

# OUT PARCEL FOR GROUND LEASE OR SALE

# NEW DEVELOPMENT

550 Old State Route 74, Cincinnati, OH 45244



TC Bartoszek  
tc@lee-associates.com  
D 513.588.1840

**LEE & ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES

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**AVAILABLE:** Option 2: 0.96 acre  
Option 3: 1 acre

**FOR SALE:** \$850,000/Acre

**LEASE RATE:** \$110,000/year ground leases for each pad

- 2 outparcels available for ground lease with Wawa and McDonalds co- tenancy
- Located on the traffic signalized intersection of S.R. 32 & Mt. Carmel Tobasco Rd. with an AADT of 18,602 cars per day
- Under 1 mile from I-275 with an AADT of 71,863 cars per day
- 1.5 miles from Eastgate Mall and surrounding concepts such as Chase Bank, Chick-Fil-A, Kohl's, Best Buy, Sam's Club, Chipotle, and many other national tenants
- Daytime Employment Population of over 15,000 within a 3-mile radius
- Seeking retail users



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National Coffee  
User  
Coming Soon

32

Wawa  
Coming Soon

McDonald's  
Coming Soon

MT. CARMEL TOBASCO ROAD

AICHOLTZ ROAD

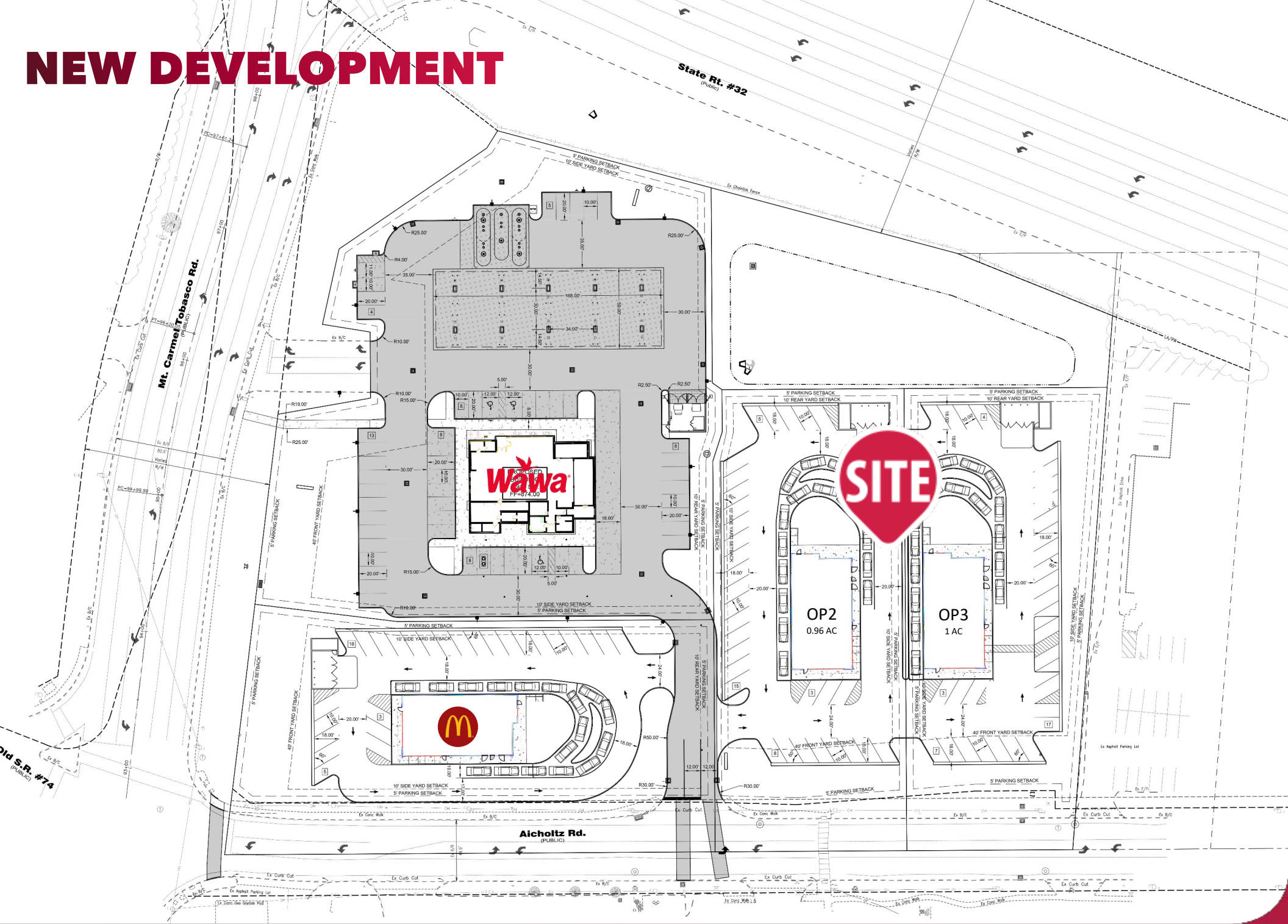
OPT 2  
0.96 AC

OPT 3  
1 AC

TRASH ENCLOSURE

SHORE

# NEW DEVELOPMENT



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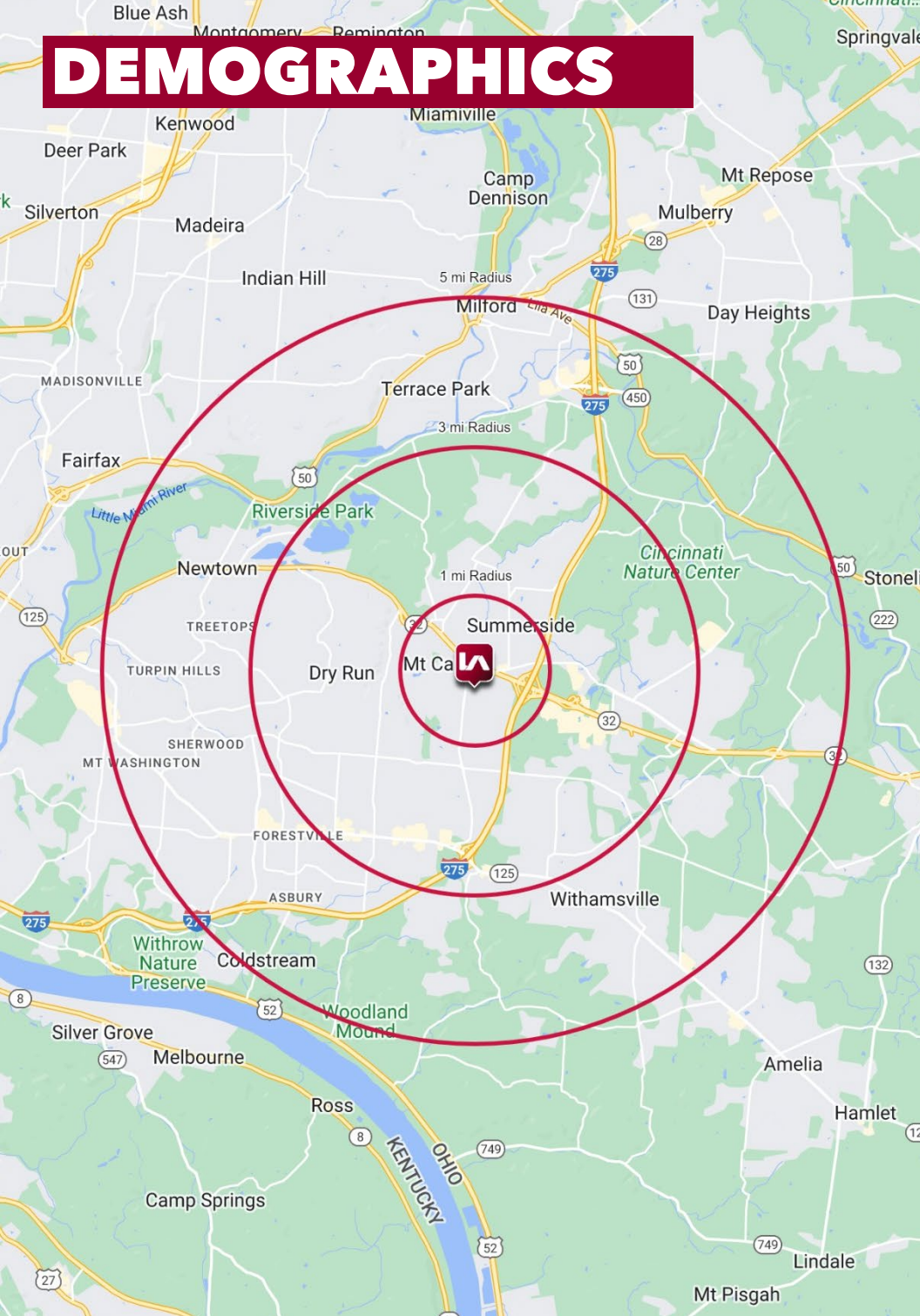
**Cincinnati Children's**  
Future 110,000 SF Facility  
200 Employees  
\$85 Million Investment  
10 Acres, Summer of 2025

**TQL**  
TOTAL QUALITY LOGISTICS  
Investing \$18 Million to expand  
3rd expansion in the region  
since 2019

**Sharefax**  
CREDIT UNION  
30,000 SF, 110 Employees

**MERCYHEALTH**  
78,000 SF  
350 patient visits per day  
50 Mercy Employees

# DEMOGRAPHICS



	1 MI RADIUS	3 MI RADIUS	5 MI RADIUS
<b>POPULATION</b>			
2025 Estimated Population	7,350	52,918	118,131
2030 Projected Population	7,384	53,648	119,259
2020 Census Population	7,321	53,164	117,530
2010 Census Population	7,173	50,578	111,439
Projected Annual Growth 2025 to 2030	-	0.3%	0.2%
Historical Annual Growth 2010 to 2025	0.2%	0.3%	0.4%
<b>HOUSEHOLDS</b>			
2025 Estimated Households	3,258	21,692	49,098
2030 Projected Households	3,330	22,282	50,237
2020 Census Households	3,152	20,949	47,528
2010 Census Households	2,965	19,500	44,061
Projected Annual Growth 2025 to 2030	0.4%	0.5%	0.5%
Historical Annual Growth 2010 to 2025	0.7%	0.7%	0.8%
<b>AGE</b>			
2025 Est. Population Under 10 Years	12.0%	12.0%	12.2%
2025 Est. Population 10 to 19 Years	10.7%	12.8%	12.8%
2025 Est. Population 20 to 29 Years	13.3%	12.0%	11.2%
2025 Est. Population 30 to 44 Years	20.6%	20.0%	19.7%
2025 Est. Population 45 to 59 Years	18.1%	18.1%	17.9%
2025 Est. Population 60 to 74 Years	18.3%	17.5%	18.1%
2025 Est. Population 75 Years or Over	6.8%	7.5%	8.1%
2025 Est. Median Age	38.3	39.0	39.9
<b>MARITAL STATUS &amp; GENDER</b>			
2025 Est. Male Population	49.1%	49.4%	49.3%
2025 Est. Female Population	50.9%	50.6%	50.7%
2025 Est. Never Married	27.4%	28.5%	28.0%
2025 Est. Now Married	40.7%	50.2%	51.2%
2025 Est. Separated or Divorced	23.2%	15.3%	14.8%
2025 Est. Widowed	8.6%	6.0%	6.0%
<b>INCOME</b>			
2025 Est. HH Income \$200,000 or More	8.8%	14.3%	16.0%
2025 Est. HH Income \$150,000 to \$199,999	9.4%	12.3%	11.4%
2025 Est. HH Income \$100,000 to \$149,999	11.2%	14.6%	16.1%
2025 Est. HH Income \$75,000 to \$99,999	13.0%	14.2%	13.1%
2025 Est. HH Income \$50,000 to \$74,999	20.2%	17.7%	17.6%
2025 Est. HH Income \$35,000 to \$49,999	12.8%	9.2%	9.1%
2025 Est. HH Income \$25,000 to \$34,999	6.7%	6.3%	5.9%
2025 Est. HH Income \$15,000 to \$24,999	6.7%	5.4%	4.5%
2025 Est. HH Income Under \$15,000	11.2%	5.9%	6.2%
2025 Est. Average Household Income	\$97,376	\$126,782	\$135,156
2025 Est. Median Household Income	\$74,866	\$98,153	\$101,005
2025 Est. Per Capita Income	\$43,244	\$52,030	\$56,251
2025 Est. Total Businesses	230	1,755	4,137
2025 Est. Total Employees	2,196	16,378	52,552