

Retail Building for Sale

\$1,059,000 (\$64.18 PSF)

16,500 SF Freestanding Bldg.
Available as Investment or
Ideal for Owner/User!

PRICE REDUCED!



Demographics:

	1-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
- New Roof installed November 2025
- 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
- Ideal 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 \$1,059,000 (\$64.18 PSF)

LOCATION

3970 North Bend Road
Cincinnati, OH 45211

CONTACT

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COMMERCIAL REAL ESTATE SERVICES

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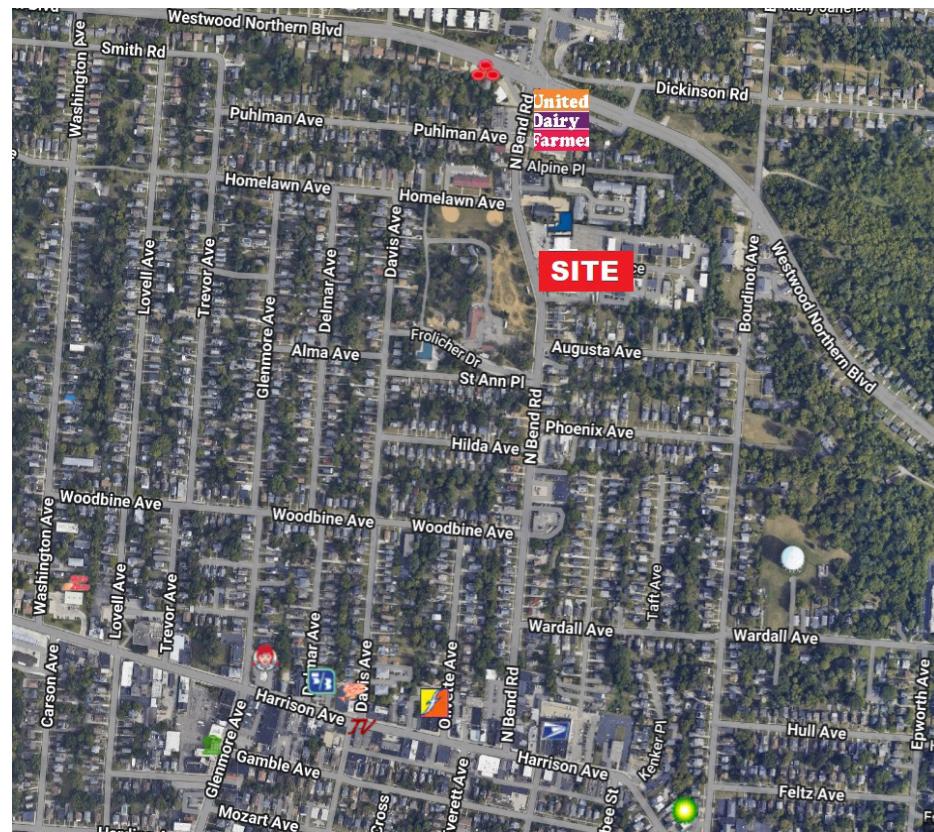
FOR MORE INFORMATION, CONTACT:

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3970 North Bend Rd.



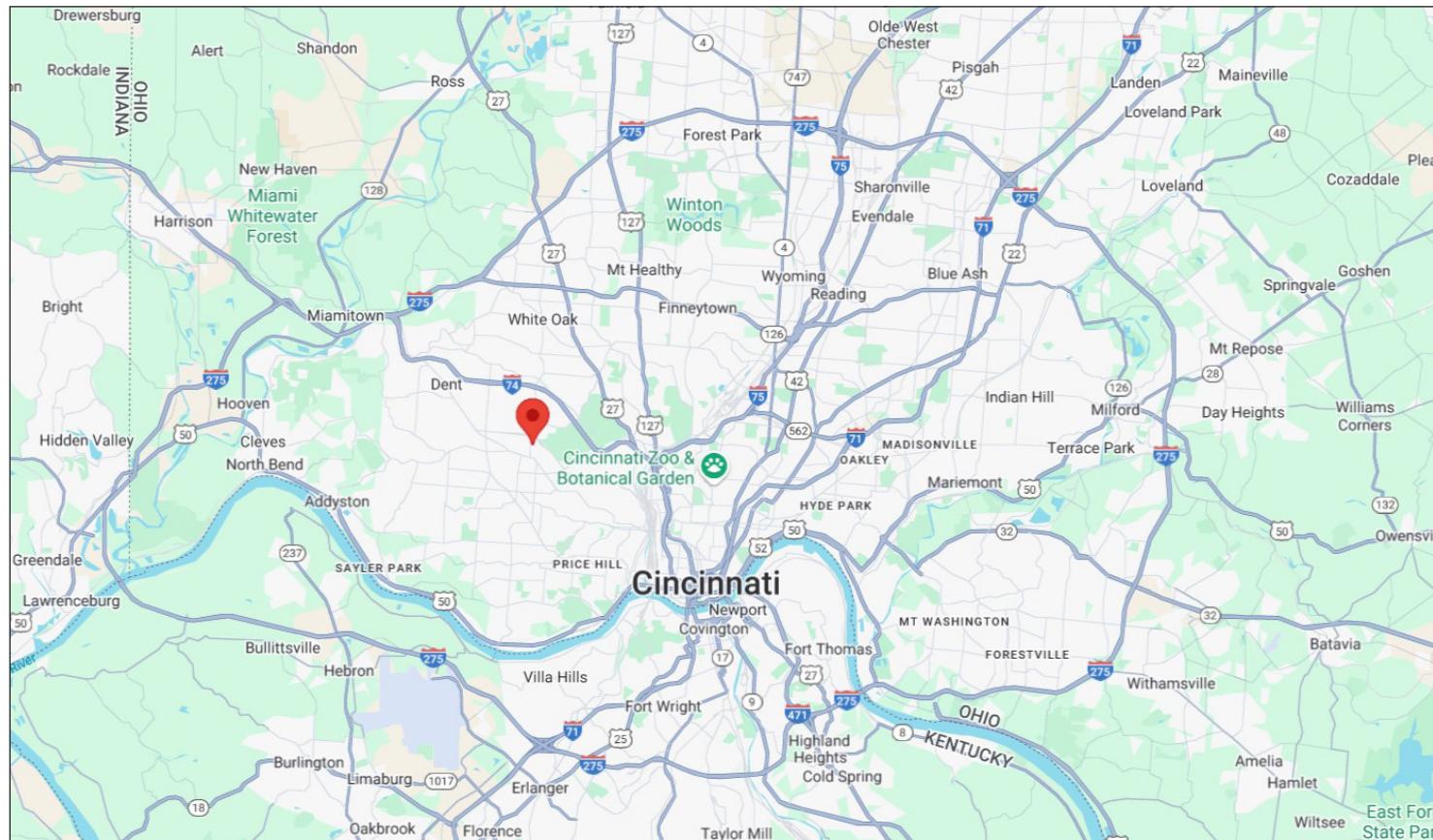
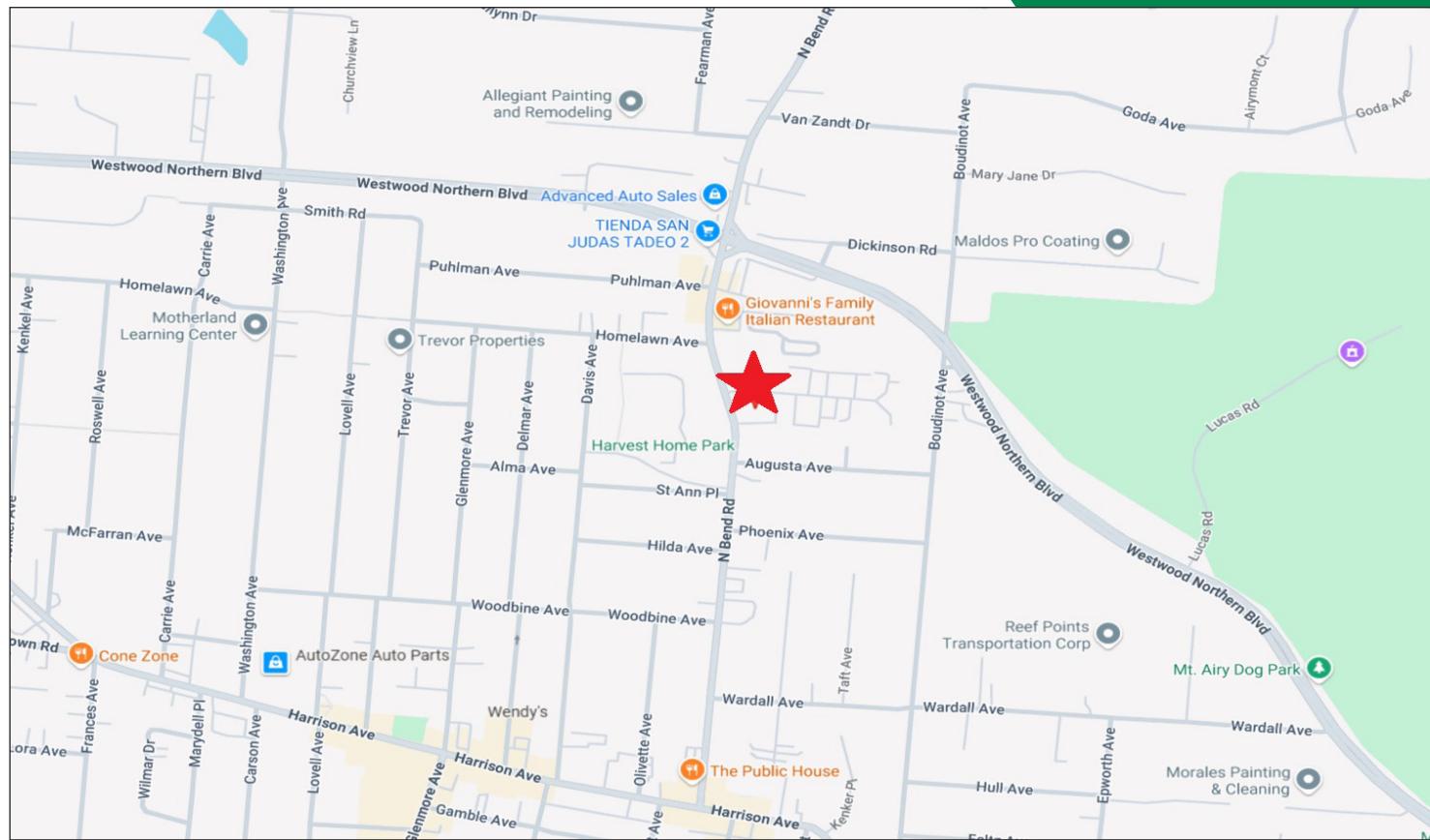
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3970 North Bend Rd.



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			
Radius	1 Mile	3 Mile	5 Mile
Population			
2029 Projection	13,446	98,225	243,811
2024 Estimate	13,708	99,002	245,776
2020 Census	14,567	99,430	246,955
Growth 2024 - 2029	-1.91%	-0.78%	-0.80%
Growth 2020 - 2024	-5.90%	-0.43%	-0.48%
2024 Population by Hispanic Origin	304	3,364	10,388
2024 Population	13,708	99,002	245,776
White	9,898 72.21%	55,165 55.72%	147,584 60.05%
Black	2,701 19.70%	34,769 35.12%	71,501 29.09%
Am. Indian & Alaskan	16 0.12%	143 0.14%	409 0.17%
Asian	101 0.74%	1,177 1.19%	5,150 2.10%
Hawaiian & Pacific Island	6 0.04%	12 0.01%	41 0.02%
Other	987 7.20%	7,736 7.81%	21,090 8.58%
U.S. Armed Forces	0	66	116
Households			
2029 Projection	6,006	41,404	101,065
2024 Estimate	6,135	41,775	101,958
2020 Census	6,582	42,177	102,856
Growth 2024 - 2029	-2.10%	-0.89%	-0.88%
Growth 2020 - 2024	-6.79%	-0.95%	-0.87%
Owner Occupied	3,529 57.52%	21,611 51.73%	53,478 52.45%
Renter Occupied	2,607 42.49%	20,164 48.27%	48,480 47.55%
2024 Households by HH Income	6,136	41,775	101,956
Income: <\$25,000	1,389 22.64%	11,667 27.93%	26,923 26.41%
Income: \$25,000 - \$50,000	1,277 20.81%	9,479 22.69%	22,586 22.15%
Income: \$50,000 - \$75,000	1,034 16.85%	6,928 16.58%	16,833 16.51%
Income: \$75,000 - \$100,000	677 11.03%	4,314 10.33%	11,210 10.99%
Income: \$100,000 - \$125,000	738 12.03%	3,527 8.44%	9,228 9.05%
Income: \$125,000 - \$150,000	506 8.25%	2,313 5.54%	5,542 5.44%
Income: \$150,000 - \$200,000	273 4.45%	1,637 3.92%	4,532 4.45%
Income: \$200,000+	242 3.94%	1,910 4.57%	5,102 5.00%
2024 Avg Household Income	\$76,160	\$69,455	\$72,459
2024 Med Household Income	\$60,234	\$49,234	\$52,127

