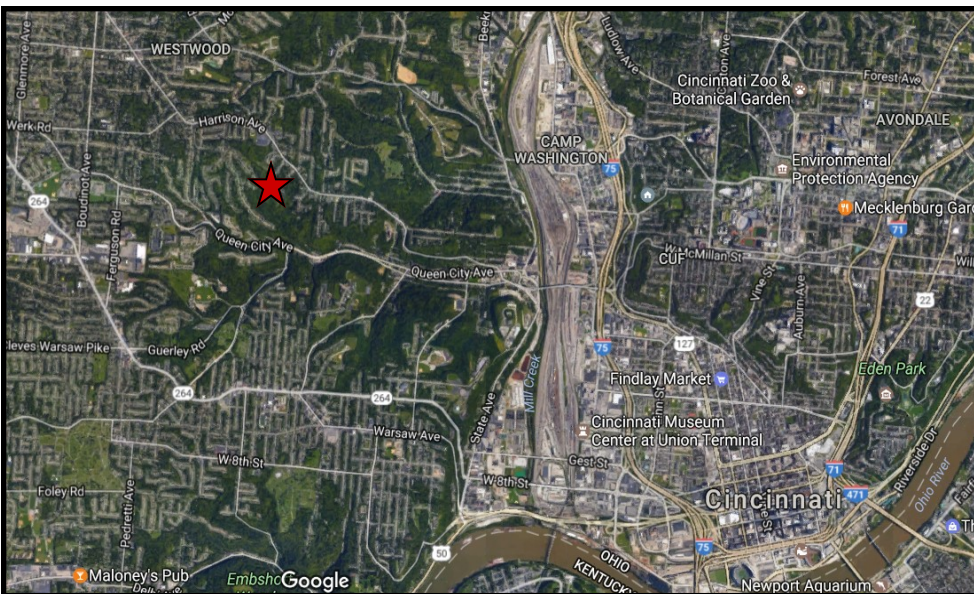


# FOR LEASE



**2427-2499 HARRISON AVE  
CINCINNATI, OH 45211**

Located at the South corner of Harrison Avenue & McHenry Avenue in Westwood. Signalized Intersection. Harrison Avenue is one of the main transportation corridors out of downtown heading to the Western side of the city. Save-A-Lot anchored retail center with Family Dollar, newly acquired AutoZone and Metro PCS. Last space available is 10,500 sqft inline.



## FEATURES

Lease Rate: \$6.00 SQFT  
Available:  
3,600-10,500 SQFT  
GLA: 61,715 sqft  
Parking: 214  
Traffic Counts: 16,004 vpd  
Signalized Intersection  
TI Available  
Pop. 3 mile: 117,029  
Households 3 mile: 46,639  
Income 3 mile: \$53,738  
Longitude: -84.58088  
Latitude: 39.13930



Spencer Kron  
7809 Laurel Avenue, Ste 10  
Cincinnati, OH 45243  
spencerk@skcres.com

**SK** Sudbrack|Kron  
Commercial Real Estate Services

**513-271-2460**

**www.SKCRE.com**



## Demographics

# 2435-2449 Harrison Ave

61,716 SF Retail Supermarket

Cincinnati, OH 45211 - Queensgate Submarket

# Income & Spending Demographics

2435-2449 Harrison Ave

	1 Mile		3 Miles		5 Miles		15 Min. Drive	
2018 Households by HH Income	8,522		50,326		116,308		76,658	
<\$25,000	3,675	43.12%	18,148	36.06%	39,181	33.69%	27,418	35.77%
\$25,000 - \$50,000	2,604	30.56%	13,874	27.57%	27,740	23.85%	19,057	24.86%
\$50,000 - \$75,000	943	11.07%	7,906	15.71%	18,298	15.73%	11,659	15.21%
\$75,000 - \$100,000	685	8.04%	4,814	9.57%	12,049	10.36%	8,039	10.49%
\$100,000 - \$125,000	207	2.43%	2,227	4.43%	6,714	5.77%	3,643	4.75%
\$125,000 - \$150,000	211	2.48%	1,643	3.26%	4,880	4.20%	2,778	3.62%
\$150,000 - \$200,000	119	1.40%	824	1.64%	3,679	3.16%	1,791	2.34%
\$200,000+	78	0.92%	890	1.77%	3,767	3.24%	2,275	2.97%
2018 Avg Household Income	\$41,982		\$50,768		\$59,841		\$55,968	
2018 Med Household Income	\$29,405		\$36,366		\$41,323		\$38,235	

	1 Mile		3 Miles		5 Miles		15 Min. Drive	
Total Specified Consumer Spending	\$134.7M		\$933.6M		\$2.4B		\$1.5B	
Total Apparel	\$10.2M	7.59%	\$63.2M	6.77%	\$152.7M	6.49%	\$96.5M	6.64%
Women's Apparel	\$3.8M	2.85%	\$23.8M	2.55%	\$58.9M	2.50%	\$36.5M	2.51%
Men's Apparel	\$1.9M	1.43%	\$12.4M	1.33%	\$31.2M	1.33%	\$19.7M	1.35%
Girl's Apparel	\$925.3K	0.69%	\$5.6M	0.60%	\$12.8M	0.54%	\$8.2M	0.57%
Boy's Apparel	\$618.8K	0.46%	\$3.7M	0.40%	\$8.6M	0.36%	\$5.5M	0.38%
Infant Apparel	\$567.4K	0.42%	\$3.4M	0.37%	\$8.0M	0.34%	\$5.3M	0.37%
Footwear	\$2.3M	1.74%	\$14.2M	1.52%	\$33.3M	1.42%	\$21.3M	1.46%

Total Entertainment & Hobbies	\$11.0M	8.13%	\$77.4M	8.29%	\$193.2M	8.21%	\$237.7M	16.35%
Entertainment	\$1.8M	1.34%	\$12.1M	1.30%	\$31.3M	1.33%	\$19.2M	1.32%
Audio & Visual Equipment/Service	\$6.1M	4.49%	\$38.7M	4.14%	\$94.3M	4.01%	\$59.6M	4.10%
Reading Materials	\$391.2K	0.29%	\$3.5M	0.38%	\$9.4M	0.40%	\$5.8M	0.40%
Pets, Toys, & Hobbies	\$2.7M	2.00%	\$23.1M	2.48%	\$58.2M	2.47%	\$35.3M	2.42%
Personal Items	\$11.0M	8.19%	\$75.8M	8.12%	\$190.5M	8.09%	\$117.9M	8.11%

Total Food and Alcohol	\$40.2M	29.84%	\$274.0M	29.35%	\$669.6M	28.45%	\$423.3M	29.12%
Food At Home	\$25.0M	18.52%	\$162.2M	17.38%	\$385.1M	16.36%	\$244.0M	16.78%
Food Away From Home	\$13.1M	9.73%	\$94.3M	10.10%	\$239.9M	10.19%	\$150.8M	10.37%
Alcoholic Beverages	\$2.1M	1.59%	\$17.4M	1.87%	\$44.6M	1.90%	\$28.5M	1.96%

Total Household	\$16.7M	12.37%	\$121.5M	13.02%	\$317.4M	13.49%	\$191.4M	13.16%
House Maintenance & Repair	\$2.6M	1.92%	\$22.7M	2.43%	\$56.8M	2.41%	\$31.6M	2.17%
Household Equip & Furnishings	\$7.7M	5.70%	\$51.7M	5.53%	\$133.0M	5.65%	\$81.8M	5.63%
Household Operations	\$5.2M	3.83%	\$37.2M	3.99%	\$98.0M	4.16%	\$60.1M	4.14%
Housing Costs	\$1.2M	0.91%	\$9.9M	1.06%	\$29.6M	1.26%	\$17.8M	1.23%

# Income & Spending Demographics

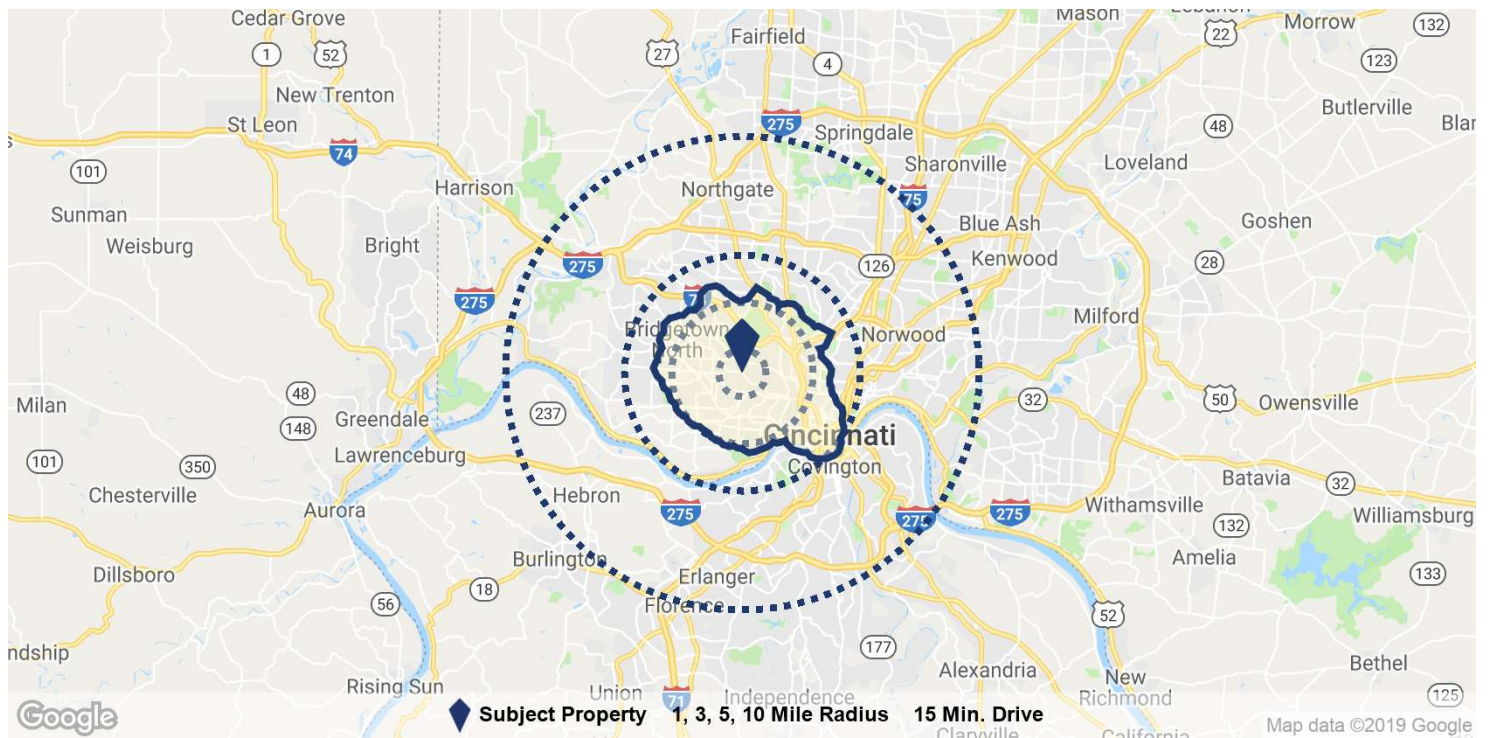
2435-2449 Harrison Ave

	1 Mile		3 Miles		5 Miles		15 Min. Drive	
Total Transportation/Maint.	\$32.7M	24.28%	\$220.1M	23.57%	\$563.7M	23.95%	\$342.2M	23.54%
Vehicle Purchases	\$12.6M	9.38%	\$87.3M	9.36%	\$231.6M	9.84%	\$134.9M	9.28%
Gasoline	\$12.7M	9.41%	\$82.6M	8.85%	\$200.4M	8.51%	\$124.9M	8.59%
Vehicle Expenses	\$1.1M	0.80%	\$7.6M	0.81%	\$19.9M	0.85%	\$12.7M	0.88%
Transportation	\$2.2M	1.62%	\$14.7M	1.58%	\$41.2M	1.75%	\$26.3M	1.81%
Automotive Repair & Maintenance	\$4.1M	3.08%	\$27.8M	2.98%	\$70.6M	3.00%	\$43.3M	2.98%
Total Health Care	\$6.4M	4.74%	\$50.8M	5.45%	\$126.9M	5.39%	\$76.6M	5.27%
Medical Services	\$3.4M	2.52%	\$28.0M	3.00%	\$70.2M	2.98%	\$42.5M	2.92%
Prescription Drugs	\$2.3M	1.72%	\$18.0M	1.93%	\$44.4M	1.89%	\$26.7M	1.83%
Medical Supplies	\$677.5K	0.50%	\$4.8M	0.52%	\$12.3M	0.52%	\$7.5M	0.51%
Total Education/Day Care	\$6.6M	4.87%	\$50.7M	5.43%	\$139.5M	5.93%	\$86.3M	5.93%
Education	\$4.8M	3.58%	\$34.8M	3.73%	\$94.4M	4.01%	\$58.8M	4.04%
Fees & Admissions	\$1.7M	1.29%	\$15.9M	1.70%	\$45.1M	1.92%	\$27.5M	1.89%

# Subject Property

2435-2449 Harrison Ave

## DEMOGRAPHICS

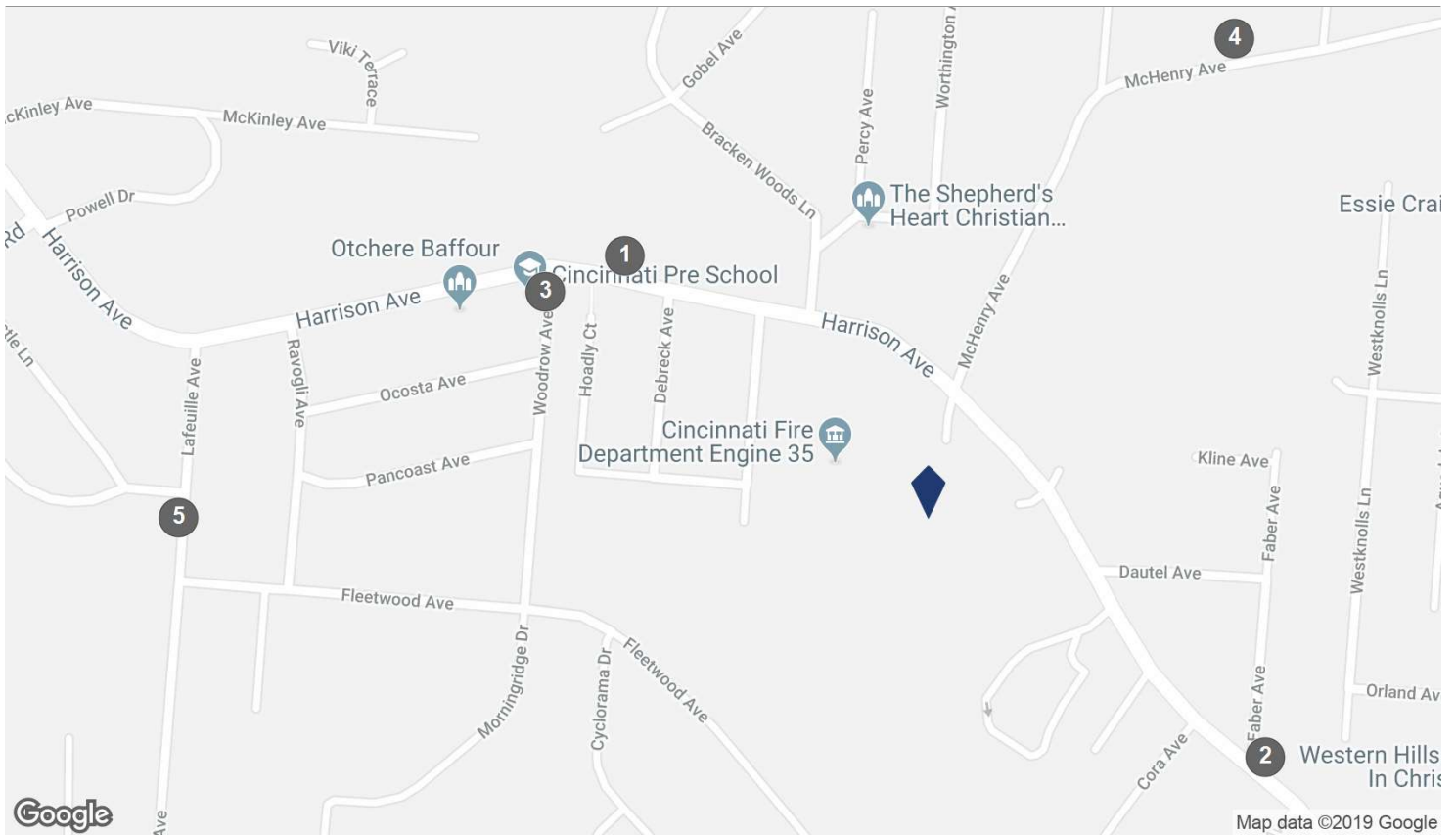


Population	1 Mile	3 Miles	5 Miles	10 Miles	15 Min. Drive
Population	19,974	119,884	279,682	749,059	182,353
5 Yr Growth	2.6%	0.8%	0.8%	1.1%	1.3%
Median Age	34	34	34	37	33
5 Yr Forecast	35	36	36	38	35
White / Black / Hispanic	28% / 66% / 4%	58% / 36% / 4%	61% / 34% / 3%	70% / 25% / 3%	58% / 37% / 4%
5 Yr Forecast	27% / 67% / 5%	57% / 37% / 4%	60% / 35% / 3%	69% / 26% / 3%	57% / 37% / 4%
Employment	1,165	36,908	307,824	566,063	86,952
Buying Power	\$250.6M	\$1.8B	\$4.8B	\$15.8B	\$2.9B
5 Yr Growth	2.0%	2.3%	3.2%	3.2%	3.8%
College Graduates	12.3%	19.2%	24.2%	27.3%	29.2%
<b>Household</b>					
Households	8,522	50,327	116,308	312,779	76,658
5 Yr Growth	2.7%	0.7%	0.8%	1.0%	1.4%
Median Household Income	\$29,405	\$36,366	\$41,323	\$50,360	\$38,235
5 Yr Forecast	\$29,224	\$36,942	\$42,282	\$51,454	\$39,141
Average Household Income	\$41,982	\$50,768	\$59,841	\$70,091	\$55,968
5 Yr Forecast	\$42,136	\$51,569	\$61,050	\$71,485	\$57,255
% High Income (>\$75k)	15%	21%	27%	33%	24%
<b>Housing</b>					
Median Home Value	\$92,688	\$100,437	\$132,727	\$149,069	\$118,899
Median Year Built	1961	1952	1954	1956	1952
Owner / Renter Occupied	31% / 69%	45% / 55%	47% / 53%	55% / 45%	39% / 61%

# Subject Property

2435-2449 Harrison Ave

## TRAFFIC COUNTS



## COUNTS BY STREETS

Collection Street	Cross Street - Direction	Traffic Volume	Count Year	Dist from Subject
1 Harrison Ave	Hoadley Ct - W	15,763	2017	0.26 mi
2 Harrison Ave	Faber Ave - NW	12,950	2017	0.29 mi
3 Woodrow Ave	Ocosta Ave - S	1,217	2017	0.29 mi
4 McHenry Ave	Wooster Pl - E	9,910	2017	0.37 mi
5 Lafayette Ave	Fleetwood Ave - S	6,122	2017	0.51 mi