forecasts for 2010 and 2015. Esri converted 1990 Census data into 2000 geography.