

Retail Space For Lease

Glenway Crossing Western Hills - Cincinnati, OH



FEATURES

- **Ollies Bargain Outlet, Urban Active Gym anchored center.**
- High exposure retail in area of dense population.
- Strong traffic counts on busy Glenway Avenue
- Near HH Gregg, Hobby Lobby, Bigg's, Best Buy, Dick's and other major retailers.
- Existing space of 4,800 SF, 18,000 SF or 27,646 SF. Can be expanded to 40,000+/- SF.
- Lease rate: \$8-\$12.00 PSF NNN (\$2.05)

LOCATION

Glenway Crossing
5131 Glencrossing Way
Cincinnati, OH 45238

Demographics:	1 mile	3 miles	5 miles
Population:	13,935	119,677	222,071
Households:	6,259	48,710	89,482
Avg. HH Income:	\$64,798	\$60,495	\$59,870

Traffic Count:

Glenway Avenue W of Glencrossing Way = 29,600 AADT 1997
Anderson Ferry Road N of Glencrossing Way = 8,108 ADT 2007

CONTACT

John Thompson

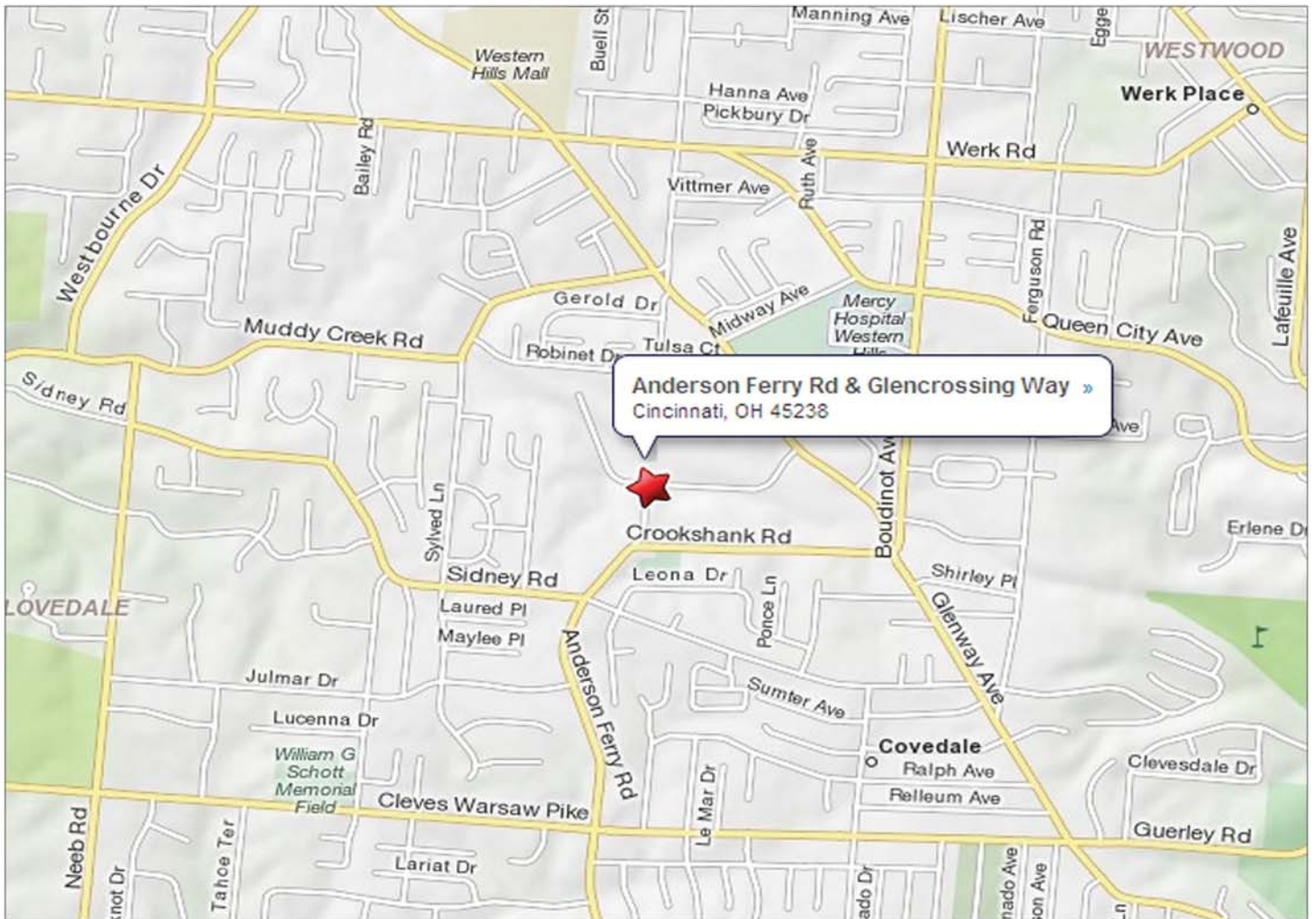
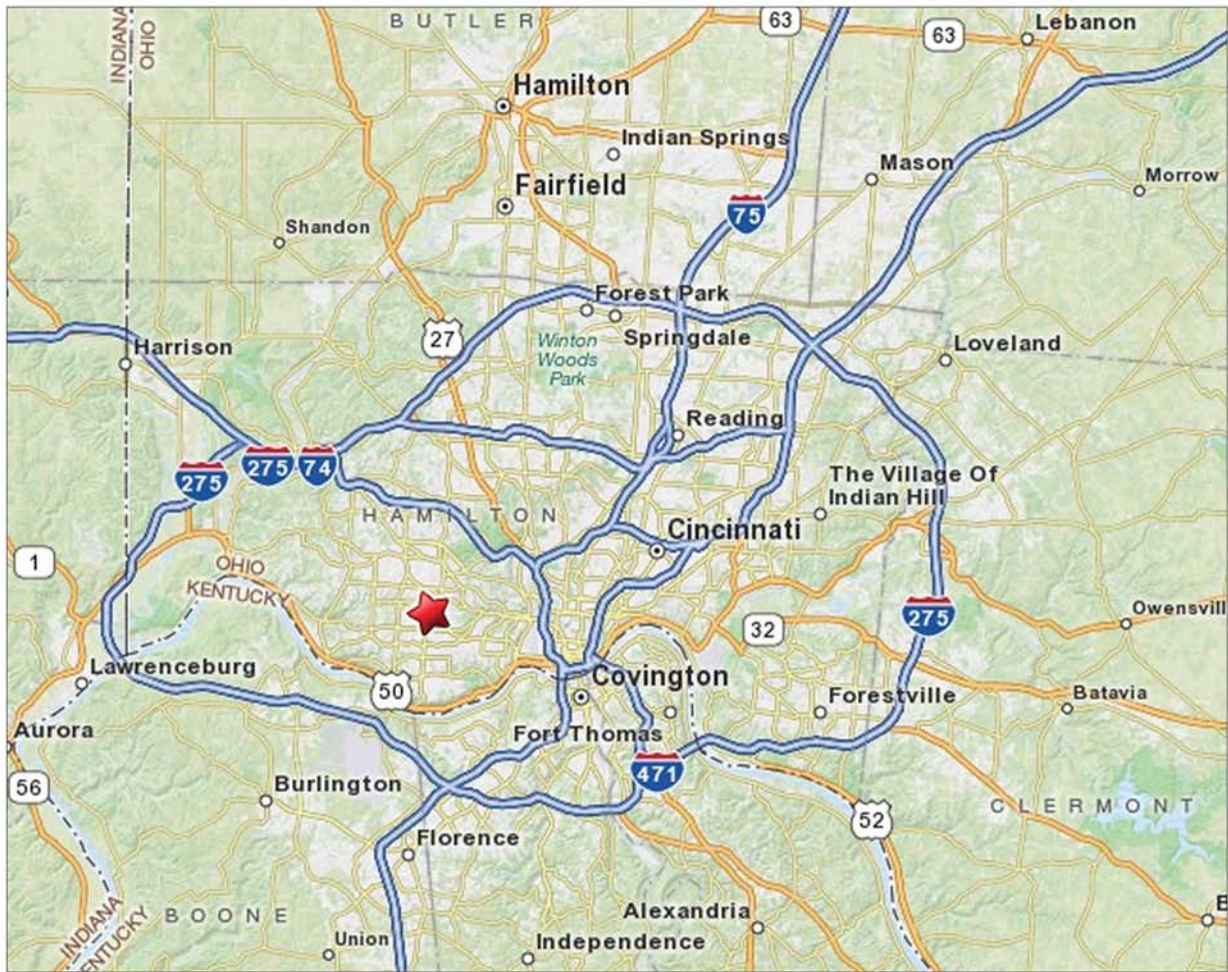
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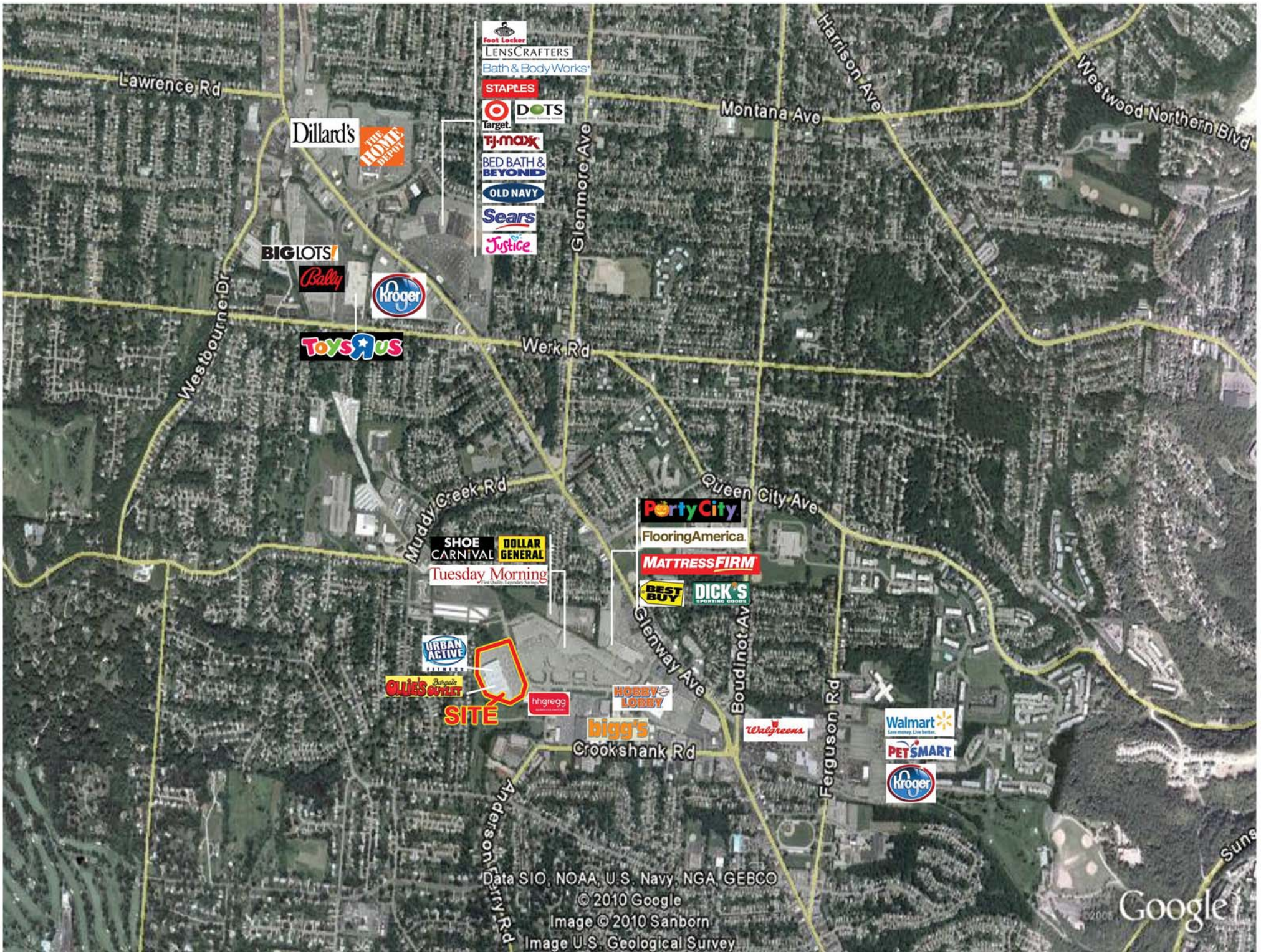


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Data SIO, NOAA, U.S. Navy, NGA, GEBCO
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Image U.S. Geological Survey

2010 Google

ANDERSON FERRY ROAD

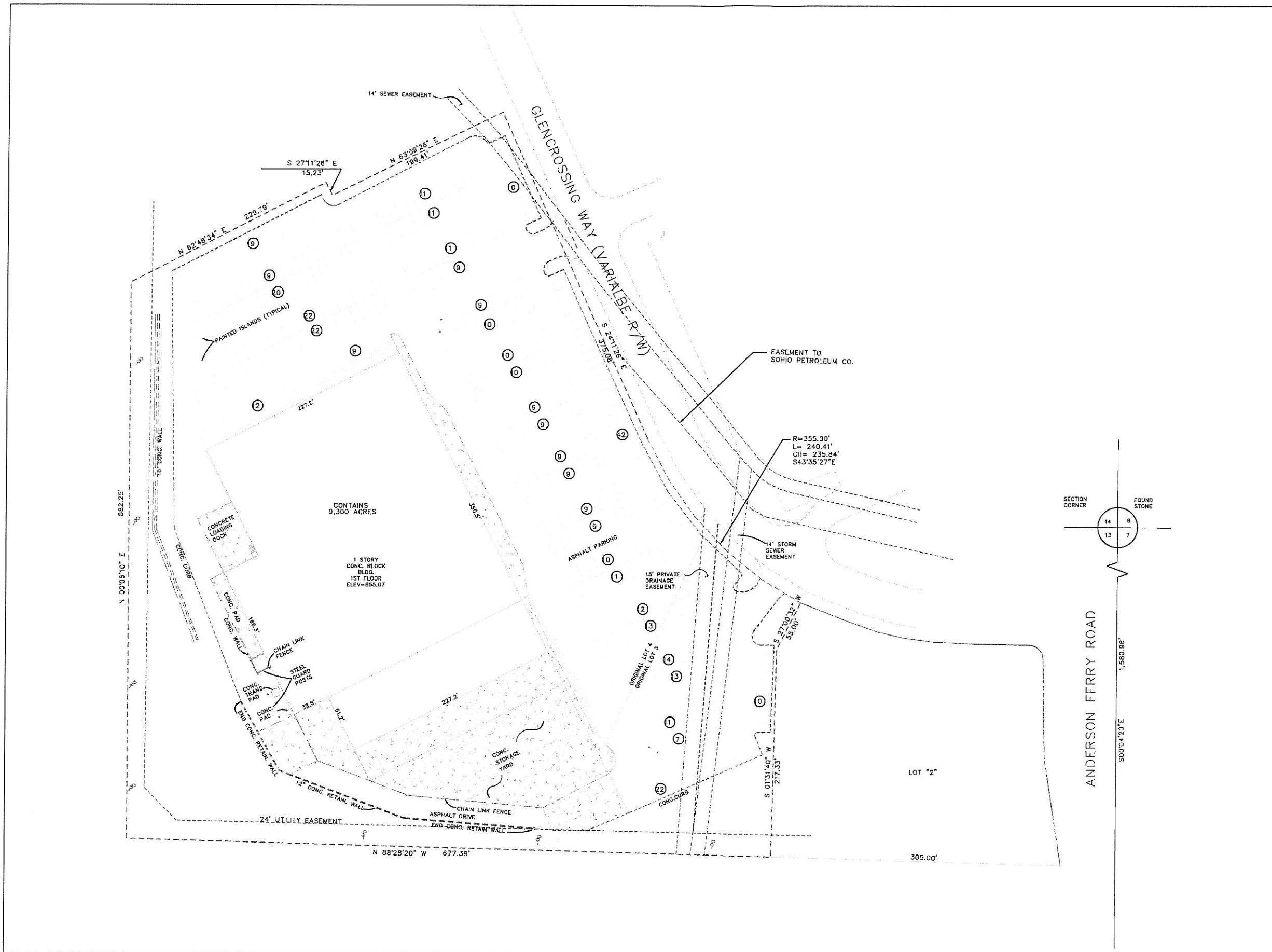


GLENCROSSING WAY



1/17/08

Itscale=0.25



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EXISTING SITE PLAN
 GLENWAY CROSSING SHOPPING CENTER
 CINCINNATI, OHIO

DRAWN BY: DES | APPROVED BY: GEORGE PETKERVICH

DRAWING DATE
 1/31/02

FILE NAME:
 site482_exis.dwg

SCALE:
 not to scale

SITE NO.
482



Glenway Crossing
Anderson Ferry Rd & Glencrossing Way, Cincinnati, OH 45238, Retail
Ring: 1, 3, 5 Miles

Latitude: 39.13003
Longitude: -84.61472

	1 mile radius	3 miles radius	5 miles radius
2010 Population			
Total Population	13,935	119,677	222,071
Male Population	47.1%	47.6%	48.2%
Female Population	52.9%	52.4%	51.8%
Median Age	39.2	36.3	34.5
2010 Income			
Median HH Income	\$53,879	\$48,491	\$46,915
Per Capita Income	\$28,894	\$24,900	\$24,414
Average HH Income	\$64,798	\$60,495	\$59,870
2010 Households			
Total Households	6,259	48,710	89,482
Average Household Size	2.22	2.41	2.43
2010 Housing			
Owner Occupied Housing Units	60.8%	52.3%	47.4%
Renter Occupied Housing Units	30.1%	35.7%	38.0%
Vacant Housing Units	9.1%	12.0%	14.6%
Population			
1990 Population	14,906	128,271	237,280
2000 Population	14,319	123,884	227,877
2010 Population	13,935	119,677	222,071
2015 Population	14,123	121,332	225,661
1990-2000 Annual Rate	-0.4%	-0.35%	-0.4%
2000-2010 Annual Rate	-0.26%	-0.34%	-0.25%
2010-2015 Annual Rate	0.27%	0.28%	0.32%

In the identified market area, the current year population is 222,071. In 2000, the Census count in the market area was 227,877. The rate of change since 2000 was -0.25 percent annually. The five-year projection for the population in the market area is 225,661, representing a change of 0.32 percent annually from 2010 to 2015. Currently, the population is 48.2 percent male and 51.8 percent female.

Households			
1990 Households	6,461	50,641	92,118
2000 Households	6,432	50,655	92,177
2010 Households	6,259	48,710	89,482
2015 Households	6,342	49,354	90,920
1990-2000 Annual Rate	-0.04%	0%	0.01%
2000-2010 Annual Rate	-0.27%	-0.38%	-0.29%
2010-2015 Annual Rate	0.26%	0.26%	0.32%

The household count in this market area has changed from 92,177 in 2000 to 89,482 in the current year, a change of -0.29 percent annually. The five-year projection of households is 90,920, a change of 0.32 percent annually from the current year total. Average household size is currently 2.43, compared to 2.43 in the year 2000. The number of families in the current year is 53,385 in the market area.

Housing

Currently, 47.4 percent of the 104,779 housing units in the market area are owner occupied; 38.0 percent, renter occupied; and 14.6 percent are vacant. In 2000, there were 100,381 housing units - 51.5 percent owner occupied, 40.4 percent renter occupied and 8.2 percent vacant. The rate of change in housing units since 2000 is 0.42 percent. Median home value in the market area is \$116,713, compared to a median home value of \$157,913 for the U.S. In five years, median home value is projected to change by 1.32 percent annually to \$124,641. From 2000 to the current year, median home value changed by 1.6 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.



Glenway Crossing
Anderson Ferry Rd & Glencrossing Way, Cincinnati, OH 45238, Retail
Ring: 1, 3, 5 Miles

Latitude: 39.13003
Longitude: -84.61472

	1 mile radius	3 miles radius	5 miles radius
Median Household Income			
1990 Median HH Income	\$30,821	\$29,242	\$26,366
2000 Median HH Income	\$43,028	\$38,417	\$36,322
2010 Median HH Income	\$53,879	\$48,491	\$46,915
2015 Median HH Income	\$60,488	\$55,896	\$54,513
1990-2000 Annual Rate	3.39%	2.77%	3.26%
2000-2010 Annual Rate	2.22%	2.3%	2.53%
2010-2015 Annual Rate	2.34%	2.88%	3.05%
Per Capita Income			
1990 Per Capita Income	\$16,304	\$13,860	\$12,843
2000 Per Capita Income	\$23,848	\$20,460	\$19,828
2010 Per Capita Income	\$28,894	\$24,900	\$24,414
2015 Per Capita Income	\$32,476	\$28,140	\$27,593
1990-2000 Annual Rate	3.88%	3.97%	4.44%
2000-2010 Annual Rate	1.89%	1.93%	2.05%
2010-2015 Annual Rate	2.36%	2.48%	2.48%
Average Household Income			
1990 Average Household Income	\$37,793	\$34,822	\$32,762
2000 Average Household Income	\$53,342	\$49,488	\$48,534
2010 Average HH Income	\$64,798	\$60,495	\$59,870
2015 Average HH Income	\$72,821	\$68,412	\$67,683
1990-2000 Annual Rate	3.51%	3.58%	4.01%
2000-2010 Annual Rate	1.92%	1.98%	2.07%
2010-2015 Annual Rate	2.36%	2.49%	2.48%

Households by Income

Current median household income is \$46,915 in the market area, compared to \$54,442 for all U.S. households. Median household income is projected to be \$54,513 in five years. In 2000, median household income was \$36,322, compared to \$26,366 in 1990.

Current average household income is \$59,870 in this market area, compared to \$70,173 for all U.S. households. Average household income is projected to be \$67,683 in five years. In 2000, average household income was \$48,534, compared to \$32,762 in 1990.

Current per capita income is \$24,414 in the market area, compared to the U.S. per capita income of \$26,739. The per capita income is projected to be \$27,593 in five years. In 2000, the per capita income was \$19,828, compared to \$12,843 in 1990.

Population by Employment

Currently, 87.1 percent of the civilian labor force in the identified market area is employed and 12.9 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 89.5 percent of the civilian labor force, and unemployment will be 10.5 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, 65.4 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:

- 63.1 percent in white collar jobs (compared to 61.6 percent of U.S. employment)
- 19.2 percent in service jobs (compared to 17.3 percent of U.S. employment)
- 17.7 percent in blue collar jobs (compared to 21.1 percent of U.S. employment)

In 2000, 76.7 percent of the market area population drove alone to work, and 2.0 percent worked at home. The average travel time to work in 2000 was 24.5 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.)
- 32.8 percent were high school graduates only (29.6 percent in the U.S.)
- 8.1 percent had completed an Associate degree (7.7 percent in the U.S.)
- 16.8 percent had a Bachelor's degree (17.7 percent in the U.S.)
- 8.6 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.