## Retail Building for Sale \$1,100,000 (\$66.66/SF)

# New on Market! 16,500 SF - Leased Freestanding Modified Gross Investment



Demographics:	I-Mile	3-Mile	5-Mile
Total Population:	13,708	3,364	10,388
Total Households:	6,135	41,775	101,958
Avg. HH Income:	\$76,160	\$69,455	\$72,459

#### **Traffic Counts:**

North Bend Road at Lees Crossing Dr. = 10,043 2025 (MPSI Estimate)

#### **FEATURES**

- 16,500 SF 100% Leased
- Former IGA Grocery Store and current
   Tenant is Habitat for Humanity Resell Store
- Leased through 12/31/28 at \$75,000 year gross (\$6,252.29 mth)
- Lease expires 12/31/28 no options
- Potential for owner/user
- There is an option for Landlord (or Tenant) to give notice to terminate the lease effective on 12/31/25 or any time after with at least 120 days prior notice
- Tenant may possibly extend the current lease
- Owner responsible for taxes, insurance and maintenance, roof and "exterior" walls & structure.
- Tenant pays trash, utilities and Maintenance on HVAC units
- 100% Sprinkled throughout
- 100% HVAC
- One Dock
- Please do not disturb Tenant or employees.
- For sale: \$1,100,000 (\$66.66 PSF)

#### LOCATION

3970 North Bend Road Cincinnati, OH 45211

#### **CONTACT**

Roy G. Meierdiercks roygm2011@gmail.com 513/264-6031 Mobile



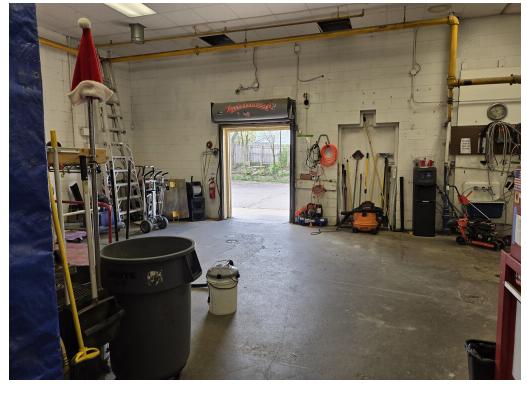
**EVEREST** 

COMMERCIAL REAL ESTATE SERVICES

WEB WWW.everestrealestate.com TEL 513-769-2500 FAX 513-769-2512 9902 Carver Road, Sycamore Office Park, Suite 105, Cincinnati, Ohio 45242

## 3970 North Bend Rd.







www.everestrealestate.com

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9902 Carver Road

Sycamore Office Park

Suite 105

Cincinnati, Ohio 45242

### FOR MORE INFORMATION, CONTACT:

#### **Roy Meierdiercks**

roy.m@everestrealestate.com

513/264-6031

## 3970 North Bend Rd.





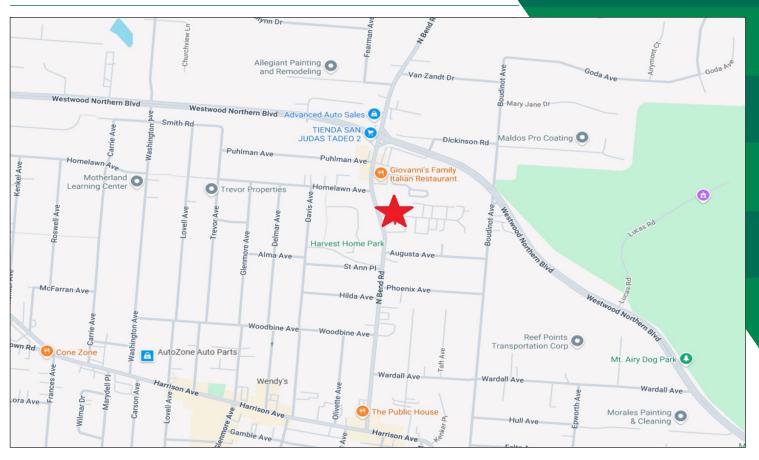
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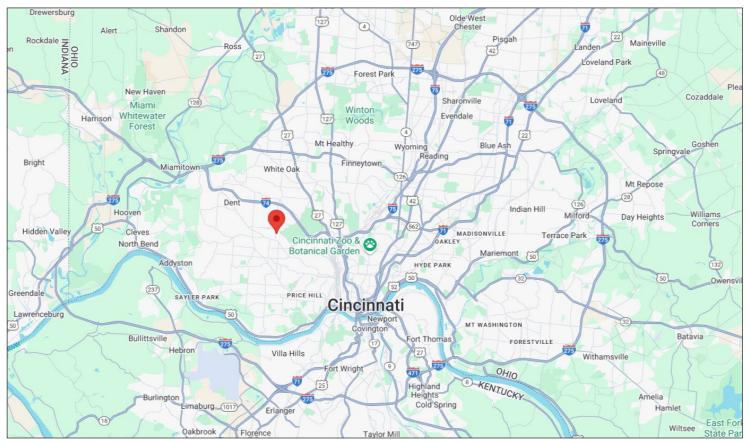
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## 3970 North Bend Rd.





#### **Demographic Summary Report**

#### 3970 North Bend Rd, Cincinnati, OH 45211

Building Type: General Retail Total Available: 0 SF
Secondary: Supermarket % Leased: 100%
GLA: 16,500 SF Rent/SF/Yr: -

Year Built: 1959



Population  2029 Projection 13 2024 Estimate 13 2020 Census 14 Growth 2024 - 2029 -1.9 Growth 2020 - 2024 -5.9  2024 Population by Hispanic Origin 2024 Population 9 Black 2 Am. Indian & Alaskan Asian Hawaiian & Pacific Island Other U.S. Armed Forces  Households  2029 Projection 6 2024 Estimate 6 2020 Census 6 Growth 2024 - 2029 -2.9 Growth 2020 - 2024 -6.1 Owner Occupied 3 Renter Occupied 2  2024 Households by HH Income 6 Income: <\$25,000 1		72.21% 19.70% 0.12% 0.74% 0.04% 7.20%	34,769	55.72% 35.12% 0.14% 1.19% 0.01% 7.81%	409 5,150 41	29.09% 0.17%
2029 Projection 13 2024 Estimate 13 2020 Census 14 Growth 2024 - 2029 -1.9 Growth 2020 - 2024 -5.9  2024 Population by Hispanic Origin 2024 Population 13 White 9 Black 2 Am. Indian & Alaskan Asian Hawaiian & Pacific Island Other U.S. Armed Forces  Households 2029 Projection 6 2024 Estimate 6 2020 Census 6 Growth 2024 - 2029 -2.9 Growth 2020 - 2024 -6.7 Owner Occupied 3 Renter Occupied 2 2024 Households by HH Income 6 Income: <\$25,000 1	708 567 91% 304 708 898 701 16 101 6 987 0 0 0 0 0 135 582 10%	72.21% 19.70% 0.12% 0.74% 0.04% 7.20%	99,002 99,430 -0.78% -0.43% 3,364 99,002 55,165 34,769 143 1,177 12 7,736 66	55.72% 35.12% 0.14% 1.19% 0.01% 7.81%	245,776 246,955 -0.80% -0.48% 10,388 245,776 147,584 71,501 409 5,150 41 21,090 116	29.09% 0.17% 2.10% 0.02%
2024 Estimate 13 2020 Census 14 Growth 2024 - 2029 -1.9 Growth 2020 - 2024 -5.9  2024 Population by Hispanic Origin 2024 Population 13 White 9 Black 2 Am. Indian & Alaskan Asian Hawaiian & Pacific Island Other U.S. Armed Forces  Households 2029 Projection 6 2024 Estimate 6 2020 Census 6 Growth 2024 - 2029 -2.9 Growth 2020 - 2024 -6.7 Owner Occupied 3 Renter Occupied 2  2024 Households by HH Income 6 Income: <\$25,000 1	708 567 91% 304 708 898 701 16 101 6 987 0 0 0 0 0 135 582 10%	72.21% 19.70% 0.12% 0.74% 0.04% 7.20%	99,002 99,430 -0.78% -0.43% 3,364 99,002 55,165 34,769 143 1,177 12 7,736 66	55.72% 35.12% 0.14% 1.19% 0.01% 7.81%	245,776 246,955 -0.80% -0.48% 10,388 245,776 147,584 71,501 409 5,150 41 21,090 116	29.09% 0.17% 2.10% 0.02%
2020 Census Growth 2024 - 2029 Growth 2020 - 2024  2024 Population by Hispanic Origin 2024 Population 3 White Black Am. Indian & Alaskan Asian Hawaiian & Pacific Island Other U.S. Armed Forces  Households 2029 Projection 2024 Estimate 2020 Census Growth 2024 - 2029 Growth 2020 - 2024 Owner Occupied Renter Occupied Income: <\$25,000  1 14	567 91% 90% 304 708 898 701 16 101 6 987 0	72.21% 19.70% 0.12% 0.74% 0.04% 7.20%	99,430 -0.78% -0.43% 3,364 99,002 55,165 34,769 143 1,177 12 7,736 66	55.72% 35.12% 0.14% 1.19% 0.01% 7.81%	246,955 -0.80% -0.48% 10,388 245,776 147,584 71,501 409 5,150 41 21,090 116	29.09% 0.17% 2.10% 0.02%
Growth 2024 - 2029 Growth 2020 - 2024  2024 Population by Hispanic Origin  2024 Population  White  Black  Am. Indian & Alaskan  Asian  Hawaiian & Pacific Island  Other  U.S. Armed Forces  Households  2029 Projection  2024 Estimate  2020 Census  Growth 2024 - 2029  Growth 2024 - 2029  Growth 2020 - 2024  Owner Occupied  Renter Occupied  Renter Occupied  Income: <\$25,000  1.15.	91% 90% 304 708 898 701 16 101 6 987 0	72.21% 19.70% 0.12% 0.74% 0.04% 7.20%	-0.78% -0.43% 3,364 99,002 55,165 34,769 143 1,177 12 7,736 66	55.72% 35.12% 0.14% 1.19% 0.01% 7.81%	-0.80% -0.48% 10,388 245,776 147,584 71,501 409 5,150 41 21,090 116	29.09% 0.17% 2.10% 0.02%
Growth 2020 - 2024       -5.9         2024 Population by Hispanic Origin       13         White       9         Black       2         Am. Indian & Alaskan       Asian         Hawaiian & Pacific Island       Other         U.S. Armed Forces       4         Households       6         2029 Projection       6         2024 Estimate       6         2020 Census       6         Growth 2024 - 2029       -2.         Growth 2020 - 2024       -6.         Owner Occupied       3         Renter Occupied       2         2024 Households by HH Income       6         Income: <\$25,000	90% 304 708 898 701 16 101 6 987 0 006 135 582	72.21% 19.70% 0.12% 0.74% 0.04% 7.20%	-0.43% 3,364 99,002 55,165 34,769 143 1,177 12 7,736 66	55.72% 35.12% 0.14% 1.19% 0.01% 7.81%	-0.48% 10,388 245,776 147,584 71,501 409 5,150 41 21,090 116	29.09% 0.17% 2.10% 0.02%
2024 Population       13         White       9         Black       2         Am. Indian & Alaskan         Asian       Hawaiian & Pacific Island         Other       U.S. Armed Forces         Households       6         2029 Projection       6         2024 Estimate       6         2020 Census       6         Growth 2024 - 2029       -2.7         Growth 2020 - 2024       -6.7         Owner Occupied       3         Renter Occupied       2         2024 Households by HH Income       6         Income: <\$25,000	304 708 898 701 16 101 6 987 0 006 135 582 10%	72.21% 19.70% 0.12% 0.74% 0.04% 7.20%	3,364 99,002 55,165 34,769 143 1,177 12 7,736 66	55.72% 35.12% 0.14% 1.19% 0.01% 7.81%	10,388 245,776 147,584 71,501 409 5,150 41 21,090 116	29.09% 0.17% 2.10% 0.02%
2024 Population       13         White       9         Black       2         Am. Indian & Alaskan         Asian       Hawaiian & Pacific Island         Other       U.S. Armed Forces         Households       6         2029 Projection       6         2024 Estimate       6         2020 Census       6         Growth 2024 - 2029       -2.         Growth 2020 - 2024       -6.         Owner Occupied       3         Renter Occupied       2         2024 Households by HH Income       6         Income: <\$25,000	708 898 701 16 101 6 987 0 006 135 582 10%	72.21% 19.70% 0.12% 0.74% 0.04% 7.20%	99,002 55,165 34,769 143 1,177 12 7,736 66	55.72% 35.12% 0.14% 1.19% 0.01% 7.81%	245,776 147,584 71,501 409 5,150 41 21,090 116	29.09% 0.17% 2.10% 0.02%
White       9         Black       2         Am. Indian & Alaskan         Asian         Hawaiian & Pacific Island         Other         U.S. Armed Forces         Households         2029 Projection       6         2024 Estimate       6         2020 Census       6         Growth 2024 - 2029       -2.         Growth 2020 - 2024       -6.         Owner Occupied       3         Renter Occupied       2         Income: <\$25,000	898 701 16 101 6 987 0 006 135 582 10%	72.21% 19.70% 0.12% 0.74% 0.04% 7.20%	55,165 34,769 143 1,177 12 7,736 66 41,404 41,775	55.72% 35.12% 0.14% 1.19% 0.01% 7.81%	147,584 71,501 409 5,150 41 21,090 116	29.09% 0.17% 2.10% 0.02%
Black Am. Indian & Alaskan Asian Hawaiian & Pacific Island Other U.S. Armed Forces  Households 2029 Projection 2024 Estimate 2020 Census Growth 2024 - 2029 Growth 2020 - 2024 Owner Occupied Renter Occupied Income: <\$25,000 1	701 16 101 6 987 0 006 135 582	19.70% 0.12% 0.74% 0.04% 7.20%	34,769 143 1,177 12 7,736 66 41,404 41,775	35.12% 0.14% 1.19% 0.01% 7.81%	71,501 409 5,150 41 21,090 116	29.09% 0.17% 2.10% 0.02%
Am. Indian & Alaskan Asian Hawaiian & Pacific Island Other U.S. Armed Forces  Households 2029 Projection 6 2024 Estimate 6 2020 Census 6 Growth 2024 - 2029 -2. Growth 2020 - 2024 -6. Owner Occupied 3 Renter Occupied 2 Income: <\$25,000 1	16 101 6 987 0 006 135 582	0.12% 0.74% 0.04% 7.20%	143 1,177 12 7,736 66 41,404 41,775	0.14% 1.19% 0.01% 7.81%	409 5,150 41 21,090 116	0.17% 2.10% 0.02%
Asian Hawaiian & Pacific Island Other U.S. Armed Forces  Households  2029 Projection 6 2024 Estimate 6 2020 Census 6 Growth 2024 - 2029 -2. Growth 2020 - 2024 -6. Owner Occupied 3 Renter Occupied 2  2024 Households by HH Income 6 Income: <\$25,000 1	101 6 987 0 006 135 582	0.74% 0.04% 7.20%	1,177 12 7,736 66 41,404 41,775	1.19% 0.01% 7.81%	5,150 41 21,090 116	2.10% 0.02%
Hawaiian & Pacific Island         Other         U.S. Armed Forces         Households         2029 Projection       6         2024 Estimate       6         2020 Census       6         Growth 2024 - 2029       -2.         Growth 2020 - 2024       -6.         Owner Occupied       3         Renter Occupied       2         2024 Households by HH Income       6         Income: <\$25,000	6 987 0 006 135 582	0.04% 7.20%	12 7,736 66 41,404 41,775	0.01% 7.81%	41 21,090 116 101,065	0.02%
Other         U.S. Armed Forces         Households         2029 Projection       6         2024 Estimate       6         2020 Census       6         Growth 2024 - 2029       -2.         Growth 2020 - 2024       -6.         Owner Occupied       3         Renter Occupied       2         2024 Households by HH Income       6         Income: <\$25,000	987 0 006 135 582	7.20%	7,736 66 41,404 41,775	7.81%	21,090 116 101,065	
U.S. Armed Forces  Households  2029 Projection 6 2024 Estimate 6 2020 Census 6 Growth 2024 - 2029 -2. Growth 2020 - 2024 -6. Owner Occupied 3 Renter Occupied 2  2024 Households by HH Income 6 Income: <\$25,000 1	0 006 135 582		41,404 41,775		101,065	8.58%
Households         2029 Projection       6         2024 Estimate       6         2020 Census       6         Growth 2024 - 2029       -2.         Growth 2020 - 2024       -6.         Owner Occupied       3         Renter Occupied       2         2024 Households by HH Income       6         Income: <\$25,000	006 135 582 10%		41,404 41,775		101,065	
2029 Projection       6         2024 Estimate       6         2020 Census       6         Growth 2024 - 2029       -2.         Growth 2020 - 2024       -6.         Owner Occupied       3         Renter Occupied       2         2024 Households by HH Income       6         Income: <\$25,000	135 582 10%		41,775			
2024 Estimate       6         2020 Census       6         Growth 2024 - 2029       -2.         Growth 2020 - 2024       -6.         Owner Occupied       3         Renter Occupied       2          2024 Households by HH Income       6         Income: <\$25,000	135 582 10%		41,775			
2020 Census 6 Growth 2024 - 2029 -2. Growth 2020 - 2024 -6. Owner Occupied 3 Renter Occupied 2  2024 Households by HH Income 6 Income: <\$25,000 1	582 10%		•		101,958	
Growth 2024 - 2029 -2. Growth 2020 - 2024 -6. Owner Occupied 3 Renter Occupied 2  2024 Households by HH Income 6 Income: <\$25,000 1	10%		42,177			
Growth 2020 - 2024       -6.7         Owner Occupied       3         Renter Occupied       2             2024 Households by HH Income       6         Income: <\$25,000			,		102,856	
Owner Occupied 3 Renter Occupied 2  2024 Households by HH Income 6 Income: <\$25,000 1	79%		-0.89%		-0.88%	
Renter Occupied 2  2024 Households by HH Income 6 Income: <\$25,000 1	2,0		-0.95%		-0.87%	
2024 Households by HH Income 6 Income: <\$25,000 1	529	57.52%	21,611	51.73%	53,478	52.45%
Income: <\$25,000 1	607	42.49%	20,164	48.27%	48,480	47.55%
	136		41,775		101,956	
	389	22.64%	11,667	27.93%	26,923	26.41%
Income: \$25,000 - \$50,000 1	277	20.81%	9,479	22.69%	•	22.15%
	034	16.85%	6,928	16.58%	16,833	16.51%
Income: \$75,000 - \$100,000		11.03%	4,314	10.33%	11,210	10.99%
Income: \$100,000 - \$125,000	738	12.03%	3,527		9,228	9.05%
Income: \$125,000 - \$150,000	506		2,313		5,542	5.44%
Income: \$150,000 - \$200,000	273		1,637		4,532	4.45%
Income: \$200,000+	242	3.94%	1,910	4.57%	5,102	5.00%
2024 Avg Household Income \$76	160					
2024 Med Household Income \$60			\$69,455 \$49,234		\$72,459 \$52,127	

