

OFFERING MEMORANDUM

2511 E Sharon Road
Cincinnati, OH 45241



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OFFERING SUMMARY

SKYLINE CHILI



SKYLINE CHILI INVESTMENT SUMMARY

TENANT

Skyline Chili, LLC
Franchise-operated location (non-corporate)

PROPERTY ADDRESS

2511 E Sharon Rd
Cincinnati, OH 45241

PARCEL NUMBER

608-0016-0015-0

BUILDING SIZE | SITE SIZE

2,992 SF | 0.93 Acres

LEASE STRUCTURE

Absolute NNN-style lease with tenant responsible for:

- Real estate taxes
- Assessments
- Utilities
- Maintenance and repairs
- Insurance reimbursements
- Structural and non-structural repairs

CURRENT LEASE TERM

Extended through August 31, 2027 pursuant to the latest exercised extension option.

CURRENT BASE RENT

\$77,600 annually
\$6,466.67 monthly



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PROPERTY FEATURES

SKYLINE CHILI



OFFERING

Pricing:	\$850,000
Annual Income:	\$77,600 – Tenant Responsibility for Everything
CAP Rate:	9.1%
Tenant:	Skyline Chili, LLC (Franchise Location)

PROPERTY SPECIFICATIONS

Property Address:	2511 E Sharon Rd, Cincinnati, OH 45241
Building Size:	2,992 SF
Site Size:	0.93 Acres
County:	Hamilton
Parcel ID:	608-0016-0015-0

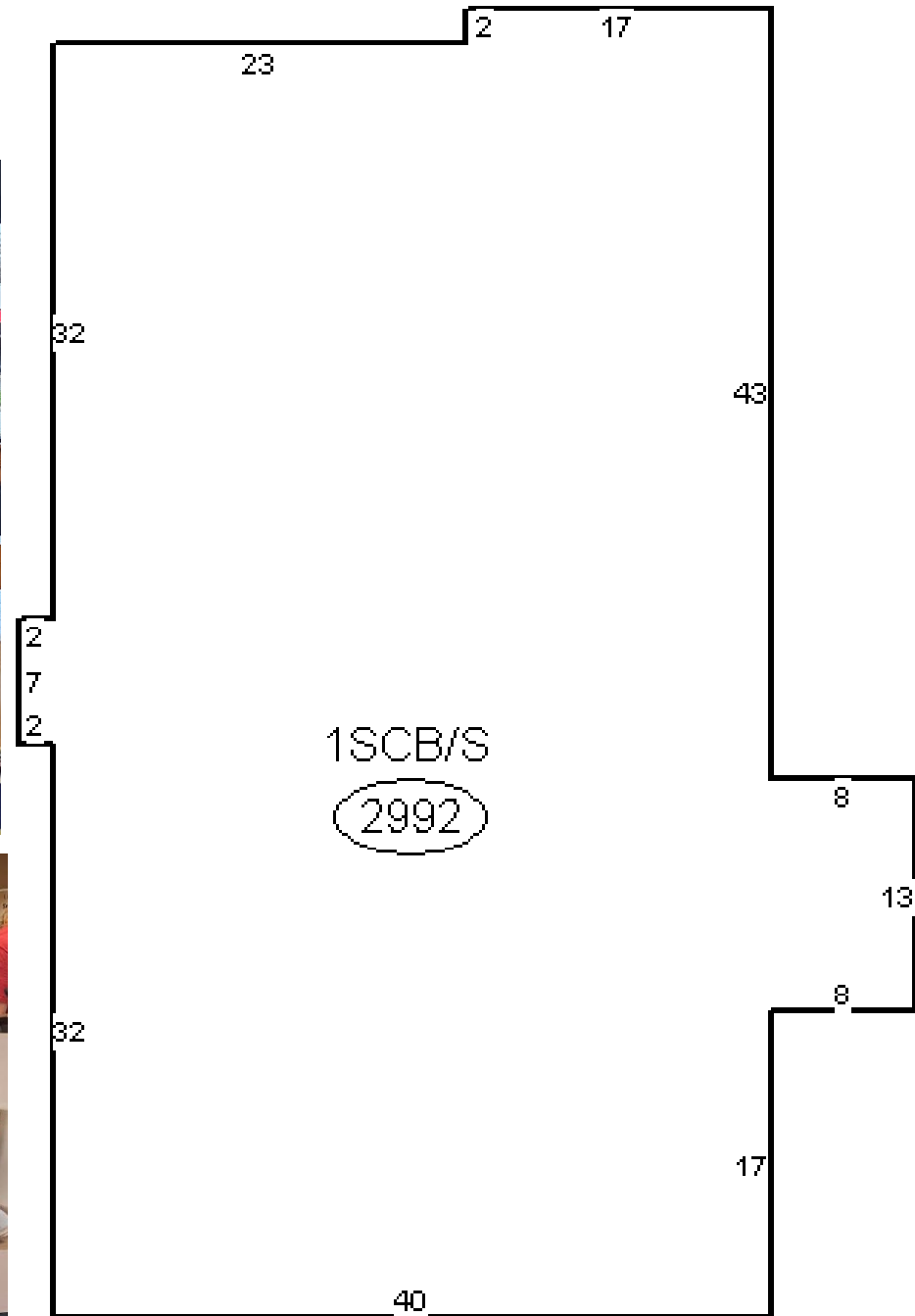
LEASE DETAILS

Lease Type:	NNN
Original Lease Commencement:	1993
Lease Expiration:	August 31, 2027
Annual Base Rent:	\$77,600
Monthly Base Rent:	\$6,466.67



FLOOR PLAN

SKYLINE CHILI

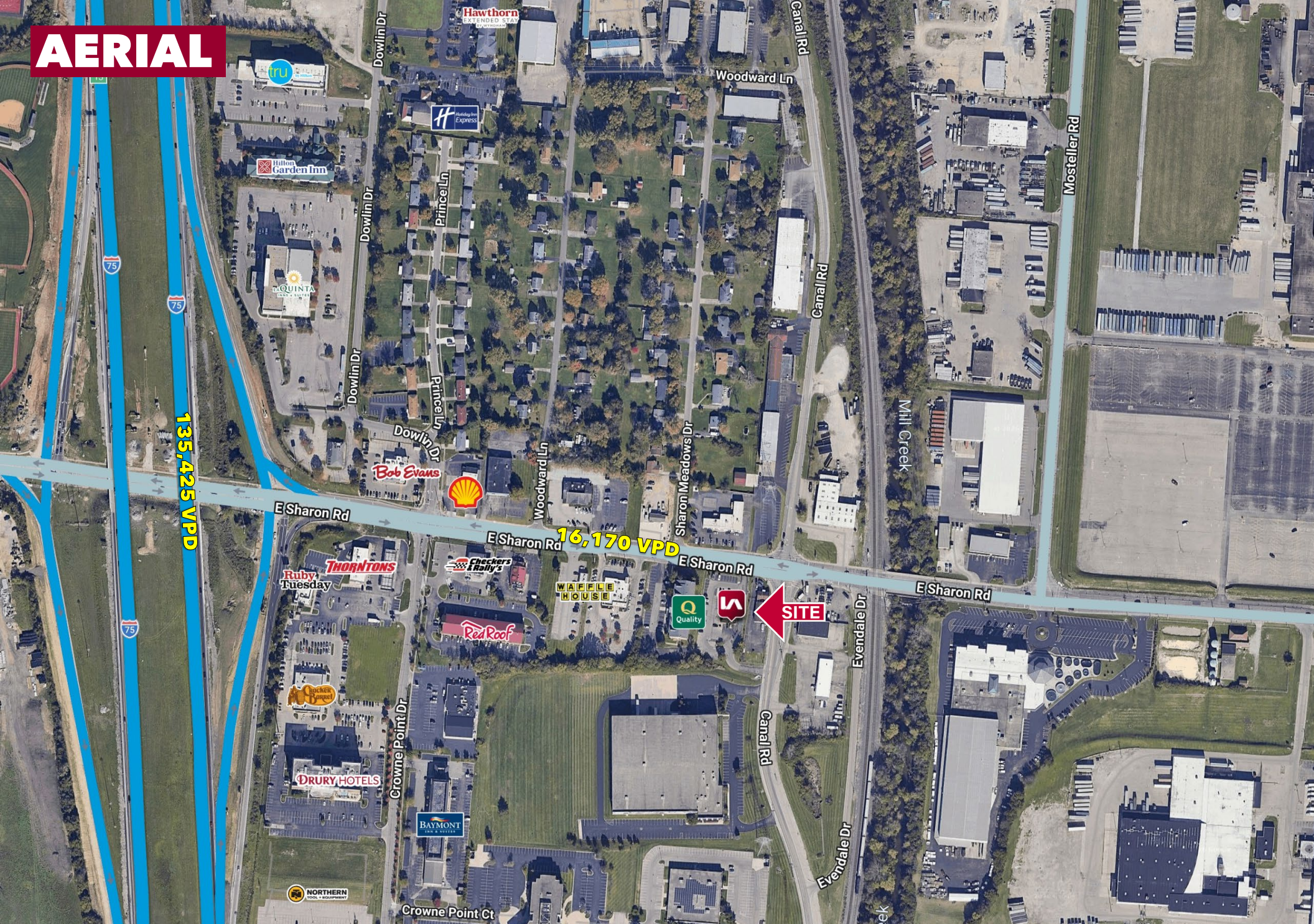


E. SHARON ROAD



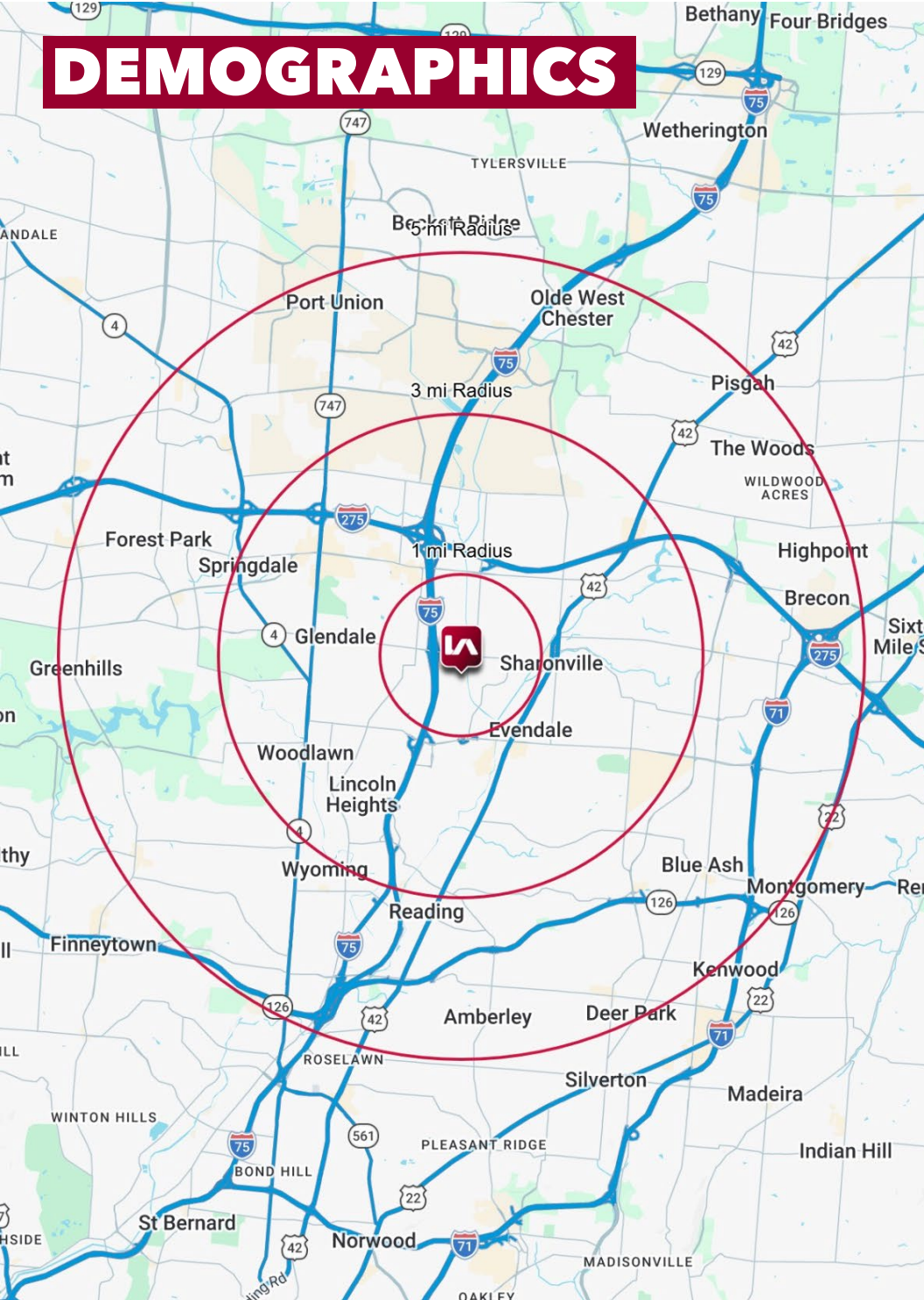
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AERIAL



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DEMOGRAPHICS



	1 MI RADIUS	3 MI RADIUS	5 MI RADIUS
POPULATION			
2025 Estimated Population	919	39,060	153,631
2030 Projected Population	892	38,741	150,509
2020 Census Population	1,024	39,727	154,036
2010 Census Population	938	38,465	147,278
Projected Annual Growth 2025 to 2030	-0.6%	-0.2%	-0.4%
Historical Annual Growth 2010 to 2025	-0.1%	0.1%	0.3%
HOUSEHOLDS			
2025 Estimated Households	424	16,615	62,941
2030 Projected Households	409	16,588	62,348
2020 Census Households	463	16,715	62,899
2010 Census Households	432	16,216	60,785
Projected Annual Growth 2025 to 2030	-0.7%	-	-0.2%
Historical Annual Growth 2010 to 2025	-0.1%	0.2%	0.2%
AGE			
2025 Est. Population Under 10 Years	9.0%	12.6%	12.7%
2025 Est. Population 10 to 19 Years	11.1%	12.9%	12.9%
2025 Est. Population 20 to 29 Years	8.5%	11.9%	11.5%
2025 Est. Population 30 to 44 Years	16.5%	19.8%	20.3%
2025 Est. Population 45 to 59 Years	15.3%	15.9%	16.7%
2025 Est. Population 60 to 74 Years	25.7%	17.5%	17.5%
2025 Est. Population 75 Years or Over	14.0%	9.3%	8.4%
2025 Est. Median Age	49.2	38.9	39.0
MARITAL STATUS & GENDER			
2025 Est. Male Population	50.2%	48.8%	49.2%
2025 Est. Female Population	49.8%	51.2%	50.8%
2025 Est. Never Married	19.6%	35.1%	33.8%
2025 Est. Now Married	61.4%	44.0%	47.0%
2025 Est. Separated or Divorced	10.8%	14.1%	13.3%
2025 Est. Widowed	8.2%	6.8%	5.9%
INCOME			
2025 Est. HH Income \$200,000 or More	25.2%	13.2%	13.7%
2025 Est. HH Income \$150,000 to \$199,999	14.6%	8.1%	9.7%
2025 Est. HH Income \$100,000 to \$149,999	15.0%	18.2%	19.3%
2025 Est. HH Income \$75,000 to \$99,999	11.1%	11.1%	12.0%
2025 Est. HH Income \$50,000 to \$74,999	8.6%	14.7%	15.5%
2025 Est. HH Income \$35,000 to \$49,999	6.7%	8.8%	9.4%
2025 Est. HH Income \$25,000 to \$34,999	5.1%	8.9%	7.3%
2025 Est. HH Income \$15,000 to \$24,999	6.1%	6.0%	5.1%
2025 Est. HH Income Under \$15,000	7.7%	10.9%	8.1%
2025 Est. Average Household Income	\$179,323	\$117,558	\$121,139
2025 Est. Median Household Income	\$120,189	\$82,683	\$92,376
2025 Est. Per Capita Income	\$83,157	\$50,137	\$49,771
2025 Est. Total Businesses	491	3,907	10,512
2025 Est. Total Employees	8,552	67,374	166,277



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EXCLUSIVELY LISTED BY:



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