

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!



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)

| 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)



LOCATION

3970 North Bend Road
Cincinnati, OH 45211

CONTACT

Roy G. Meierdiercks

roygm2011@gmail.com

513/264-6031 Mobile



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

TEL 513-769-2500

FAX 513-769-2512

9902 Carver Road
Sycamore Office Park

Suite 105

Cincinnati, Ohio 45242

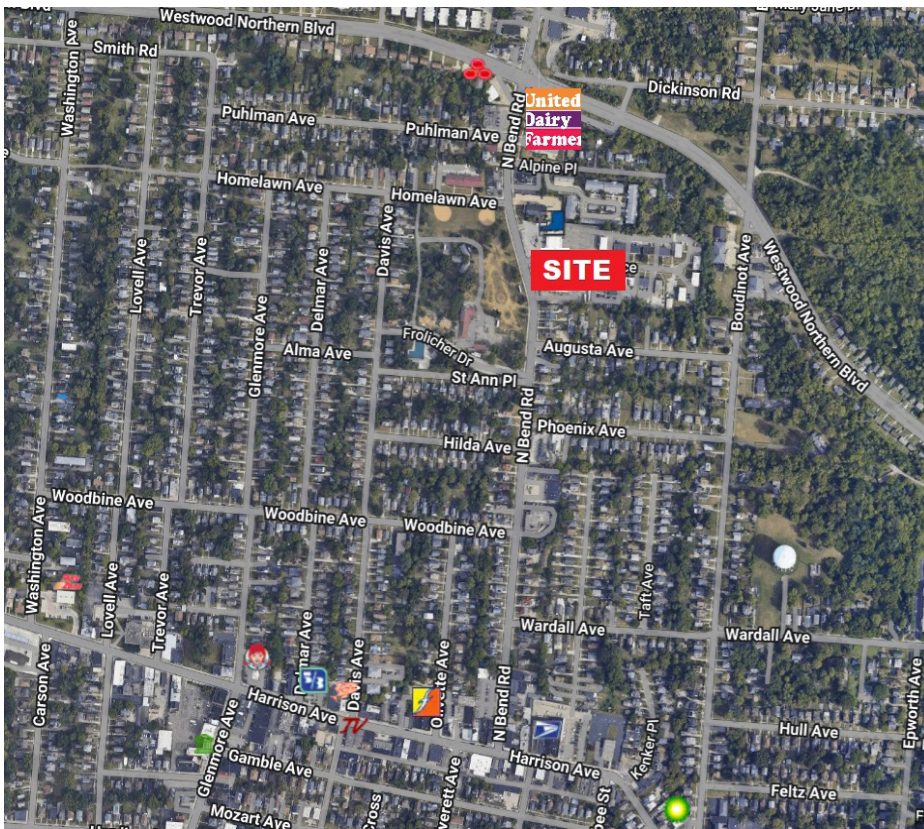
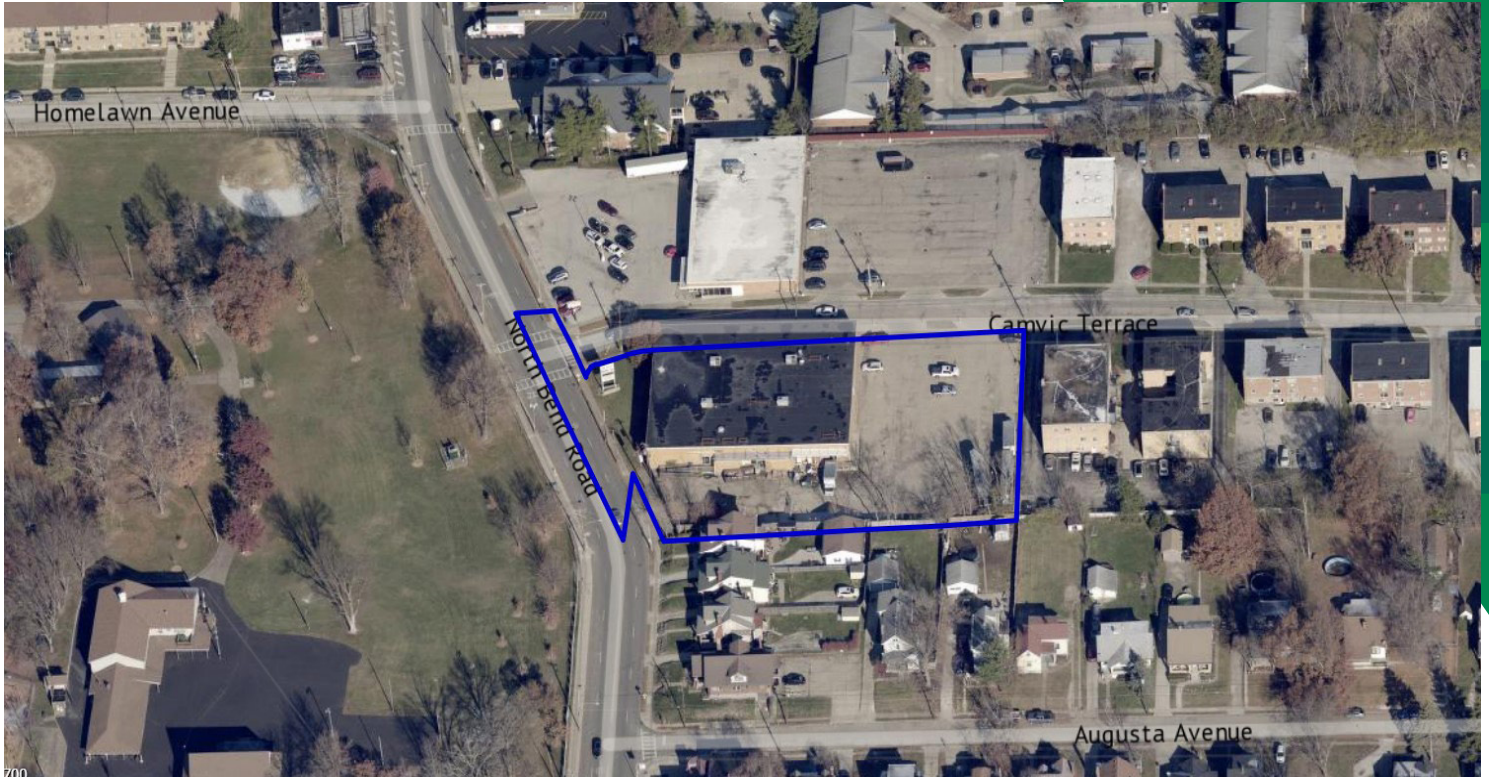
FOR MORE INFORMATION, CONTACT:

Roy Meierdiercks

roy.m@everestrealestate.com

513/264-6031

3970 North Bend Rd.



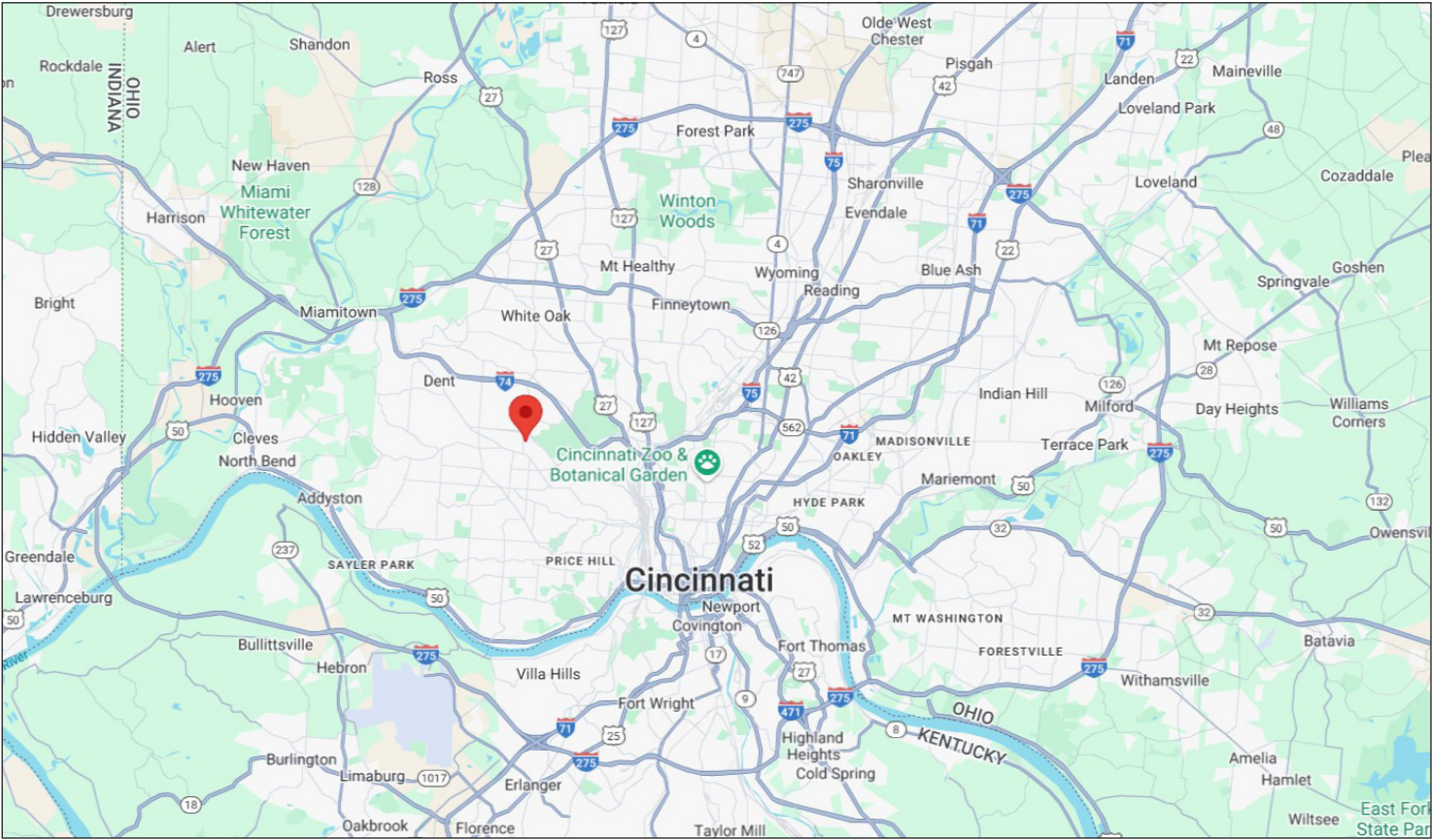
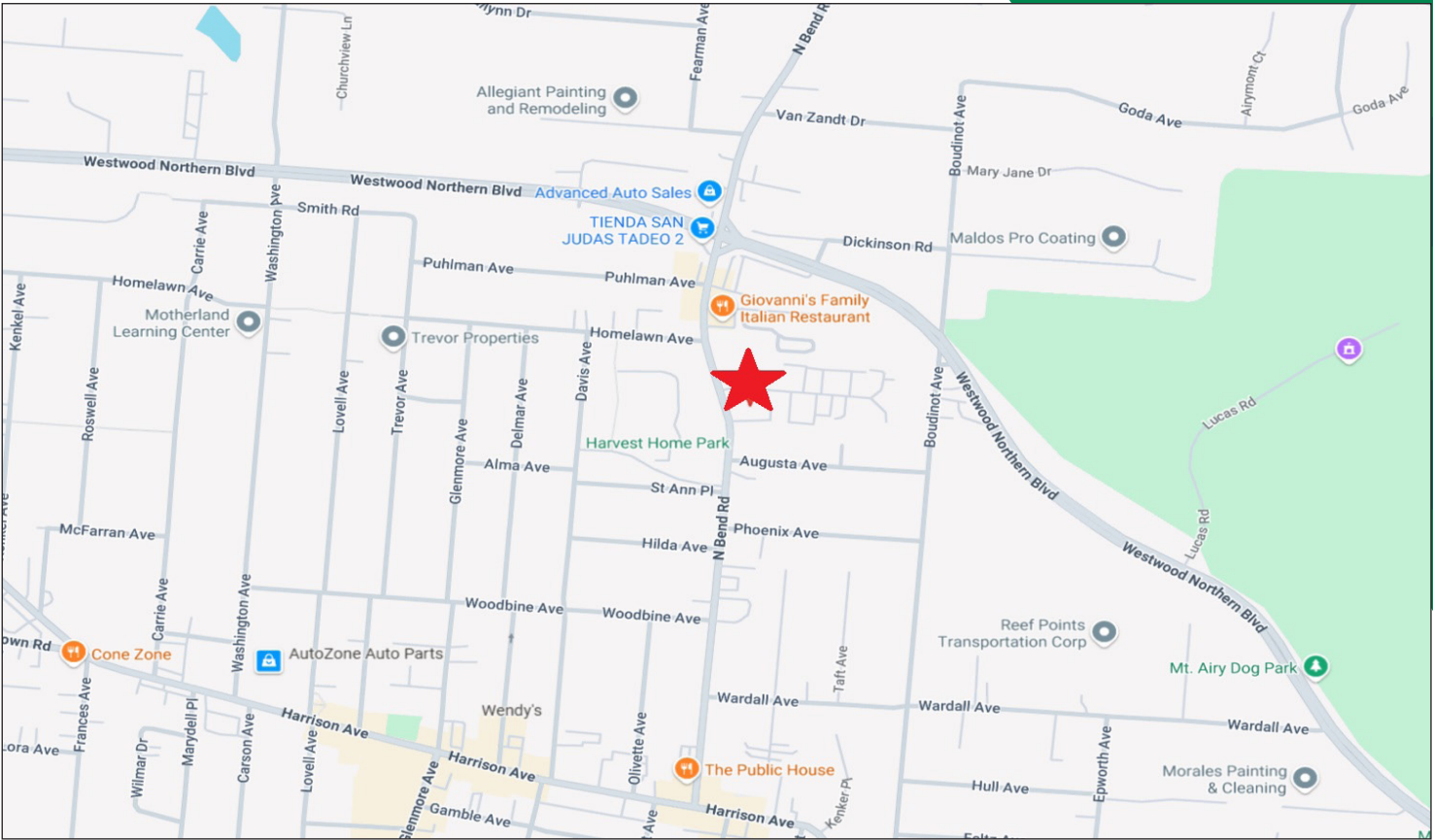
FOR MORE INFORMATION, CONTACT:

Roy Meierdiercks

roy.m@everestrealstate.com

513/264-6031

3970 North Bend Rd.



Demographic Summary Report

3970 North Bend Rd, Cincinnati, OH 45211

Building Type: **General Retail**
 Secondary: **Supermarket**
 GLA: **16,500 SF**
 Year Built: **1959**

Total Available: **0 SF**
 % Leased: **100%**
 Rent/SF/Yr: **-**



| 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 |

