

Retail/Office For Sale or Lease

Wyoming Retail/Office



LOCATION:

Coldwell Banker/West Shell Building
1230 Springfield Pike
Cincinnati, OH 45215

FEATURES:

- **4,100 SF main level; 2,364 SF lower level**
- Drive-thru potential
- .92 acre lot
- Situated at signalized intersection
- Prestigious Wyoming market
- Plenty of parking, great access and visibility
- Lease rate: \$14.00 PSF NNN - main level
\$5.00 PSF NNN - lower level
- Asking price: \$990,000

Unique opportunity to acquire a freestanding office building with retail exposure in the prestigious Cincinnati suburb of Wyoming. This attractive property has been very well maintained. The building is all brick and has a newer roof. The site offers retail accessibility. It is situated at a signalized intersection with access on both Springfield Pike and Chestnut Avenue. The building offers an additional 2,364 SF of lower level office space. A drive-thru may be possible.

CONTACT:

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Demographics:	1-Mile	3-Mile	5-Mile
Total Population:	9,877	65,597	210,171
Households:	3,836	27,163	87,769
Avg. HH Income:	\$80,646	\$73,321	\$65,933

Traffic Counts:

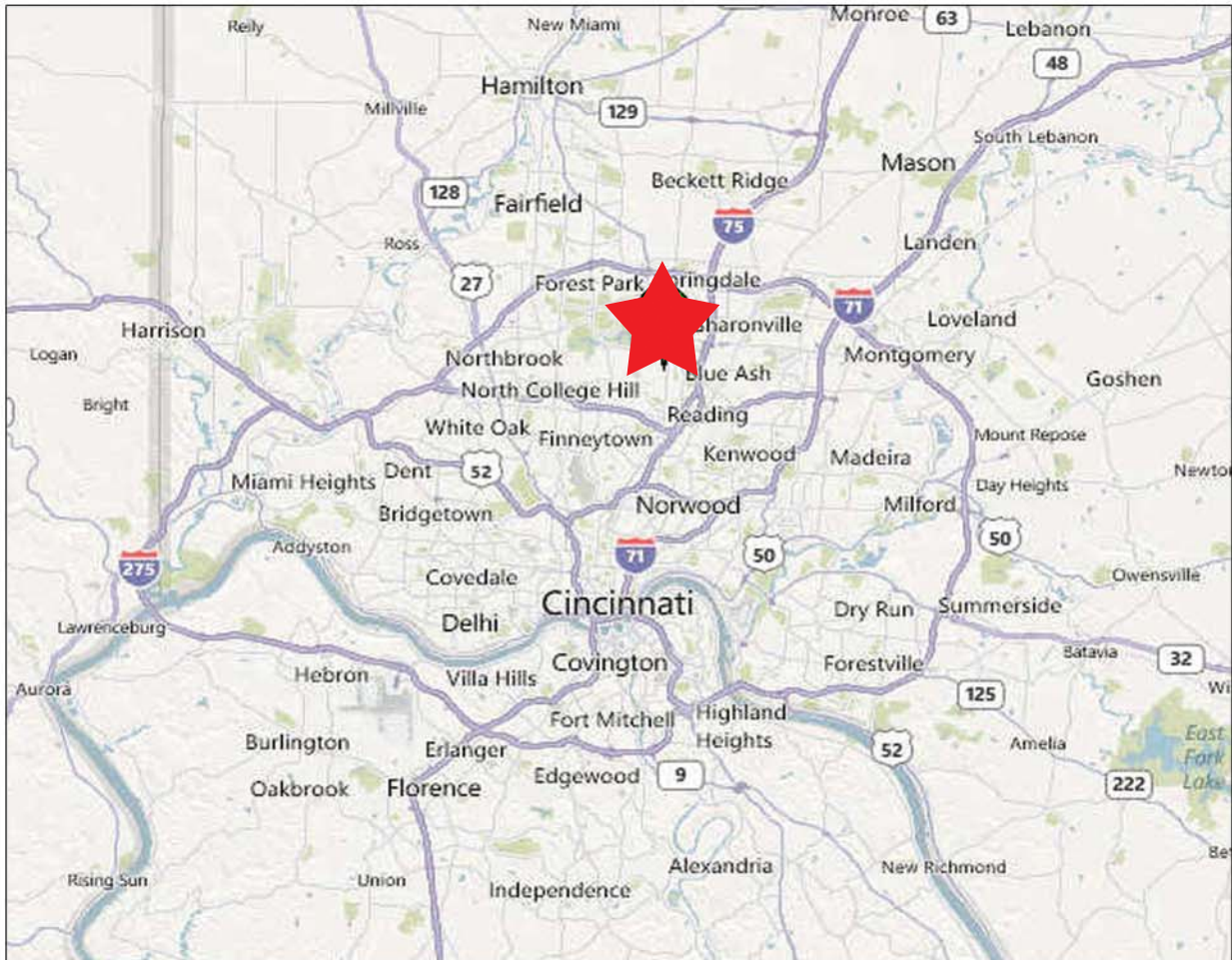
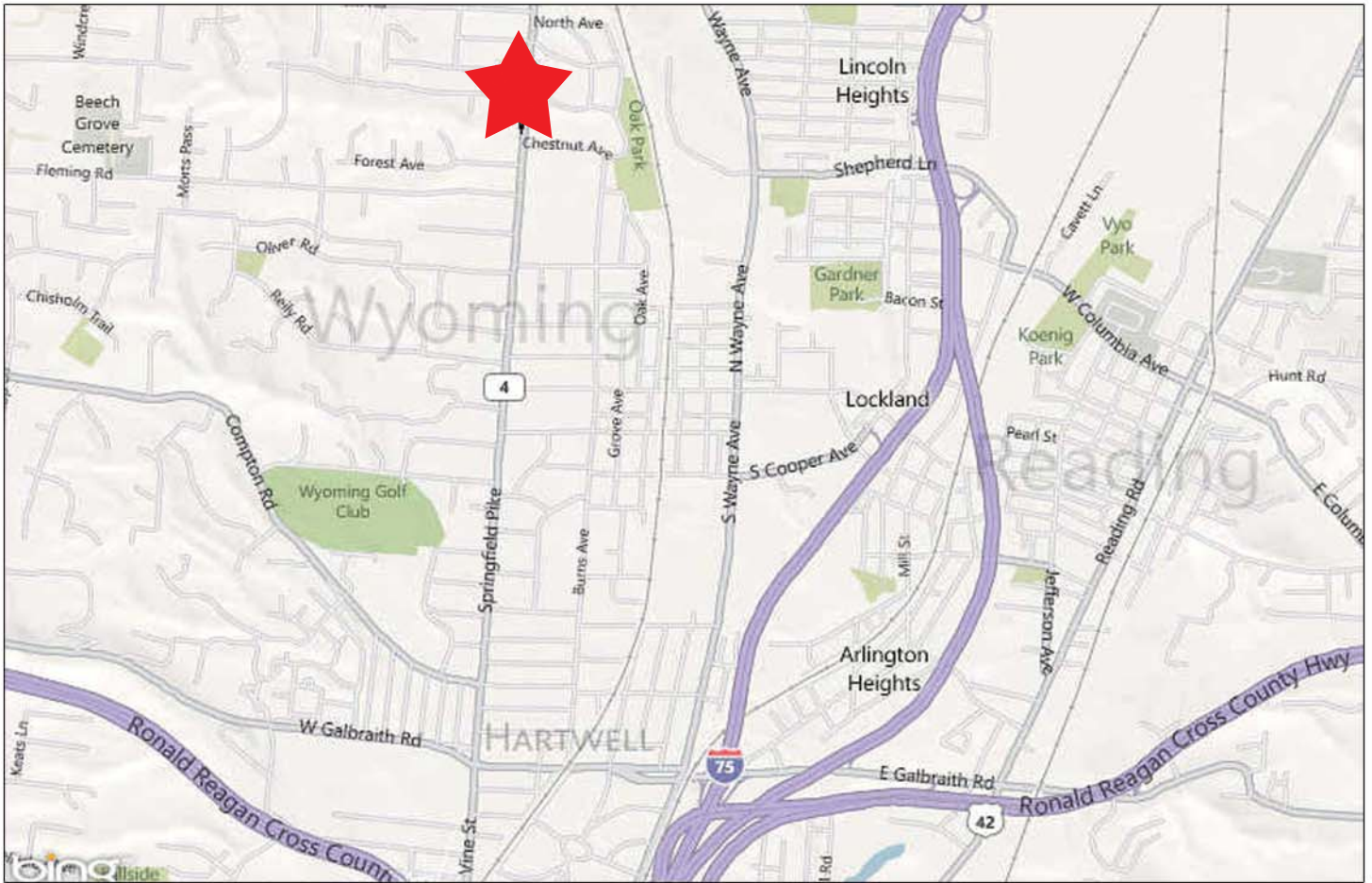
Springfield Pike (SR-4) N of Chestnut Avenue = 16,617 AADT 2005



COMMERCIAL REAL ESTATE SERVICES

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



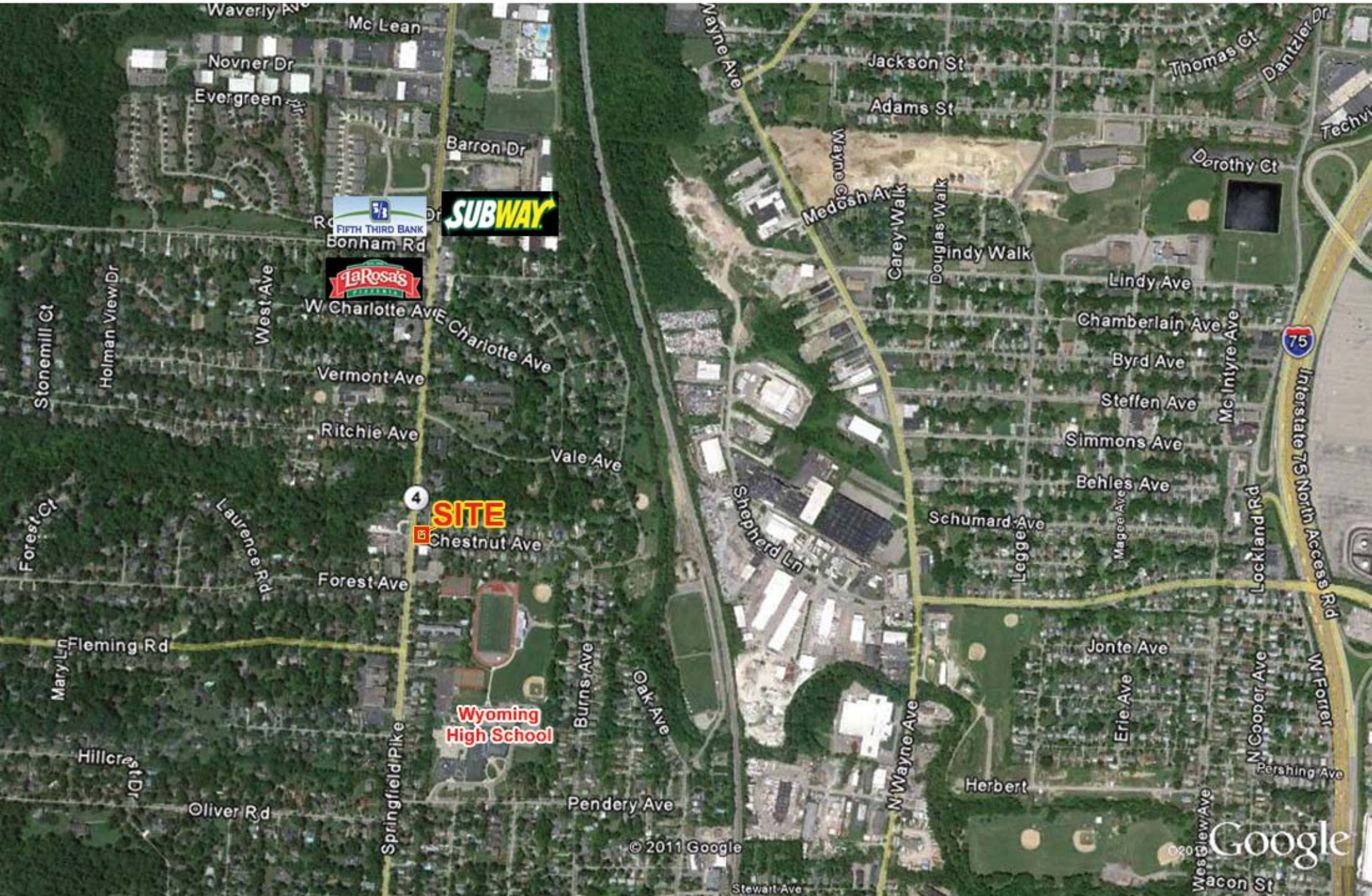


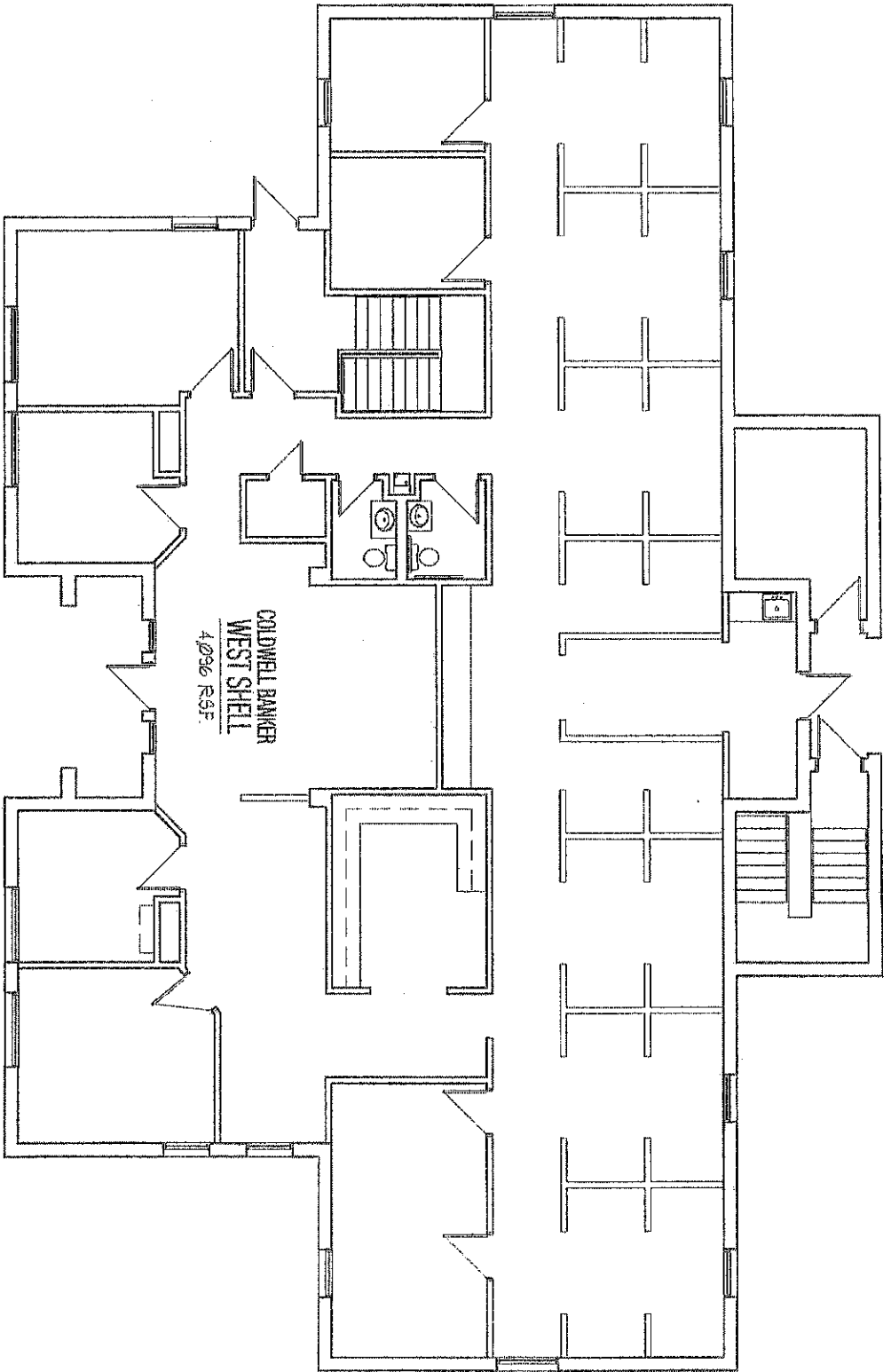
SITE

Spring Valley Bank

Wyoming High School







FLOOR PLAN - FIRST FLOOR
 NOT TO SCALE

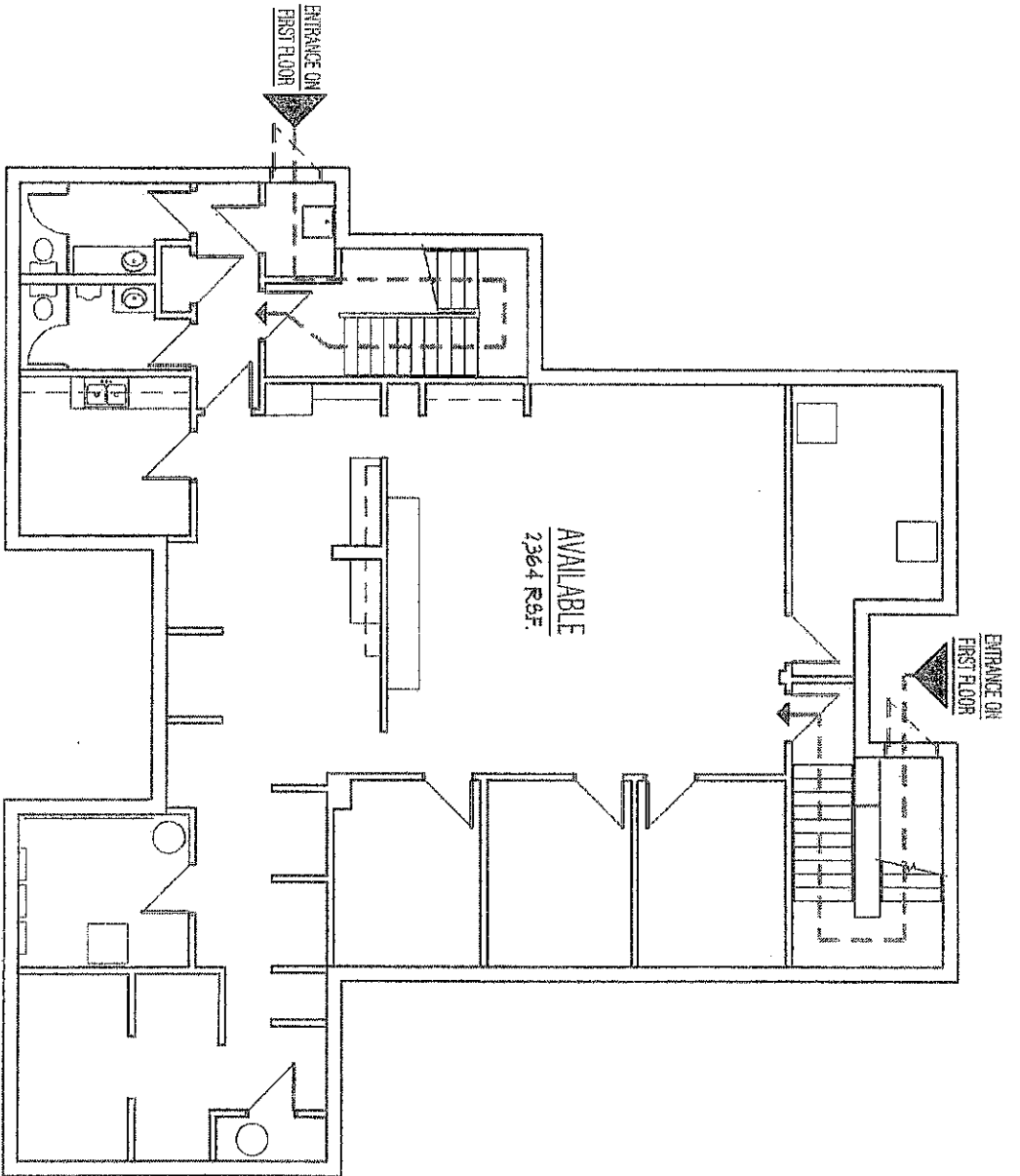


Commercial Architecture
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TENANT MASTER
 1230 SPRINGFIELD PIKE
 NISBET PROPERTY HOLDINGS, LLC

DRAWN BY : JPC
 12.06.04





FLOOR PLAN - LOWER LEVEL
NOT TO SCALE



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TENANT MASTER
1230 SPRINGFIELD PIKE
NISBET PROPERTY HOLDINGS, LLC

DRAWN BY: JPP
5.1.09



Ring: 1, 3, 5 Miles

	1 mile radius	3 miles radius	5 miles radius
2010 Population			
Total Population	9,877	65,597	210,171
Male Population	47.3%	47.6%	46.8%
Female Population	52.7%	52.4%	53.2%
Median Age	40.6	41.5	39.9
2010 Income			
Median HH Income	\$55,895	\$55,798	\$51,330
Per Capita Income	\$31,221	\$30,657	\$27,741
Average HH Income	\$80,646	\$73,321	\$65,933
2010 Households			
Total Households	3,836	27,163	87,769
Average Household Size	2.57	2.37	2.36
2010 Housing			
Owner Occupied Housing Units	55.0%	54.6%	53.8%
Renter Occupied Housing Units	30.4%	34.8%	35.6%
Vacant Housing Units	14.6%	10.6%	10.5%
Population			
1990 Population	11,337	68,750	226,364
2000 Population	10,344	66,107	213,989
2010 Population	9,877	65,597	210,171
2015 Population	9,991	66,780	213,443
1990-2000 Annual Rate	-0.91%	-0.39%	-0.56%
2000-2010 Annual Rate	-0.45%	-0.08%	-0.18%
2010-2015 Annual Rate	0.23%	0.36%	0.31%

In the identified market area, the current year population is 210,171. In 2000, the Census count in the market area was 213,989. The rate of change since 2000 was -0.18 percent annually. The five-year projection for the population in the market area is 213,443, representing a change of 0.31 percent annually from 2010 to 2015. Currently, the population is 46.8 percent male and 53.2 percent female.

Households			
1990 Households	4,412	27,258	89,617
2000 Households	4,051	27,462	89,604
2010 Households	3,836	27,163	87,769
2015 Households	3,879	27,673	89,147
1990-2000 Annual Rate	-0.85%	0.07%	0%
2000-2010 Annual Rate	-0.53%	-0.11%	-0.2%
2010-2015 Annual Rate	0.22%	0.37%	0.31%

The household count in this market area has changed from 89,604 in 2000 to 87,769 in the current year, a change of -0.2 percent annually. The five-year projection of households is 89,147, a change of 0.31 percent annually from the current year total. Average household size is currently 2.36, compared to 2.36 in the year 2000. The number of families in the current year is 53,669 in the market area.

Housing

Currently, 53.8 percent of the 98,085 housing units in the market area are owner occupied; 35.6 percent, renter occupied; and 10.5 percent are vacant. In 2000, there were 94,759 housing units - 58.4 percent owner occupied, 36.2 percent renter occupied and 5.4 percent vacant. The rate of change in housing units since 2000 is 0.34 percent. Median home value in the market area is \$115,612, compared to a median home value of \$157,913 for the U.S. In five years, median home value is projected to change by 1.26 percent annually to \$123,063. From 2000 to the current year, median home value changed by 1.57 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.

Ring: 1, 3, 5 Miles

	1 mile radius	3 miles radius	5 miles radius
Median Household Income			
1990 Median HH Income	\$27,822	\$31,965	\$30,583
2000 Median HH Income	\$43,688	\$44,529	\$41,017
2010 Median HH Income	\$55,895	\$55,798	\$51,330
2015 Median HH Income	\$64,531	\$63,823	\$58,831
1990-2000 Annual Rate	4.62%	3.37%	2.98%
2000-2010 Annual Rate	2.43%	2.23%	2.21%
2010-2015 Annual Rate	2.92%	2.72%	2.77%
Per Capita Income			
1990 Per Capita Income	\$17,397	\$17,477	\$15,579
2000 Per Capita Income	\$25,986	\$25,695	\$23,251
2010 Per Capita Income	\$31,221	\$30,657	\$27,741
2015 Per Capita Income	\$34,655	\$34,637	\$31,303
1990-2000 Annual Rate	4.09%	3.93%	4.09%
2000-2010 Annual Rate	1.81%	1.74%	1.74%
2010-2015 Annual Rate	2.11%	2.47%	2.45%
Average Household Income			
1990 Average Household Income	\$44,413	\$43,390	\$38,916
2000 Average Household Income	\$66,546	\$61,651	\$55,179
2010 Average HH Income	\$80,646	\$73,321	\$65,933
2015 Average HH Income	\$89,516	\$82,784	\$74,392
1990-2000 Annual Rate	4.13%	3.58%	3.55%
2000-2010 Annual Rate	1.89%	1.71%	1.75%
2010-2015 Annual Rate	2.11%	2.46%	2.44%

Households by Income

Current median household income is \$51,330 in the market area, compared to \$54,442 for all U.S. households. Median household income is projected to be \$58,831 in five years. In 2000, median household income was \$41,017, compared to \$30,583 in 1990.

Current average household income is \$65,933 in this market area, compared to \$70,173 for all U.S. households. Average household income is projected to be \$74,392 in five years. In 2000, average household income was \$55,179, compared to \$38,916 in 1990.

Current per capita income is \$27,741 in the market area, compared to the U.S. per capita income of \$26,739. The per capita income is projected to be \$31,303 in five years. In 2000, the per capita income was \$23,251, compared to \$15,579 in 1990.

Population by Employment

Total Businesses	466	2,804	8,950
Total Employees	3,889	43,100	137,070

Currently, 88.2 percent of the civilian labor force in the identified market area is employed and 11.8 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 90.3 percent of the civilian labor force, and unemployment will be 9.7 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:

- 64.7 percent in white collar jobs (compared to 61.6 percent of U.S. employment)
- 18.1 percent in service jobs (compared to 17.3 percent of U.S. employment)
- 17.2 percent in blue collar jobs (compared to 21.1 percent of U.S. employment)

In 2000, 80.8 percent of the market area population drove alone to work, and 2.8 percent worked at home. The average travel time to work in 2000 was 22.3 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:

- 12.7 percent had not earned a high school diploma (14.8 percent in the U.S.)
- 29.9 percent were high school graduates only (29.6 percent in the U.S.)
- 7.5 percent had completed an Associate degree (7.7 percent in the U.S.)
- 18.2 percent had a Bachelor's degree (17.7 percent in the U.S.)
- 11.9 percent had earned a Master's/Professional/Doctorate Degree (10.4 percent in the U.S.)