

5166-5174 Pleasant Avenue

Fairfield, OH 45014

Pleasant Avenue/Glenna Drive

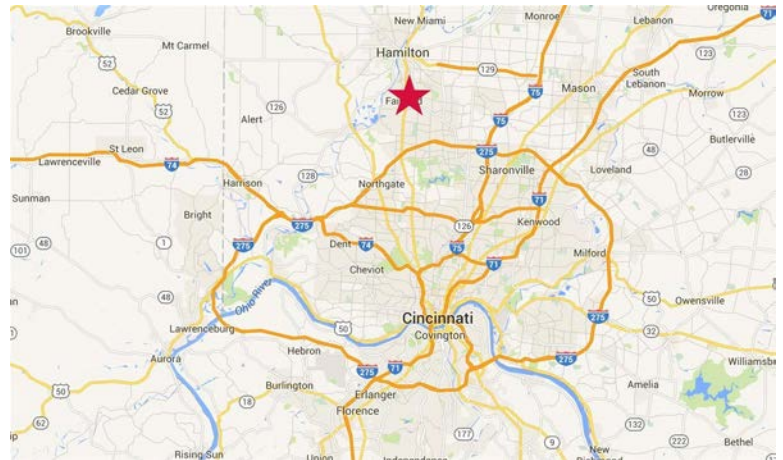


Retail Space for Lease

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

FEATURES

- ◆ 1,330 SF Available
- ◆ New facade
- ◆ Abundant parking
- ◆ Outstanding visibility
- ◆ New ownership
- ◆ Traffic light access
- ◆ Lease rate: \$14.00 PSF NNN (\$2.75)



Chris Nachtrab Managing Director **513.864.6042** chris.nachtrab@ngkf.com

TC Bartoszek Retail Specialist **513.864.6046** tc.bartoszek@ngkf.com

TRAFFIC COUNTS

- ◆ Pleasant Avenue (US 127) at Glenna Drive = 18,032 AADT in 2007
- ◆ Pleasant Avenue (US 127) at Nilles Road = 16,129 AADT in 2007

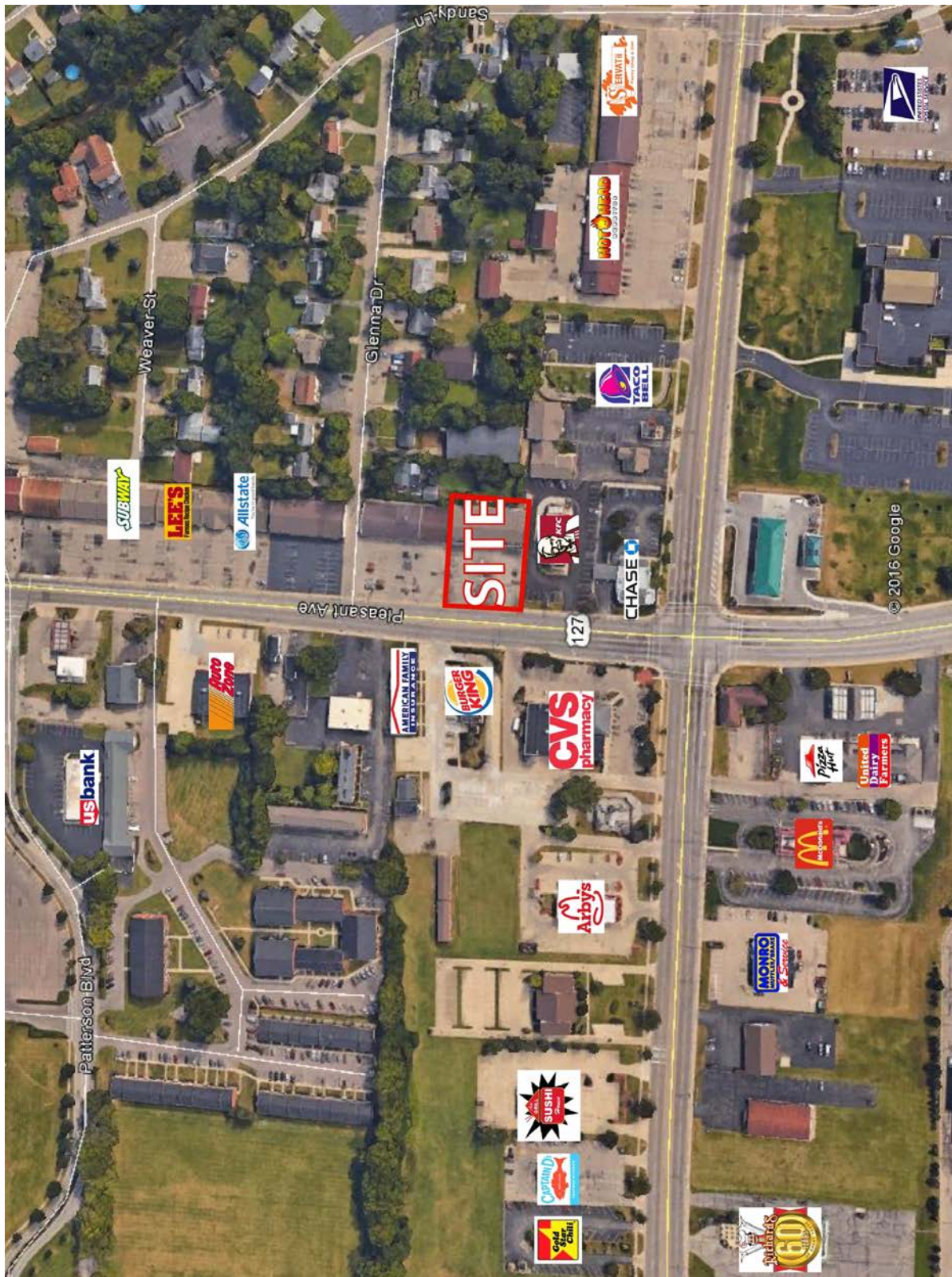
**Newmark Grubb
Knight Frank**

Retail

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

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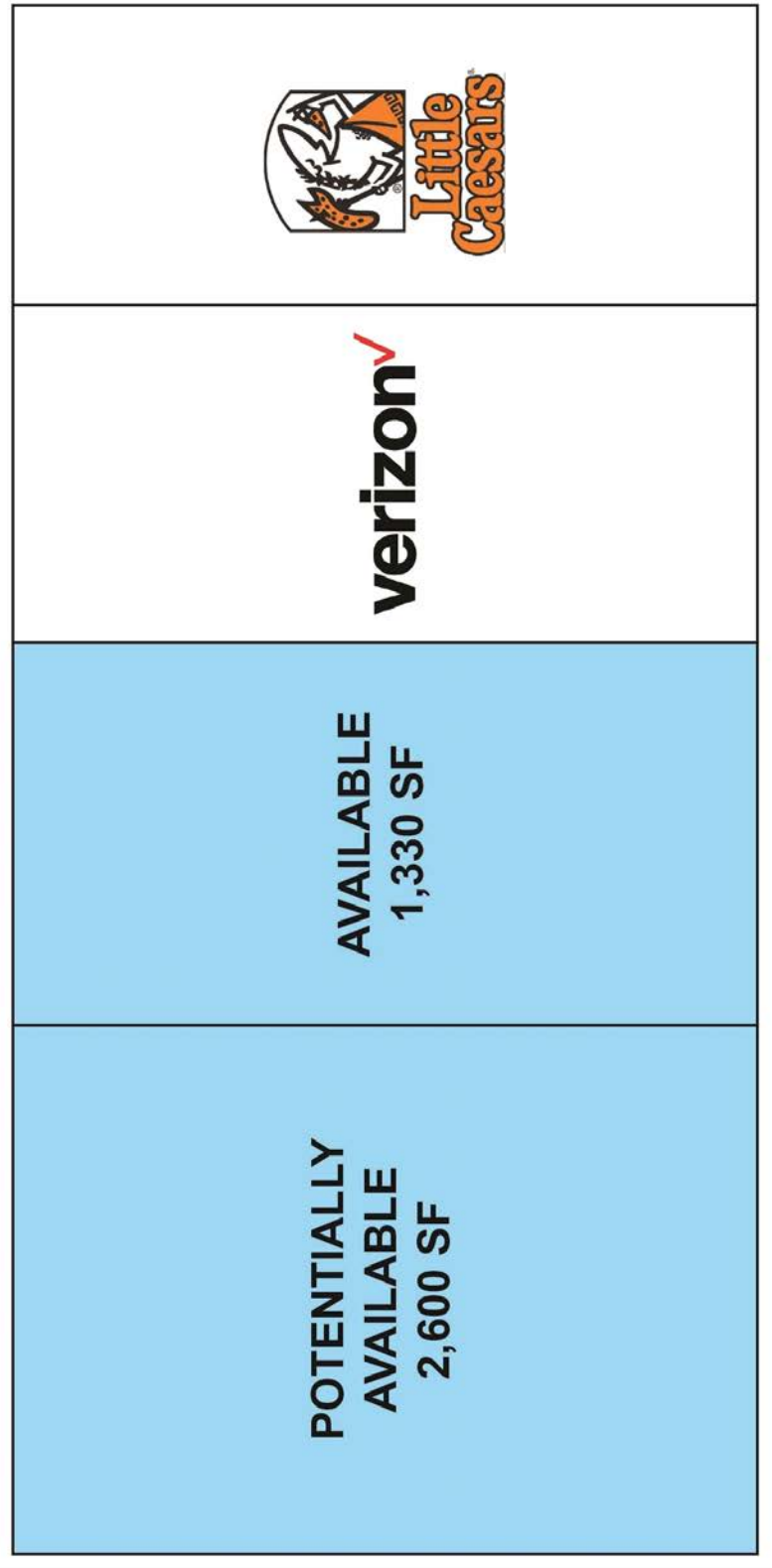
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Property Demographics

5166 Pleasant Ave, Fairfield, Ohio, 45014

Rings: 1, 3, 5 mile radii



POPULATION	1 MILE	3 MILES	5 MILES
2000 Population	8,819	57,177	133,864
2010 Population	8,445	56,685	139,177
2017 Population	8,713	57,895	142,488
2022 Population	8,962	59,088	145,157
2000-2010 Annual Rate	-0.43%	-0.09%	0.39%
2010-2017 Annual Rate	0.45%	0.30%	0.34%
2017-2022 Annual Rate	0.57%	0.41%	0.37%
2017 Male Population	48.3%	48.5%	48.5%
2017 Female Population	51.7%	51.5%	51.5%
2017 Median Age	45.4	38.8	37.3

In the identified area, the current year population is 142,488. In 2010, the Census count in the area was 139,177. The rate of change since 2010 was 0.34% annually. The five-year projection for the population in the area is 145,157 representing a change of 0.37% annually from 2017 to 2022. Currently, the population is 48.5% male and 51.5% female.

MEDIAN AGE

The median age in this area is 37.3, compared to U.S. median age of 38.0.

RACE AND ETHNICITY

2017 White Alone	87.4%	77.2%	69.1%
2017 Black Alone	7.5%	14.6%	21.2%
2017 American Indian/Native Alaskan Alone	0.2%	0.2%	0.2%
2017 Asian Alone	1.1%	1.9%	2.3%
2017 Pacific Islander Alone	0.2%	0.1%	0.1%
2017 Other Race	1.4%	3.0%	3.7%
2017 Two or More Races	2.2%	3.0%	3.3%
2017 Hispanic Origin (Any Race)	3.2%	5.4%	6.7%

Persons of Hispanic origin represent 6.7% of the population in the identified area compared to 18.1% 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 54.3 in the identified area, compared to 64.0 for the U.S. as a whole.

HOUSEHOLDS

2000 Households	3,664	22,325	51,287
2010 Households	3,619	22,427	53,247
2017 Total Households	3,709	22,817	54,176
2022 Total Households	3,805	23,250	55,079
2000-2010 Annual Rate	-0.12%	0.05%	0.38%
2010-2017 Annual Rate	0.35%	0.25%	0.25%
2017-2022 Annual Rate	0.51%	0.38%	0.33%
2017 Average Household Size	2.34	2.52	2.58

The household count in this area has changed from 53,247 in 2010 to 54,176 in the current year, a change of 0.25% annually. The five-year projection of households is 55,079, a change of 0.33% annually from the current year total. Average household size is currently 2.58, compared to 2.57 in the year 2010. The number of families in the current year is 35,974 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 2017 and 2022. Esri converted Census 2000 data into 2010 geography.

June 30, 2017

Property Demographics

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Rings: 1, 3, 5 mile radii



MEDIAN HOUSEHOLD INCOME	1 MILE	3 MILES	5 MILES
2017 Median Household Income	\$55,019	\$55,286	\$53,122
2022 Median Household Income	\$62,947	\$61,908	\$59,005
2017-2022 Annual Rate	2.73%	2.29%	2.12%

AVERAGE HOUSEHOLD INCOME	1 MILE	3 MILES	5 MILES
2017 Average Household Income	\$71,487	\$69,876	\$67,144
2022 Average Household Income	\$82,391	\$79,615	\$76,290
2017-2022 Annual Rate	2.88%	2.64%	2.59%

PER CAPITA INCOME	1 MILE	3 MILES	5 MILES
2017 Per Capita Income	\$28,970	\$27,767	\$26,061
2022 Per Capita Income	\$33,239	\$31,563	\$29,501
2017-2022 Annual Rate	2.79%	2.60%	2.51%

HOUSEHOLD BY INCOME

Current median household income is \$53,122 in the area, compared to \$56,124 for all U.S. households. Median household income is projected to be \$59,005 in five years, compared to \$62,316 for all U.S. households

Current average household income is \$67,144 in this area, compared to \$80,675 for all U.S. households. Average household income is projected to be \$76,290 in five years, compared to \$91,585 for all U.S. households

Current per capita income is \$26,061 in the area, compared to the U.S. per capita income of \$30,820. The per capita income is projected to be \$29,501 in five years, compared to \$34,828 for all U.S. households.

HOUSING			
2000 Total Housing Units	3,834	23,269	54,112
2000 Owner Occupied Housing Units	74.8%	68.3%	63.5%
2000 Renter Occupied Housing Units	20.8%	27.6%	31.3%
2000 Vacant Housing Units	4.4%	4.1%	5.2%
2010 Total Housing Units	3,980	24,212	58,470
2010 Owner Occupied Housing Units	69.0%	62.6%	58.0%
2010 Renter Occupied Housing Units	22.0%	30.1%	33.0%
2010 Vacant Housing Units	9.1%	7.4%	8.9%
2017 Total Housing Units	4,153	24,608	59,462
2017 Owner Occupied Housing Units	65.3%	59.6%	55.2%
2017 Renter Occupied Housing Units	24.1%	33.2%	35.9%
2017 Vacant Housing Units	10.7%	7.3%	8.9%
2022 Total Housing Units	4,287	25,096	60,546
2022 Owner Occupied Housing Units	64.8%	59.2%	54.9%
2022 Renter Occupied Housing Units	24.0%	33.5%	36.0%
2022 Vacant Housing Units	11.2%	7.4%	9.0%

Currently, 55.2% of the 59,462 housing units in the area are owner occupied; 35.9%, renter occupied; and 8.9% are vacant. Currently, in the U.S., 55.6% of the housing units in the area are owner occupied; 30.9% are renter occupied; and 11.4% are vacant. In 2010, there were 58,470 housing units in the area – 58.0% owner occupied, 33.0% renter occupied, and 8.9% vacant. The annual rate of change in housing units since 2010 is 0.24%. Median home value in the area is \$139,395, compared to a median home value of \$207,344 for the U.S. In five years, median value is projected to change by 1.52% annually to \$150,353.