

FOR LEASE

Kenwood



Kenwood Plaza

Kenwood Road, 1/4 mile south of Kenwood Towne Center
Cincinnati, OH 45236

The recently renovated Kenwood Plaza is an exceptional retail center in the dynamic Kenwood market. It is located adjacent to Sycamore Plaza and just south of the Kenwood Towne Center. With its exceptional visibility and access, Kenwood Plaza is an excellent location for both retailers and service businesses.

- ▲ 1,038 SF & 718 SF Spaces Available
- ▲ Rare vacancy in Kenwood
- ▲ Active retail center
- ▲ Outstanding visibility
- ▲ Strong daytime and residential population
- ▲ One of Cincinnati's best retail markets

Demographics:	<u>1 mile</u>	<u>3 miles</u>	<u>5 miles</u>
Population:	10,792	69,166	176,617
Daytime Population:	12,152	37,525	125,985
Avg. Household Income:	\$69,573	\$79,860	\$75,687

Traffic Counts:

Kenwood Road S. of Montgomery Road (US-22) = 22,205 AADT 2005

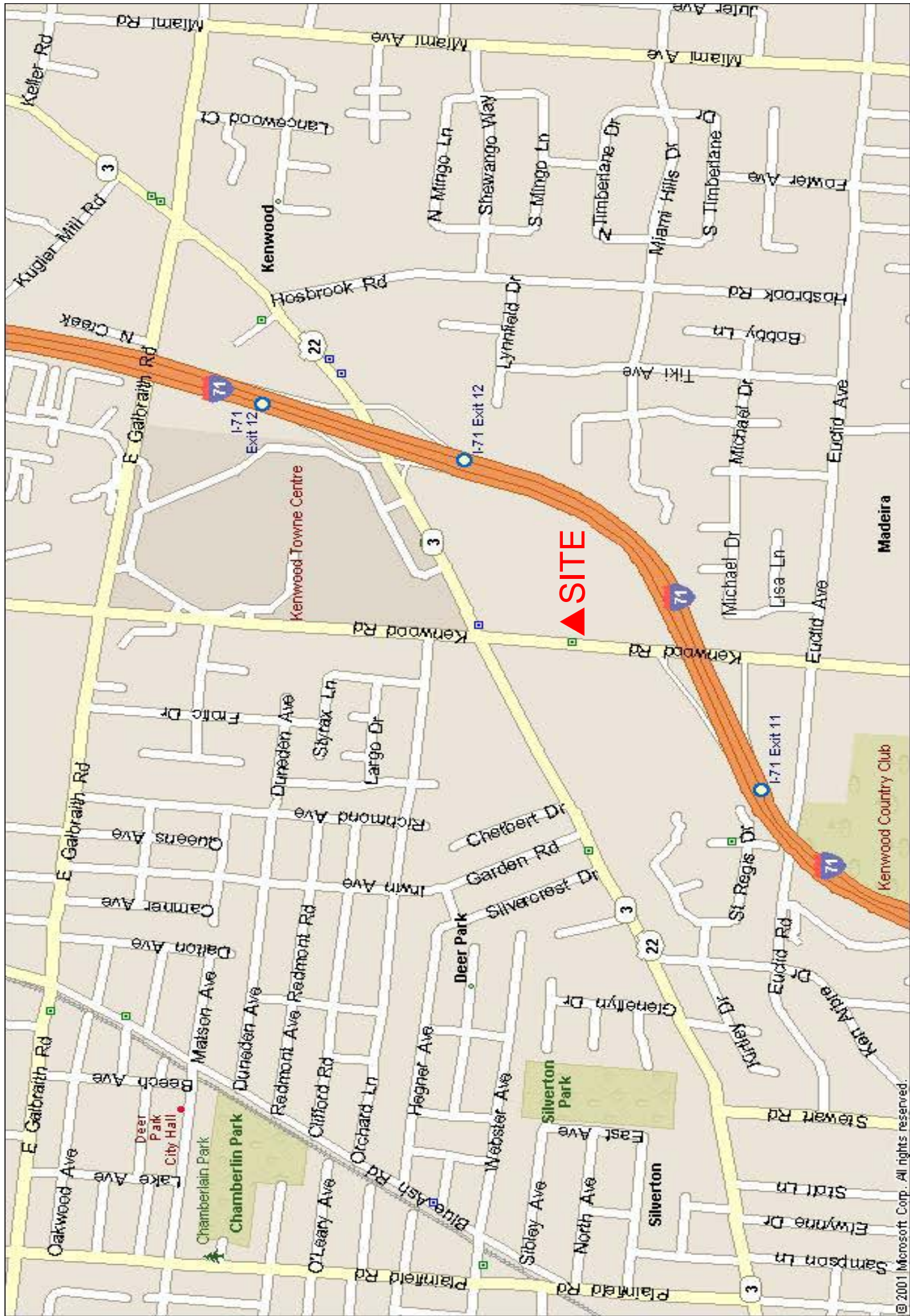
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Macy's

Dillard's

Kenwood Towne Center

Parham

Dicks Sporting Goods
Barnes & Nobles,
Staples,
Old Navy,
Lien's N Things,
Macy's Furniture,
Toys "R" Us

Site

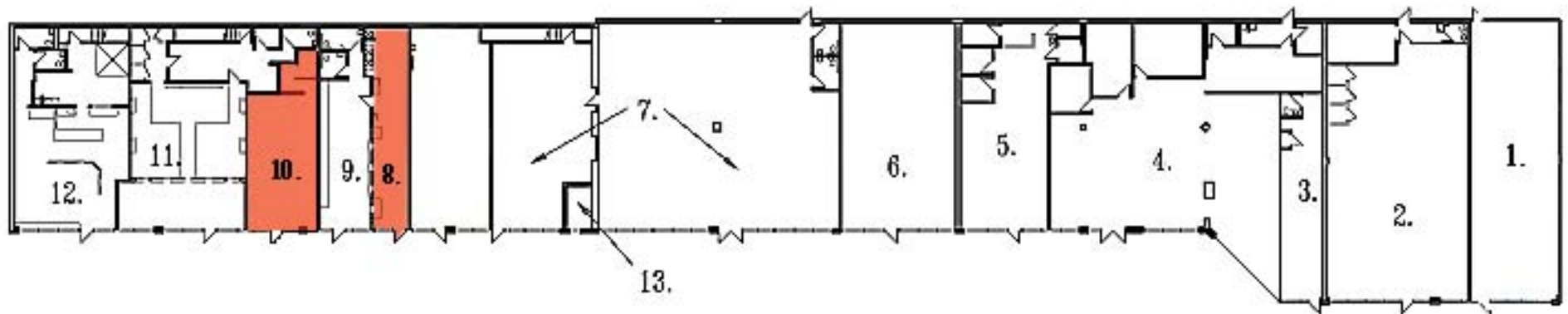
David's
Brick

Kenwood Rd.

Montgomery Rd. (SR 22)

TENANT LIST

- | | |
|-------------------------------------|-----------------------------------|
| 1. 7322 - JS Gold | 8. 7340A - AVAILABLE - 1,038 SF |
| 2. 7324 - BIG AND TALL | 9. 7340B - Moy's |
| 3. 7324A - ROYAL BARBERS | 10. 7342 - AVAILABLE - 718 SF |
| 4. 7328 - H&R BLOCK | 11. 7344 - FOLCHI'S FORMAL WEAR |
| 5. 7330 - KENWOOD NAILS | 11L. 7344L - FOLCHI'S FORMAL WEAR |
| 6. 7332 - THOMAS & SUTTON | 12. 7346 - JERSEY MIKE'S |
| 7. 7336 - ORIGINAL MATTRESS FACTORY | 13. ELECTRIC ROOM |



UPPER LEVEL FLOOR PLAN

NOT TO SCALE



LOWER LEVEL FLOOR PLAN

NOT TO SCALE



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TENANT MASTER
KENWOOD PLAZA BUILDING 1 NISBET BROWER
KENWOOD ROAD

JOB NUMBER: 203173-1

DRAWN BY : JPC
11.12.03





Executive Summary

Prepared by Jeff Wolf

7344 Kenwood Rd, Cincinnati,...

Latitude: 39.197102

Longitude: -84.380203

Ring: 1, 3, 5 Miles

	1 mile radius	3 miles radius	5 miles radius
2010 Population			
Total Population	10,792	69,166	176,617
Male Population	47.0%	46.8%	47.3%
Female Population	53.0%	53.2%	52.7%
Median Age	44.1	43.1	41.0
2010 Income			
Median HH Income	\$55,327	\$57,520	\$53,831
Per Capita Income	\$31,758	\$33,878	\$32,880
Average HH Income	\$69,573	\$79,860	\$75,687
2010 Households			
Total Households	4,965	29,223	76,052
Average Household Size	2.17	2.32	2.29
2010 Housing			
Owner Occupied Housing Units	61.3%	62.6%	54.9%
Renter Occupied Housing Units	30.0%	28.0%	34.4%
Vacant Housing Units	8.6%	9.4%	10.7%
Population			
1990 Population	11,315	73,422	189,214
2000 Population	11,016	70,499	180,002
2010 Population	10,792	69,166	176,617
2015 Population	10,943	70,149	179,113
1990-2000 Annual Rate	-0.27%	-0.41%	-0.5%
2000-2010 Annual Rate	-0.2%	-0.19%	-0.19%
2010-2015 Annual Rate	0.28%	0.28%	0.28%

In the identified market area, the current year population is 176,617. In 2000, the Census count in the market area was 180,002. The rate of change since 2000 was -0.19 percent annually. The five-year projection for the population in the market area is 179,113, representing a change of 0.28 percent annually from 2010 to 2015. Currently, the population is 47.3 percent male and 52.7 percent female.

Households			
1990 Households	5,069	29,577	77,838
2000 Households	5,073	29,868	77,720
2010 Households	4,965	29,223	76,052
2015 Households	5,033	29,643	77,126
1990-2000 Annual Rate	0.01%	0.1%	-0.02%
2000-2010 Annual Rate	-0.21%	-0.21%	-0.21%
2010-2015 Annual Rate	0.27%	0.29%	0.28%

The household count in this market area has changed from 77,720 in 2000 to 76,052 in the current year, a change of -0.21 percent annually. The five-year projection of households is 77,126, a change of 0.28 percent annually from the current year total. Average household size is currently 2.29, compared to 2.28 in the year 2000. The number of families in the current year is 44,079 in the market area.

Housing

Currently, 54.9 percent of the 85,163 housing units in the market area are owner occupied; 34.4 percent, renter occupied; and 10.7 percent are vacant. In 2000, there were 82,329 housing units - 59.7 percent owner occupied, 34.8 percent renter occupied and 5.6 percent vacant. The rate of change in housing units since 2000 is 0.33 percent. Median home value in the market area is \$131,893, compared to a median home value of \$157,913 for the U.S. In five years, median home value is projected to change by 1.55 percent annually to \$142,435. From 2000 to the current year, median home value changed by 1.21 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.



Executive Summary

Prepared by Jeff Wolf

7344 Kenwood Rd, Cincinnati,...

Latitude: 39.197102

Longitude: -84.380203

Ring: 1, 3, 5 Miles

	1 mile radius	3 miles radius	5 miles radius
Median Household Income			
1990 Median HH Income	\$35,351	\$34,742	\$31,360
2000 Median HH Income	\$45,058	\$46,294	\$43,636
2010 Median HH Income	\$55,327	\$57,520	\$53,831
2015 Median HH Income	\$63,301	\$65,731	\$61,872
1990-2000 Annual Rate	2.46%	2.91%	3.36%
2000-2010 Annual Rate	2.02%	2.14%	2.07%
2010-2015 Annual Rate	2.73%	2.7%	2.82%
Per Capita Income			
1990 Per Capita Income	\$18,870	\$19,795	\$18,777
2000 Per Capita Income	\$27,512	\$29,791	\$29,040
2010 Per Capita Income	\$31,758	\$33,878	\$32,880
2015 Per Capita Income	\$35,675	\$38,201	\$37,141
1990-2000 Annual Rate	3.84%	4.17%	4.46%
2000-2010 Annual Rate	1.41%	1.26%	1.22%
2010-2015 Annual Rate	2.35%	2.43%	2.47%
Average Household Income			
1990 Average Household Income	\$43,067	\$48,873	\$45,224
2000 Average Household Income	\$58,930	\$70,044	\$66,458
2010 Average HH Income	\$69,573	\$79,860	\$75,687
2015 Average HH Income	\$78,179	\$90,045	\$85,498
1990-2000 Annual Rate	3.19%	3.66%	3.92%
2000-2010 Annual Rate	1.63%	1.29%	1.28%
2010-2015 Annual Rate	2.36%	2.43%	2.47%

Households by Income

Current median household income is \$53,831 in the market area, compared to \$54,442 for all U.S. households. Median household income is projected to be \$61,872 in five years. In 2000, median household income was \$43,636, compared to \$31,360 in 1990.

Current average household income is \$75,687 in this market area, compared to \$70,173 for all U.S. households. Average household income is projected to be \$85,498 in five years. In 2000, average household income was \$66,458, compared to \$45,224 in 1990.

Current per capita income is \$32,880 in the market area, compared to the U.S. per capita income of \$26,739. The per capita income is projected to be \$37,141 in five years. In 2000, the per capita income was \$29,040, compared to \$18,777 in 1990.

Population by Employment

Total Businesses	969	3,114	8,852
Total Employees	12,152	37,525	125,985

Currently, 89.8 percent of the civilian labor force in the identified market area is employed and 10.2 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 91.7 percent of the civilian labor force, and unemployment will be 8.3 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, 64.8 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:

- 69.6 percent in white collar jobs (compared to 61.6 percent of U.S. employment)
- 16.3 percent in service jobs (compared to 17.3 percent of U.S. employment)
- 14.0 percent in blue collar jobs (compared to 21.1 percent of U.S. employment)

In 2000, 81.1 percent of the market area population drove alone to work, and 3.3 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:

- 11.4 percent had not earned a high school diploma (14.8 percent in the U.S.)
- 25.8 percent were high school graduates only (29.6 percent in the U.S.)
- 6.7 percent had completed an Associate degree (7.7 percent in the U.S.)
- 22.5 percent had a Bachelor's degree (17.7 percent in the U.S.)
- 15.7 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.