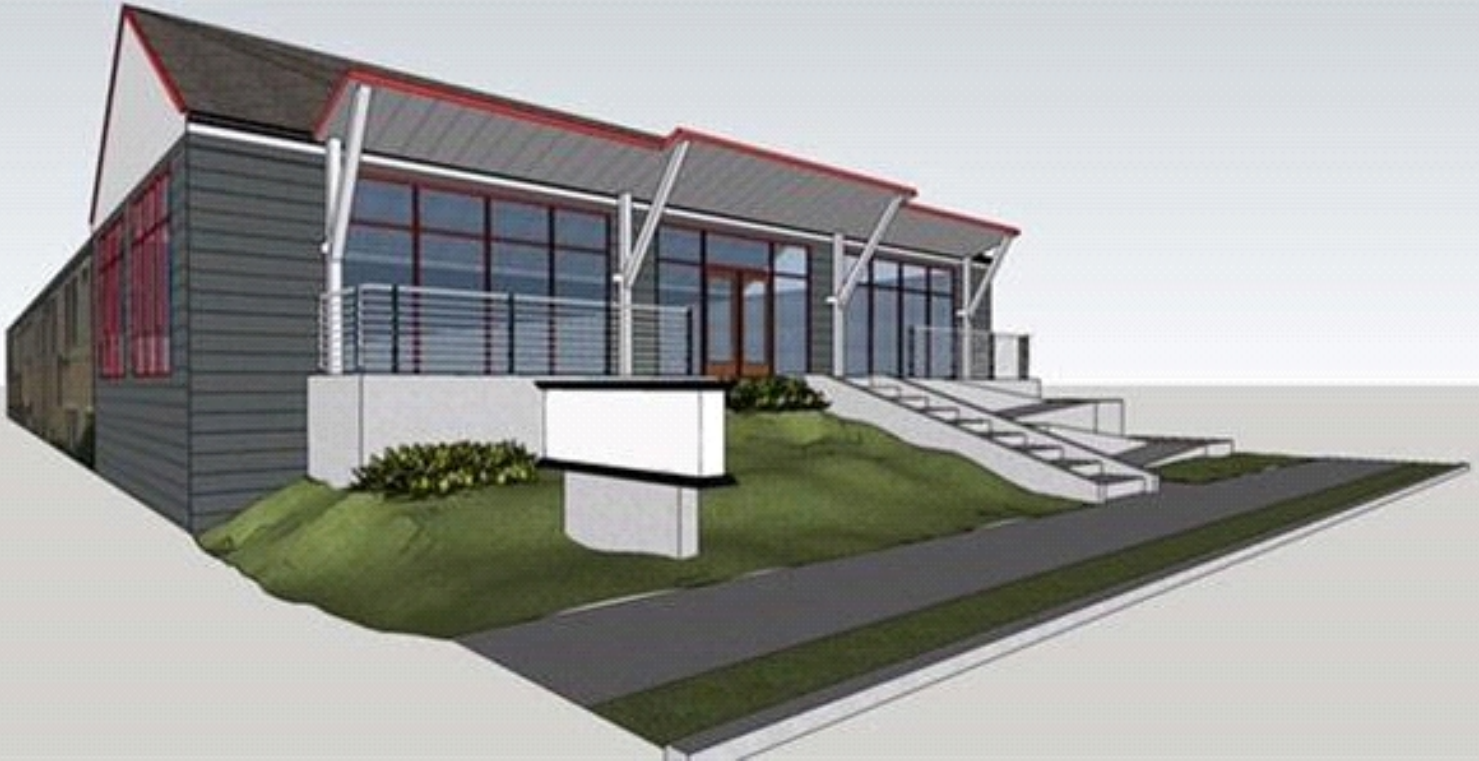


3715 Madison Road

Cincinnati, OH 45209

Madison Road/Camberwell Road

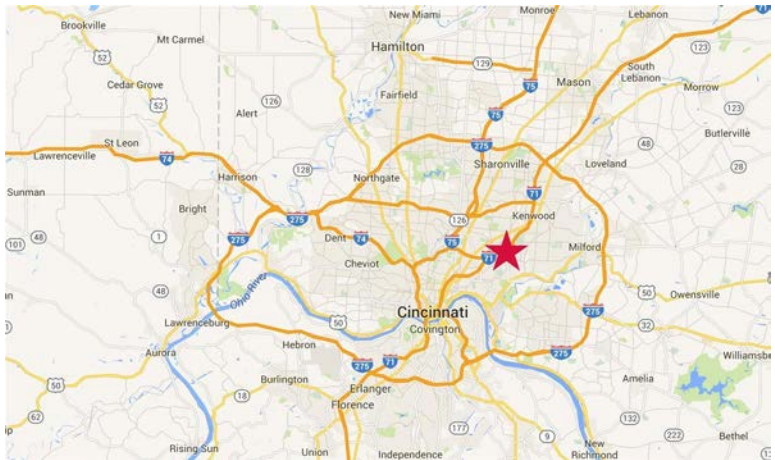


Retail Space for Sale or Lease

As exclusive agents, we are pleased to offer the following space for sale or lease:

FEATURES

- ◆ Freestanding two-story former manufacturing facility
- ◆ 10,500 SF on each floor for a gross total square footage of 21,561 SF on 1.5 acres
- ◆ Parking for 60 cars
- ◆ Has loading docks, drive-in doors
- ◆ Lease rate: \$10 PSF NNN (\$2.00)
- ◆ Sale price: \$1,995,000



John Thompson Managing Director **513.864.6040** john.thompson@ngkf.com

TRAFFIC COUNTS

- ◆ Madison Road at Oaklawn Drive = 19,530 AADT in 2009
- ◆ Madison Road at Ridge Road = 15,437 AADT in 2009

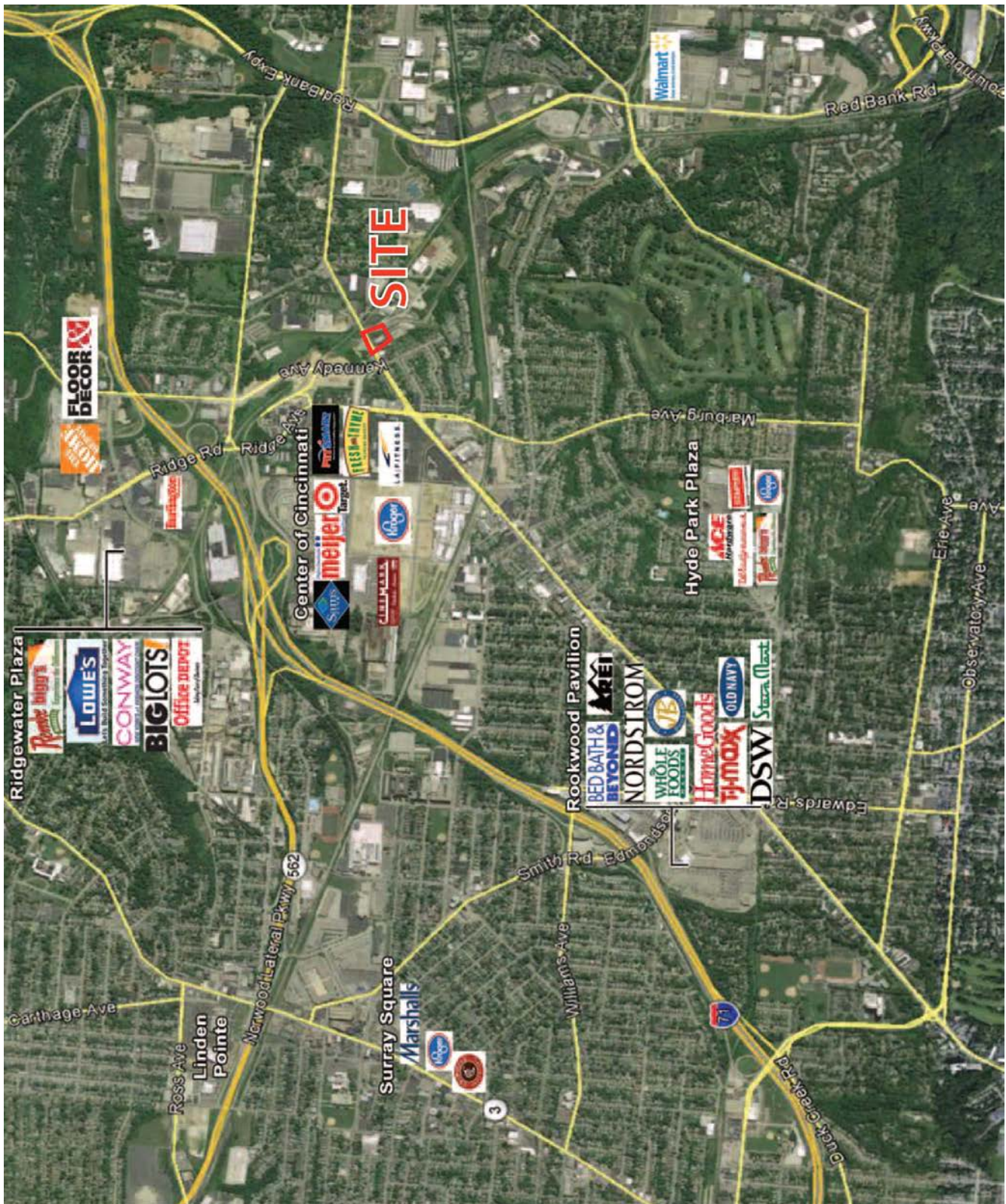
Newmark Grubb
Knight Frank

Retail

One East Fourth Street, Suite 500, Cincinnati, OH, 45202

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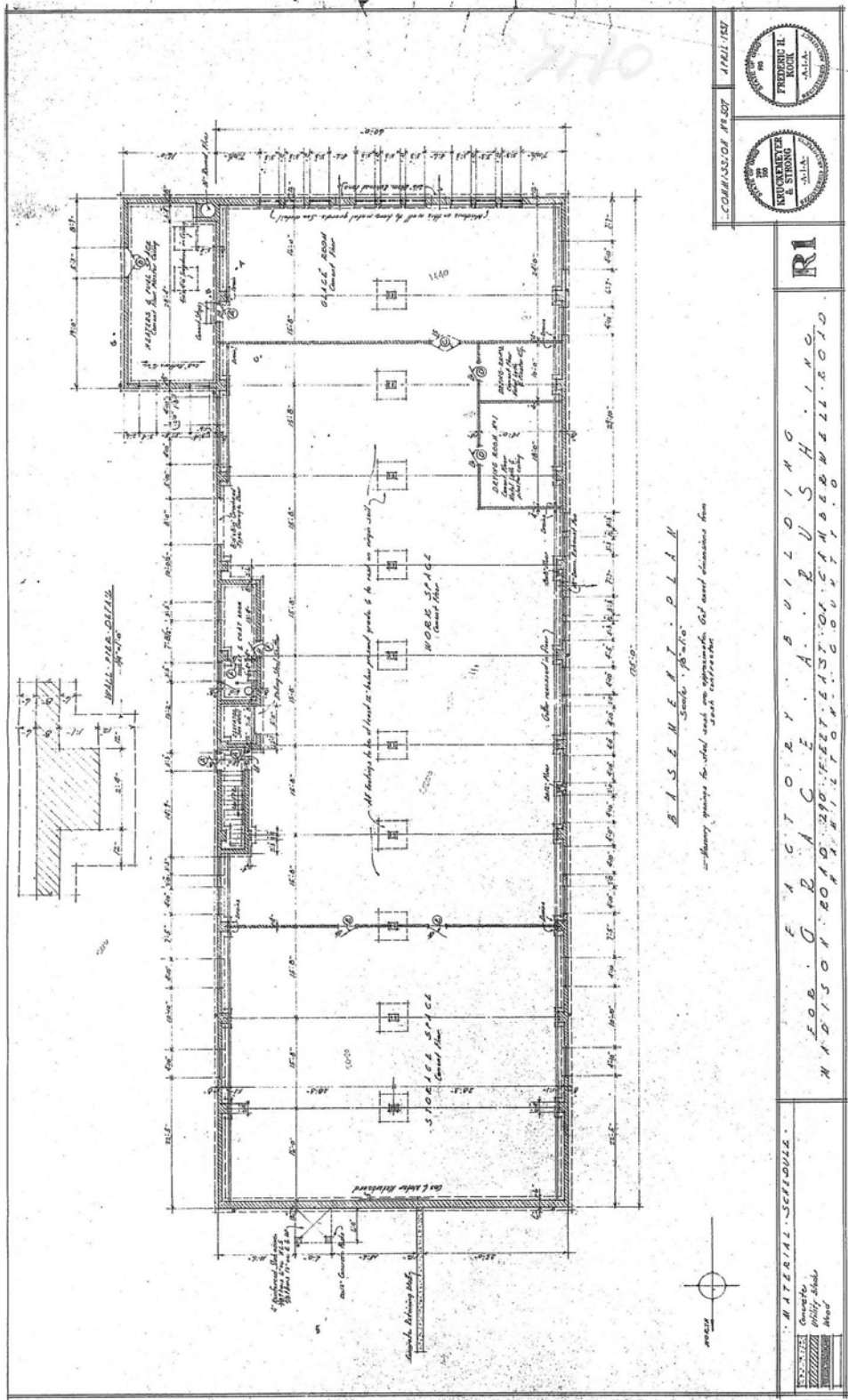
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Property Demographics

3715 Madison Road, Cincinnati, Ohio, 45209

Rings: 1, 3, 5 mile radii



POPULATION	1 MILE	3 MILES	5 MILES
2000 Population	9,058	113,970	248,774
2010 Population	8,437	103,589	226,099
2016 Population	8,877	105,643	228,993
2021 Population	9,155	107,560	232,255
2000-2010 Annual Rate	-1.41%	-1.89%	-1.89%
2010-2016 Annual Rate	1.02%	0.39%	0.25%
2016-2021 Annual Rate	0.62%	0.36%	0.28%
2016 Male Population	47.0%	47.3%	47.6%
2016 Female Population	53.0%	52.7%	52.4%
2016 Median Age	34.5	37.6	38.7

In the identified area, the current year population is 228,993. In 2010, the Census count in the area was 226,099. The rate of change since 2010 was 0.25% annually. The five-year projection for the population in the area is 232,255 representing a change of 0.66% annually from 2016 to 2021. Currently, the population is 47.6% male and 52.4% female.

MEDIAN AGE

The median age in this area is 38.7, compared to U.S. median age of 38.0.

RACE AND ETHNICITY

2016 White Alone	61.1%	66.1%	64.6%
2016 Black Alone	31.4%	27.7%	29.5%
2016 American Indian/Native Alaskan Alone	0.2%	0.2%	0.2%
2016 Asian Alone	3.4%	2.0%	2.2%
2016 Pacific Islander Alone	0.0%	0.0%	0.1%
2016 Other Race	1.0%	1.2%	1.0%
2016 Two or More Races	2.8%	2.7%	2.5%
2016 Hispanic Origin (Any Race)	3.8%	3.4%	3.0%

Persons of Hispanic origin represent 3.0% of the population in the identified area compared to 17.9% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 52.5 in the identified area, compared to 63.5 for the U.S. as a whole.

HOUSEHOLDS

2000 Households	4,727	52,228	109,933
2010 Households	4,672	48,575	101,997
2016 Total Households	4,986	49,898	103,956
2021 Total Households	5,185	51,019	105,855
2000-2010 Annual Rate	-0.23%	-1.44%	-1.49%
2010-2016 Annual Rate	1.31%	0.54%	0.38%
2016-2021 Annual Rate	0.79%	0.45%	0.36%
2016 Average Household Size	1.74	2.08	2.15

The household count in this area has changed from 101,997 in 2010 to 103,956 in the current year, a change of 0.38% annually. The five-year projection of households is 105,855, a change of 0.36% annually from the current year total. Average household size is currently 2.15, compared to 2.17 in the year 2010. The number of families in the current year is 53,303 in the specified area.

Data Note: Income is expressed in current dollars

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2016 and 2021. Esri converted Census 2000 data into 2010 geography.

June 29, 2016

Property Demographics

3715 Madison Road, Cincinnati, Ohio, 45209

Rings: 1, 3, 5 mile radii



MEDIAN HOUSEHOLD INCOME	1 MILE	3 MILES	5 MILES
2016 Median Household Income	\$43,637	\$51,086	\$46,790
2021 Median Household Income	\$51,847	\$57,157	\$53,098
2016-2021 Annual Rate	3.51%	2.27%	2.56%

AVERAGE HOUSEHOLD INCOME	1 MILE	3 MILES	5 MILES
2016 Average Household Income	\$64,872	\$78,443	\$73,302
2021 Average Household Income	\$73,063	\$86,421	\$80,420
2016-2021 Annual Rate	2.41%	1.96%	1.87%

PER CAPITA INCOME	1 MILE	3 MILES	5 MILES
2016 Per Capita Income	\$37,339	\$37,371	\$33,600
2021 Per Capita Income	\$42,292	\$41,317	\$36,969
2016-2021 Annual Rate	2.52%	2.03%	1.93%

HOUSEHOLD BY INCOME

Current median household income is \$46,790 in the area, compared to \$54,149 for all U.S. households. Median household income is projected to be \$53,098 in five years, compared to \$59,476 for all U.S. households

Current average household income is \$73,302 in this area, compared to \$77,008 for all U.S. households. Average household income is projected to be \$80,420 in five years, compared to \$84,021 for all U.S. households

Current per capita income is \$33,600 in the area, compared to the U.S. per capita income of \$29,472. The per capita income is projected to be \$36,969 in five years, compared to \$32,025 for all U.S. households.

HOUSING			
2000 Total Housing Units	5,168	55,755	118,735
2000 Owner Occupied Housing Units	34.6%	52.0%	50.8%
2000 Renter Occupied Housing Units	56.8%	41.7%	41.8%
2000 Vacant Housing Units	8.5%	6.3%	7.4%
2010 Total Housing Units	5,416	54,369	116,749
2010 Owner Occupied Housing Units	30.4%	48.5%	47.5%
2010 Renter Occupied Housing Units	55.9%	40.8%	39.9%
2010 Vacant Housing Units	13.7%	10.7%	12.6%
2016 Total Housing Units	5,607	54,918	117,677
2016 Owner Occupied Housing Units	27.7%	45.6%	44.6%
2016 Renter Occupied Housing Units	61.2%	45.2%	43.8%
2016 Vacant Housing Units	11.1%	9.1%	11.7%
2021 Total Housing Units	5,733	55,997	119,578
2021 Owner Occupied Housing Units	27.7%	45.4%	44.4%
2021 Renter Occupied Housing Units	62.7%	45.7%	44.1%
2021 Vacant Housing Units	9.6%	8.9%	11.5%

Currently, 44.6% of the 117,677 housing units in the area are owner occupied; 43.8%, renter occupied; and 11.7% are vacant. Currently, in the U.S., 55.4% of the housing units in the area are owner occupied; 32.9% are renter occupied; and 11.7% are vacant. In 2010, there were 116,749 housing units in the area – 44.6% owner occupied, 43.8% renter occupied, and 11.7% vacant. The annual rate of change in housing units since 2010 is 0.16%. Median home value in the area is \$160,124, compared to a median home value of \$198,891 for the U.S. In five years, median value is projected to change by 3.49% annually to \$190,084.