

RETAIL SITE AVAILABLE FOR SALE OR LEASE

OAKLEY STATION



FOR SALE
OR BUILD-TO-SUIT
SITE

CBRE

OVERVIEW



Oakley Station is the 74-acre site where Cincinnati Milling Machine / Cincinnati Milacron once operated and grew to become the world's largest machine tool company in the 1930s. The company closed in 2003, and had fallen dormant with over 1.6 million square feet of deteriorated and obsolete industrial buildings. After several redevelopment attempts, Vandercar and USS Realty acquired the site in 2011 and with the assistance of the City of Cincinnati and the State of Ohio's Brownfield Redevelopment Program completed full demolition and environmental remediation of the property in 2012.

Today, Oakley Station is a thriving mixed use development in the heart of Cincinnati's Oakley Neighborhood anchored by Kroger Marketplace, 14-screen Cinemark Theater, The Boulevard at Oakley Station (450 apartment unit development), Anthem Insurance's Cincinnati offices totaling 80,000 SF, Oakley Greens – 12,000 SF Sports Bar & Grill with 36 mini-golf holes, 6 Video Walls and 2 Full Service Bars, 3 Hotels and several additional restaurants and retail options.

PROPERTY DETAILS

Oakley Station

Parcel ID: 051-0001-0112 - 01

Acres: 4.73 (1 AC of developable land)

Zoning: Planned Development District (PD)

Current Use: Vacant Commercial

UTILITIES

Storm Sewer: Metropolitan Sewer District of Greater Cincinnati

Sanitary Sewers: Metropolitan Sewer District of Greater Cincinnati

Water: Greater Cincinnati Water Works

Gas and Electric: Duke Energy

PROPERTY HIGHLIGHTS

Development Opportunity / Build-to-Suit option

Adjacent to Oakley Greens, three (3) hotels and several retail and restaurant options

Surrounded by Commercial Retailers and Parking

PRICE

\$1,000,000



SITE PHOTOS



SITE OVERVIEW

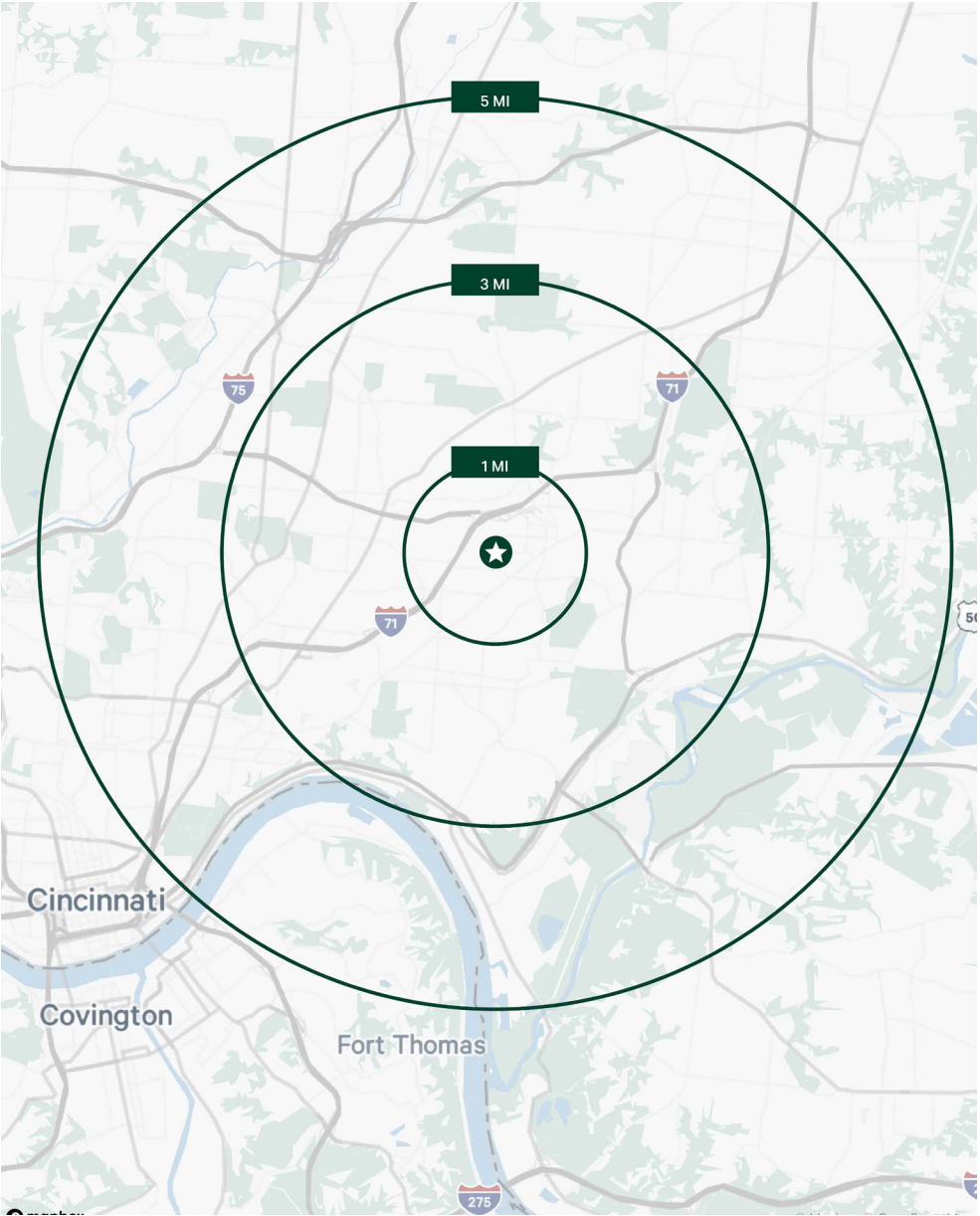


MARKET OVERVIEW



Market Insights

Demographics	1 Mile	3 Mile	5 Mile
Population	13,739	116,102	260,953
Daytime Population	17,082	111,518	310,070
Median Age	33.1	36.4	36.3
Households	7,731	54,623	116,744
Average Household Income	\$140,544	\$127,518	\$120,771



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