

Retail Space For Lease

former Circuit City Oakley, OH



The property is part of the highly successful Center of Cincinnati development. Co-tenants included Target, Sam's Club, Meijer, L.A. Fitness and others. Located along I-71, the property is surrounded by the prestigious Hyde Park and Oakley neighborhoods but also draws customers from a much larger trade area. A 16 screen theater is planned for the adjacent property to open in 2012.

FEATURES

- At Center of Cincinnati near new Meijer, Target, Sam's Club and PetsMart.
- 33,721 SF freestanding building
- Great retail location in heavily populated central Cincinnati retail market.
- Brand new LA Fitness adjacent to the site
- Strong traffic counts
- Excellent physical condition
- Highway pylon and monument signage
- Lease rate: \$12.00 PSF NNN

LOCATION

former Circuit City
3321 Alamo Avenue
Cincinnati, OH 45209

CONTACT

John Thompson

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

Chris Nachtrab

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

Demographics:	<u>1 mile</u>	<u>3 miles</u>	<u>5 miles</u>
Population:	9,607	116,980	248,202
Households:	4,883	53,078	109,473
Avg. HH Income:	\$56,444	\$66,897	\$65,478

Traffic Count:

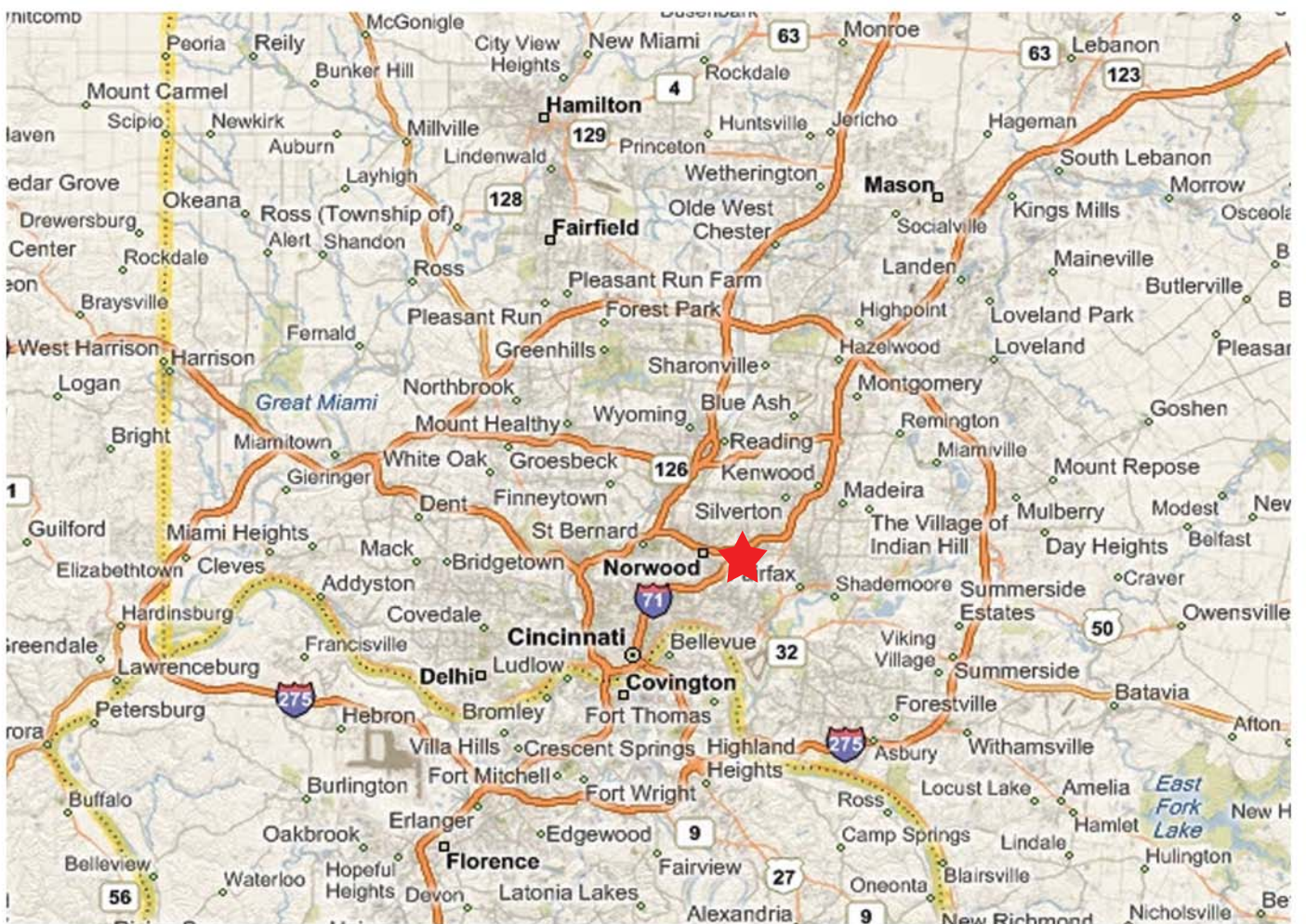
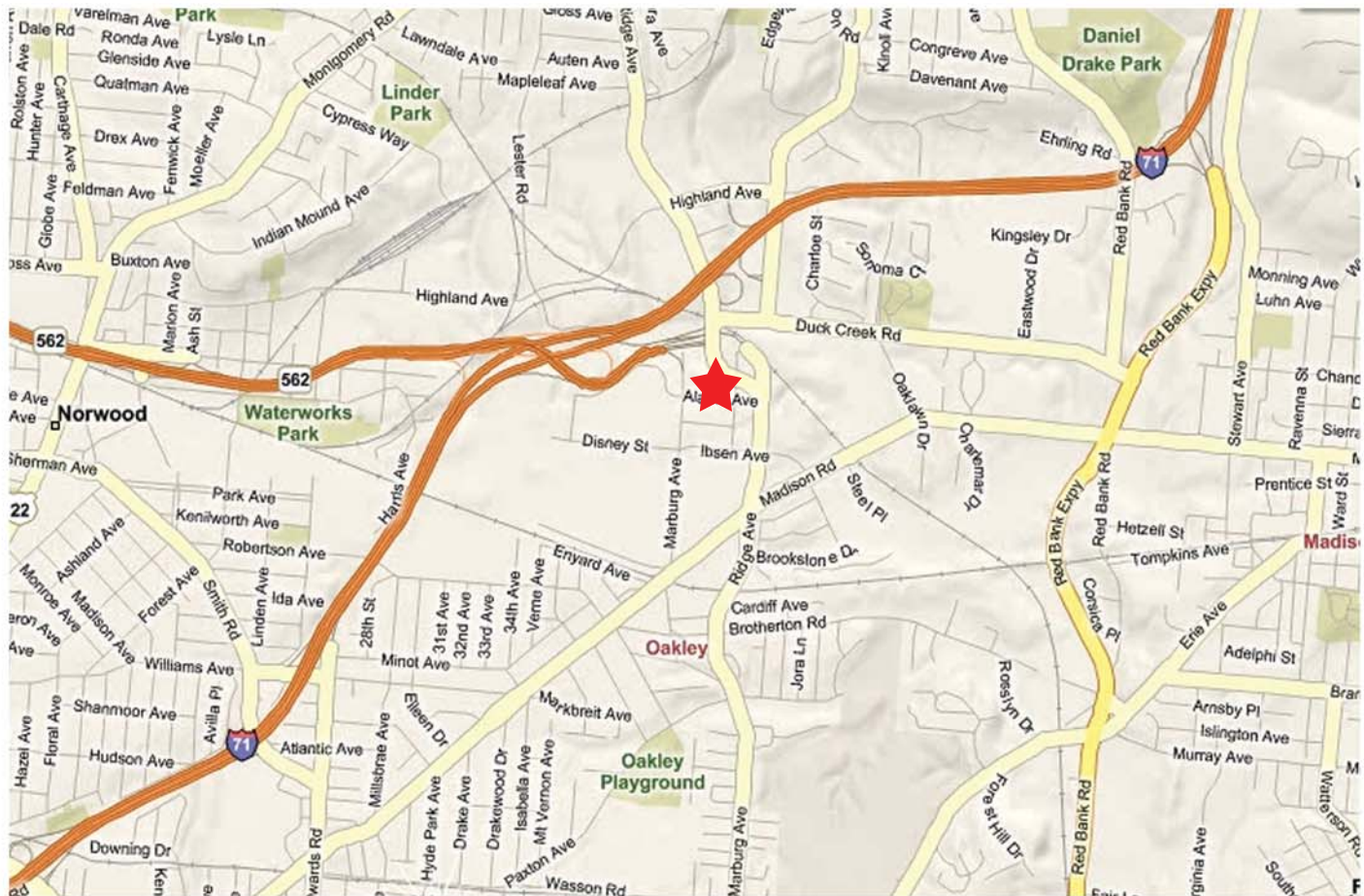
I-71 at Ridge Avenue = 142,690 AADT 2005
Ridge Avenue at Ibsen Avenue = 29,600 AADT 2000

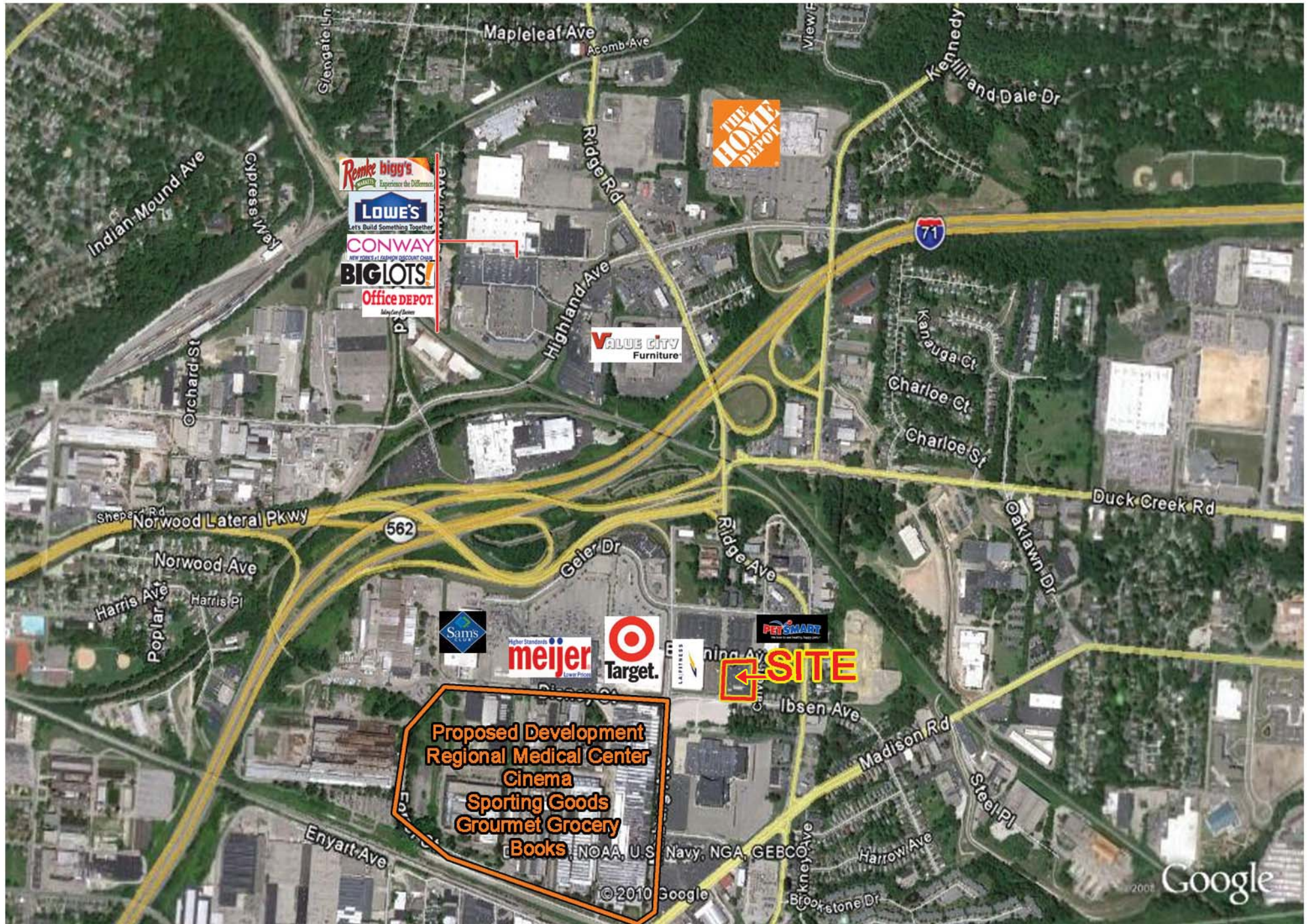


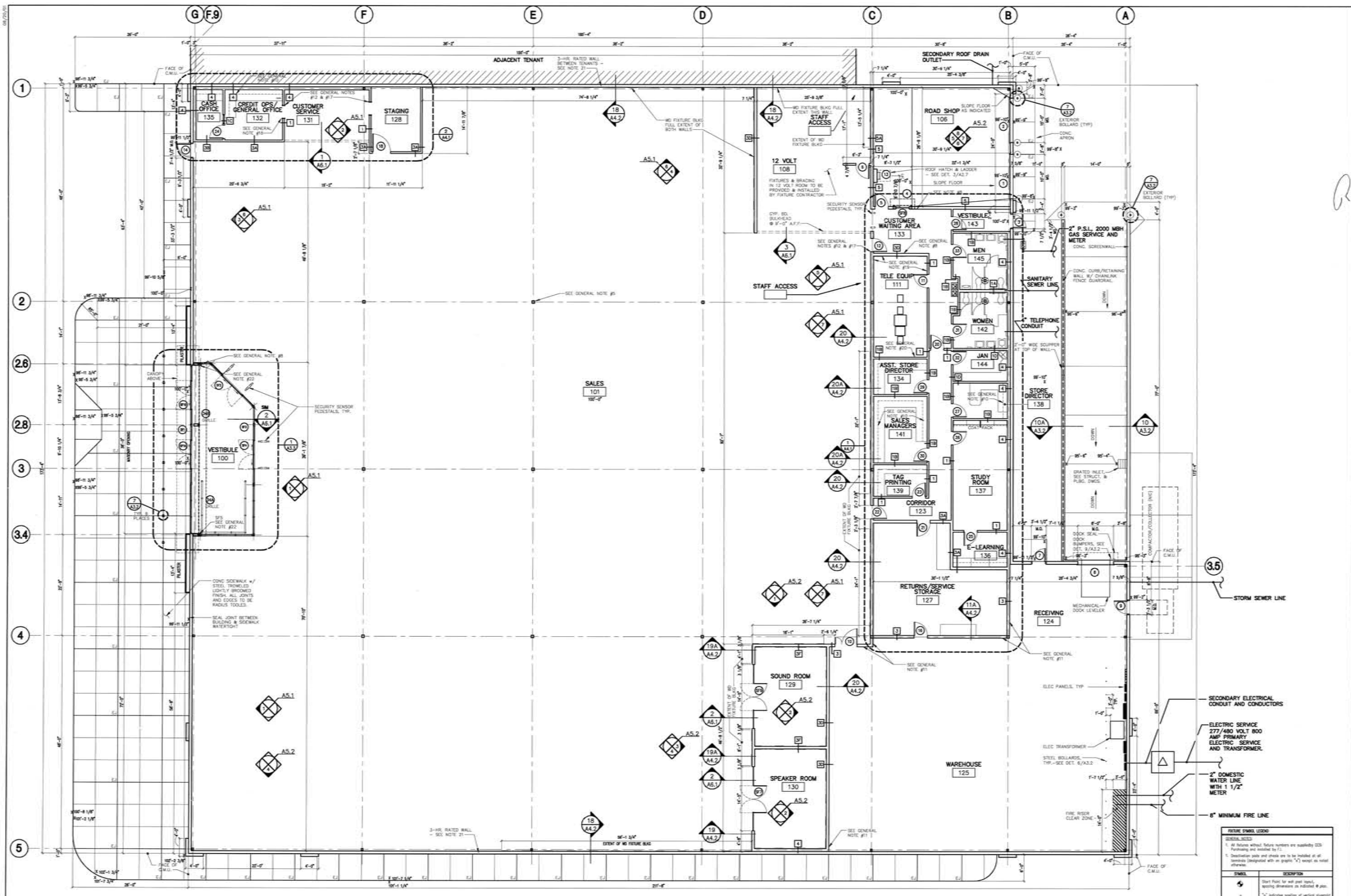
COMMERCIAL REAL ESTATE SERVICES

WEB www.everestrealstate.com TEL 513-769-2500 FAX 513-769-2512

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







GENERAL NOTES:

- ALL DIMENSIONS ARE FROM FACE OF DRYWALL OR PLYWOOD BACKING UNLESS NOTED OTHERWISE.
- ALL INTERIOR PLYWOOD AND LAMBER TO BE "ORCON" OR "HYPO-GLARD" FIRE RETARDANT TREATED. NO SUBSTITUTIONS. ALL EXTERIOR PLYWOOD AND LAMBER (E.G. SIGNAGE MOUNTING BACKING, COPING BLOCKING, ROOFING BLOCKING, & ROOF CURBS) TO BE "ORCON" FIRE RETARDANT TREATED AND ALSO PROVIDE RESISTANCE TO DAMAGE FROM DECAY AND TERMITES. NO SUBSTITUTIONS. SEE SPECIFICATIONS.
- PROVIDE 80 LB OF 2x4x4 MOUNTED TO WAREHOUSE WALLS AS DIRECTED BY CONSTRUCTION MANAGER.
- PROVIDE 3/8" PLYWOOD BANSBOT TO 6'-0" HIGH BEHIND COMPACTOR BOOKS.
- PROVIDE 12" x 12" PLUM (P-1) SHELF & SHELF BRACKETS @ 14'-0" A.F.F. FOR RF SCANNER. SEE ELECTRICAL DRAWINGS.
- SIGNAGE, GENERAL AND EMERGENCY INFORMATION, SUCH AS IDENTIFICATION OF TOILETS, ETC. SHALL COMPLY WITH ALL FEDERAL (ADA,3) & LOCAL CODES.
- SEE SH-142.1F FOR FLOOR COVERINGS.
- ATTACH 2"x1/2"x2'-0" NO BLOCKING, BOT @ 6" ABOVE CEILING OR 11'-6" A.F.F. WHERE THERE IS NO CEILING, TO EA. STUD W/ (2) 1/2"-2x4 1/2" PHILLIPS FLATHEAD TEXS/4 W/ WINGS, FOR CHECKPOINT POWER SUPPLY SUPPORT.
- CHANLINK FENCE PARTITION, SEE DWG. A4.2.7 & SPECS.

10. 12" DEEP WIRE SHELVING MOUNTED AT 5'-0" A.F.F. PER MANUFACTURERS RECOMMENDATIONS - SEE SPECIFICATIONS.
11. PROVIDE 3/4" PLYWOOD TO 4'-0" A.F.F. AT OHP. BD. PARTITIONS IN WAREHOUSE & RECEIVING AREAS EXPOSURE TO FORKTRUCK TRAFFIC.
12. CASED OPENING W/ OHP. BD. BULKHEAD @ 7'-0" A.F.F.
13. GENERAL CONTRACTOR SHALL ALLOW IN HIS BID TO CUT 20 - 3" HOLES IN VARIOUS COUNTERS FOR POS./FILE STATIONS W/ DRAWERS AND (2) PAPER SLITS W/ DRAWERS FOR PRINTERS IN GEN. OFFICE COUNTERS AND (1) PAPER SLOT W/ DRAWERS IN SALES MANAGER COUNTERS, AS DIRECTED BY CDS CONST MGR.
14. GENERAL CONTRACTOR SHALL ALLOW IN HIS BID TO INSTALL OWNER PROVIDED CASH TELL SAFE IN A MIN. OF 1 LOCATION, AS DIRECTED BY CDS CONST MGR.
15. GENERAL CONTRACTOR SHALL ALLOW IN HIS BID TO PROVIDE FOUR (4) EACH 40 C.G. VD. DISPENSERS FOR USE OF THE FIXTURE CONTRACTORS. GENERAL CONTRACTOR'S BID SHALL INCLUDE THE HAUL CHARGE FOR THE ABOVE.
16. PROVIDE HORIZONTAL MINI-BLINDS ON CREDIT OPS SIDE OF DOOR #22 (COLOR TO BE ALMOND). SEE SPECIFICATIONS.

17. 6" CLEAR VINYL CORNER GUARDS.
18. FOUR PARKING LOT CART CORRALS SUPPLIED BY OWNER & INSTALLED BY CONTRACTOR - ERNE'S SHOPPING CART SPECIALTIES, MODEL 900, WITH STANDARD SIGNAGE AND CUSTOM HEIGHT, 90" END TOP RAIL AND ADDED END CROSS BAR AT 8".
19. 3/4" PLYWOOD ON OHP. BD. (3 WALLS) @ 3'-0" A.F.F. TO 7'-0" A.F.F. FOR TELE EQUIP. BACKBOARD & ANTENNA BACKBOARD, ETC. (TYP).
20. 3/4" PLYWOOD ON OHP. BD. (THIS WALL ONLY) @ FINISHED FLOOR TO 7'-0" A.F.F. FOR TELE EQUIP. BACKBOARD & ANTENNA BACKBOARD, ETC. (TYP).
21. 3 HR. FIRE RATED OHP. TENANT SEPARATION WALL PER US DESIGN NO. U004 (3 HR.) W/ 3 HR. FIRE RATED CONTROL JOINT SYSTEM PER US SYSTEM NO. MW-3-0010 (3 HR.). INSTALL IN REQUIRED JOINT THICKNESS (1/2" MIN. THICKWOOD DYNAMIC S11 + 4" MIN. WIDTH 1/2" THICK 4.0 PIP MINERAL WOOL INSULATION PACKED IN PERMANENT FORM + 1/2" MIN. THICKWOOD DYNAMIC S11) NEEDED TO BE FLUSH. NOTE THAT WHERE ADJACENT TENANT BUILDING ALREADY EXISTS, MODIFY JOINT FILLER AS REQUIRED FOR INSTALLATION FROM CIRCUIT CITY SIDE. FLASHING AND EXPANSION JOINT BETWEEN CIRCUIT CITY AND ADJACENT TENANT TO BE SUPPLIED AND INSTALLED BY DEVELOPER.
22. COORDINATE WALL CONSTRUCTION WITH ROLLING SECURITY GRILLE ELECTRIC MOTOR AND CONTROLS.
23. PROVIDE THREE PARKING SPACES AT THE STOREFRONT MARKED AS "CUSTOMER PICK-UP" SPACES. THE SIGNAGE LETTERS ARE TO BE 12" HIGH MINIMUM WITH "INTERSTATE" FONT STYLE LETTERING. COLOR SHALL BE THE SAME AS THE STRIPING OF THE PARKING SPACES.

NOTE:
E.F. ELEVATION ASSUMED AT 100'-0". SEE SITE GRADING PLAN FOR ACTUAL ELEVATION ABOVE SEA LEVEL.

FLOOR PLAN
SCALE: 1/8" = 1'-0"



FIXTURE SYMBOL LEGEND

GENERAL NOTES:
1. All fixtures without fixture numbers are available CDS Purchasing and installed by C.I.
2. Description, make and model are to be installed at all locations (designated with an "X") except as noted otherwise.

SYMBOL	DESCRIPTION
(Symbol: Start Point)	Start Point for wall post panels, specify dimensions as indicated in plan.
(Symbol: Vertical Support)	1/2" radius portion of vertical plyform mounted to wall post.
(Symbol: Double column support)	Double column support (Double rack support) required at bridges and end racks. TYPICAL.

CASCO
203931
PROJECT MANAGERS

CIRCUIT CITY STORES INC.
9850 MAYLAND DRIVE
ROCKHURST, VA 22086
TEL: 804-957-4000

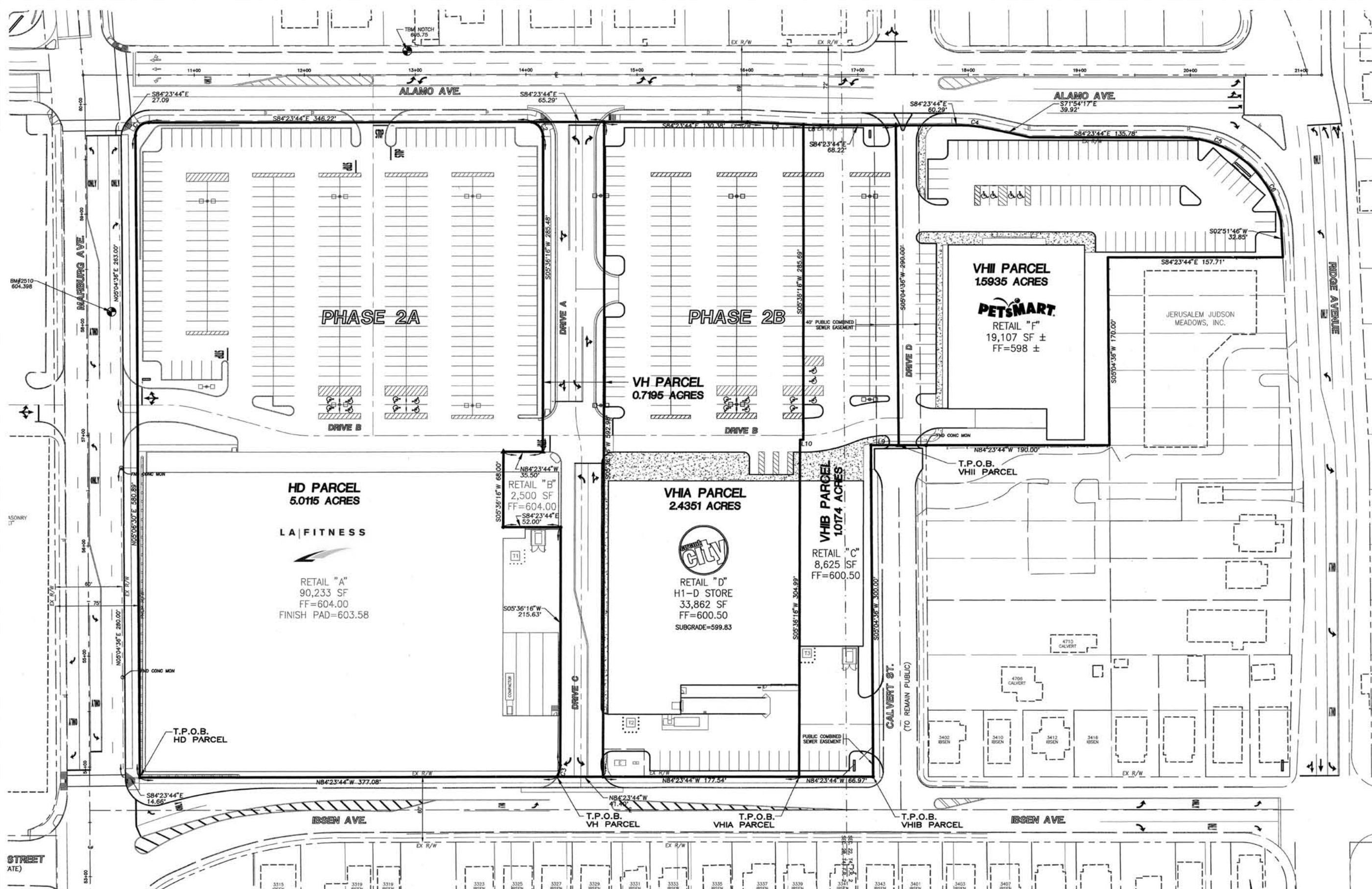
OH 0516 012
CONTRACT

A2.1

CIRCUIT CITY

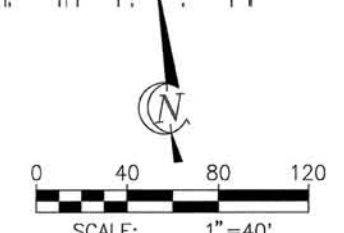
OH - HIGHLAND HEIGHTS CENTER OF CINCINNATI FLOOR PLAN

H1D



NUMBER	DIRECTION	DISTANCE
L1	S84°23'44"E	14.58'
L2	S79°08'07"E	10.46'
L3	N84°23'44"W	8.49'
L3A	N79°08'07"W	20.19'
L4	N05°36'16"E	11.79'
L5	N05°36'16"E	7.14'
L6	N84°23'44"W	14.58'
L7	S81°46'20"E	50.18'
L8	S81°46'20"E	15.37'
L9	N84°23'44"W	25.00'
L10	S84°23'44"E	2.96'

NUMBER	RADIUS	ARC LENGTH	CHORD DIRECTION	CHORD LENGTH
C1	12.00	18.95	N50°21'23"E	17.04
C2	14.00	18.24	S31°42'55"E	16.98
C3	20.00	10.91	S21°13'31"W	10.77
C4	100.00	21.80	S78°09'01"E	21.76
C5	90.00	67.18	S63°00'38"E	65.63
C6	98.00	60.96	S23°48'25"E	59.98



engineers
planners
architects
surveyors

**bayer
becker**

14 East Fifth Street, Covington, KY 41011 859-861-1113

PROPERTY EXHIBIT
FOR
CENTER OF CINCINNATI
PHASE 2B

SECTIONS 22 & 28, TOWN 4, FRACTIONAL RANGE 2, MIAMI PURCHASE
COLUMBIA TOWNSHIP, CITY OF CINCINNATI, HAMILTON COUNTY, OHIO

DATE	REVISIONS	ITEM
3/12/03		7
3/12/03		6
3/12/03		5
3/12/03		4
3/12/03		3
3/12/03		2
3/12/03		1

CHECK BY:	JFB	DATE:	3/12/03
DESIGN BY:	TDT	DATE:	3/12/03
DRAWN BY:	TDT	DATE:	3/12/03

AutoCAD Drawing Name: 02K10DV
DATE: 3-12-03
DRAWING NO:
2 of 9



Executive Summary

Prepared by Jeff Wolf

3321 Alamo Ave, Cincinnati, ...

Latitude: 39.161751
Longitude: -84.422745

Ring: 1, 3, 5 Miles

	1 mile radius	3 miles radius	5 miles radius
2010 Population			
Total Population	9,607	116,980	248,202
Male Population	47.5%	46.6%	47.1%
Female Population	52.5%	53.4%	52.9%
Median Age	37.0	37.8	38.4
2010 Income			
Median HH Income	\$44,980	\$48,094	\$46,732
Per Capita Income	\$30,388	\$30,710	\$29,232
Average HH Income	\$56,444	\$66,897	\$65,478
2010 Households			
Total Households	4,883	53,078	109,473
Average Household Size	1.92	2.15	2.21
2010 Housing			
Owner Occupied Housing Units	35.8%	46.7%	45.8%
Renter Occupied Housing Units	50.9%	40.9%	40.5%
Vacant Housing Units	13.3%	12.3%	13.7%
Population			
1990 Population	10,648	127,747	272,983
2000 Population	9,814	119,956	255,669
2010 Population	9,607	116,980	248,202
2015 Population	9,720	118,488	250,969
1990-2000 Annual Rate	-0.81%	-0.63%	-0.65%
2000-2010 Annual Rate	-0.21%	-0.24%	-0.29%
2010-2015 Annual Rate	0.23%	0.26%	0.22%

In the identified market area, the current year population is 248,202. In 2000, the Census count in the market area was 255,669. The rate of change since 2000 was -0.29 percent annually. The five-year projection for the population in the market area is 250,969, representing a change of 0.22 percent annually from 2010 to 2015. Currently, the population is 47.1 percent male and 52.9 percent female.

Households			
1990 Households	4,830	55,161	114,662
2000 Households	4,999	54,585	112,876
2010 Households	4,883	53,078	109,473
2015 Households	4,943	53,778	110,778
1990-2000 Annual Rate	0.34%	-0.1%	-0.16%
2000-2010 Annual Rate	-0.23%	-0.27%	-0.3%
2010-2015 Annual Rate	0.24%	0.26%	0.24%

The household count in this market area has changed from 112,876 in 2000 to 109,473 in the current year, a change of -0.3 percent annually. The five-year projection of households is 110,778, a change of 0.24 percent annually from the current year total. Average household size is currently 2.21, compared to 2.21 in the year 2000. The number of families in the current year is 57,889 in the market area.

Housing

Currently, 45.8 percent of the 126,867 housing units in the market area are owner occupied; 40.5 percent, renter occupied; and 13.7 percent are vacant. In 2000, there were 122,121 housing units - 50.1 percent owner occupied, 42.4 percent renter occupied and 7.5 percent vacant. The rate of change in housing units since 2000 is 0.37 percent. Median home value in the market area is \$119,808, compared to a median home value of \$157,913 for the U.S. In five years, median home value is projected to change by 1.33 percent annually to \$127,994. From 2000 to the current year, median home value changed by 1.4 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.



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Latitude: 39.161751

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Ring: 1, 3, 5 Miles

	1 mile radius	3 miles radius	5 miles radius
Median Household Income			
1990 Median HH Income	\$23,861	\$27,299	\$26,357
2000 Median HH Income	\$34,662	\$38,424	\$36,655
2010 Median HH Income	\$44,980	\$48,094	\$46,732
2015 Median HH Income	\$53,656	\$56,389	\$55,094
1990-2000 Annual Rate	3.8%	3.48%	3.35%
2000-2010 Annual Rate	2.57%	2.21%	2.4%
2010-2015 Annual Rate	3.59%	3.23%	3.35%
Per Capita Income			
1990 Per Capita Income	\$13,774	\$16,643	\$15,866
2000 Per Capita Income	\$24,170	\$26,738	\$24,996
2010 Per Capita Income	\$30,388	\$30,710	\$29,232
2015 Per Capita Income	\$35,010	\$35,334	\$33,542
1990-2000 Annual Rate	5.78%	4.86%	4.65%
2000-2010 Annual Rate	2.26%	1.36%	1.54%
2010-2015 Annual Rate	2.87%	2.84%	2.79%
Average Household Income			
1990 Average Household Income	\$28,963	\$38,159	\$37,260
2000 Average Household Income	\$44,028	\$57,954	\$55,930
2010 Average HH Income	\$56,444	\$66,897	\$65,478
2015 Average HH Income	\$64,983	\$76,976	\$75,096
1990-2000 Annual Rate	4.28%	4.27%	4.15%
2000-2010 Annual Rate	2.45%	1.41%	1.55%
2010-2015 Annual Rate	2.86%	2.85%	2.78%

Households by Income

Current median household income is \$46,732 in the market area, compared to \$54,442 for all U.S. households. Median household income is projected to be \$55,094 in five years. In 2000, median household income was \$36,655, compared to \$26,357 in 1990.

Current average household income is \$65,478 in this market area, compared to \$70,173 for all U.S. households. Average household income is projected to be \$75,096 in five years. In 2000, average household income was \$55,930, compared to \$37,260 in 1990.

Current per capita income is \$29,232 in the market area, compared to the U.S. per capita income of \$26,739. The per capita income is projected to be \$33,542 in five years. In 2000, the per capita income was \$24,996, compared to \$15,866 in 1990.

Population by Employment

Total Businesses	511	4,090	9,632
Total Employees	10,671	52,916	148,001

Currently, 87.8 percent of the civilian labor force in the identified market area is employed and 12.2 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 90.1 percent of the civilian labor force, and unemployment will be 9.9 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, 64.0 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:

- 66.3 percent in white collar jobs (compared to 61.6 percent of U.S. employment)
- 18.3 percent in service jobs (compared to 17.3 percent of U.S. employment)
- 15.5 percent in blue collar jobs (compared to 21.1 percent of U.S. employment)

In 2000, 75.9 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 21.1 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:

- 14.9 percent had not earned a high school diploma (14.8 percent in the U.S.)
- 27.3 percent were high school graduates only (29.6 percent in the U.S.)
- 6.3 percent had completed an Associate degree (7.7 percent in the U.S.)
- 20.1 percent had a Bachelor's degree (17.7 percent in the U.S.)
- 13.3 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.