

Former Pep Boys

11452 Springfield Pike, Springdale, OH 45246

Springfield Pike/Northland Boulevard

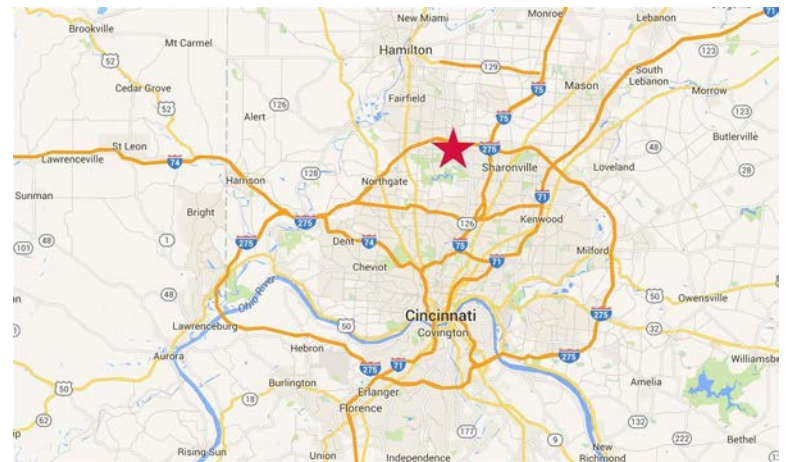


Automotive Facility

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

FEATURES

- ◆ 4,000 SF (50'x80'), 5 bay facility on .41 acres
- ◆ 16 parking spaces
- ◆ Near very busy intersection of Springfield Pike (Route 4) and Northland Boulevard
- ◆ Traffic counts of over 20,000 cars per day on Springfield Pike
- ◆ In great condition
- ◆ Lease for \$2,690 per month NNN (1st year), \$3,000 per month NNN (2nd year), \$3,200 per month NNN (3rd year)
- ◆ Purchase for \$549,000



TRAFFIC COUNTS

- ◆ Northland Boulevard at Springfield Pike = 16,614 AADT in 2006
- ◆ Springfield Pike at Kemper Road = 17,911 AADT in 2013

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

**Newmark Grubb
Knight Frank**

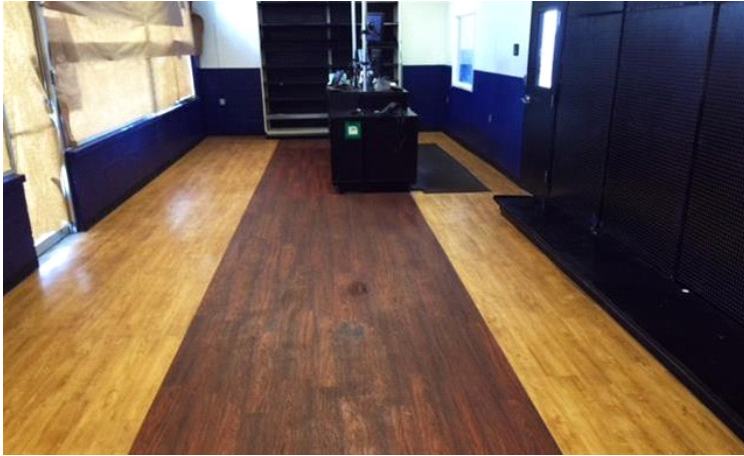
Retail

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

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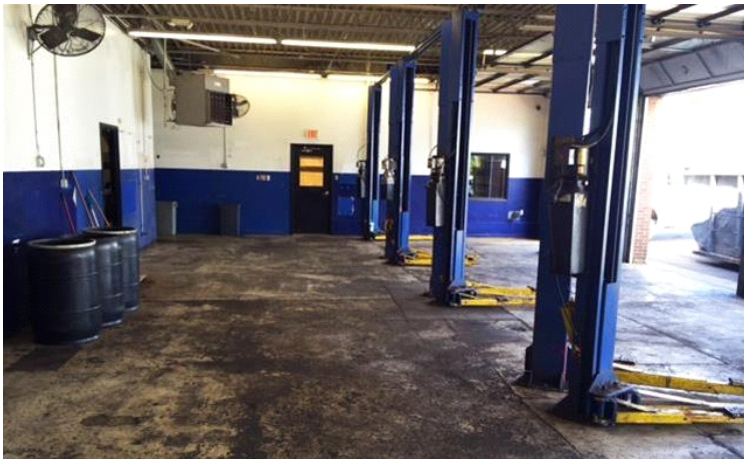
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Front Office/Reception



Rear of Lot



5 Bays



Lifts Remain in Place

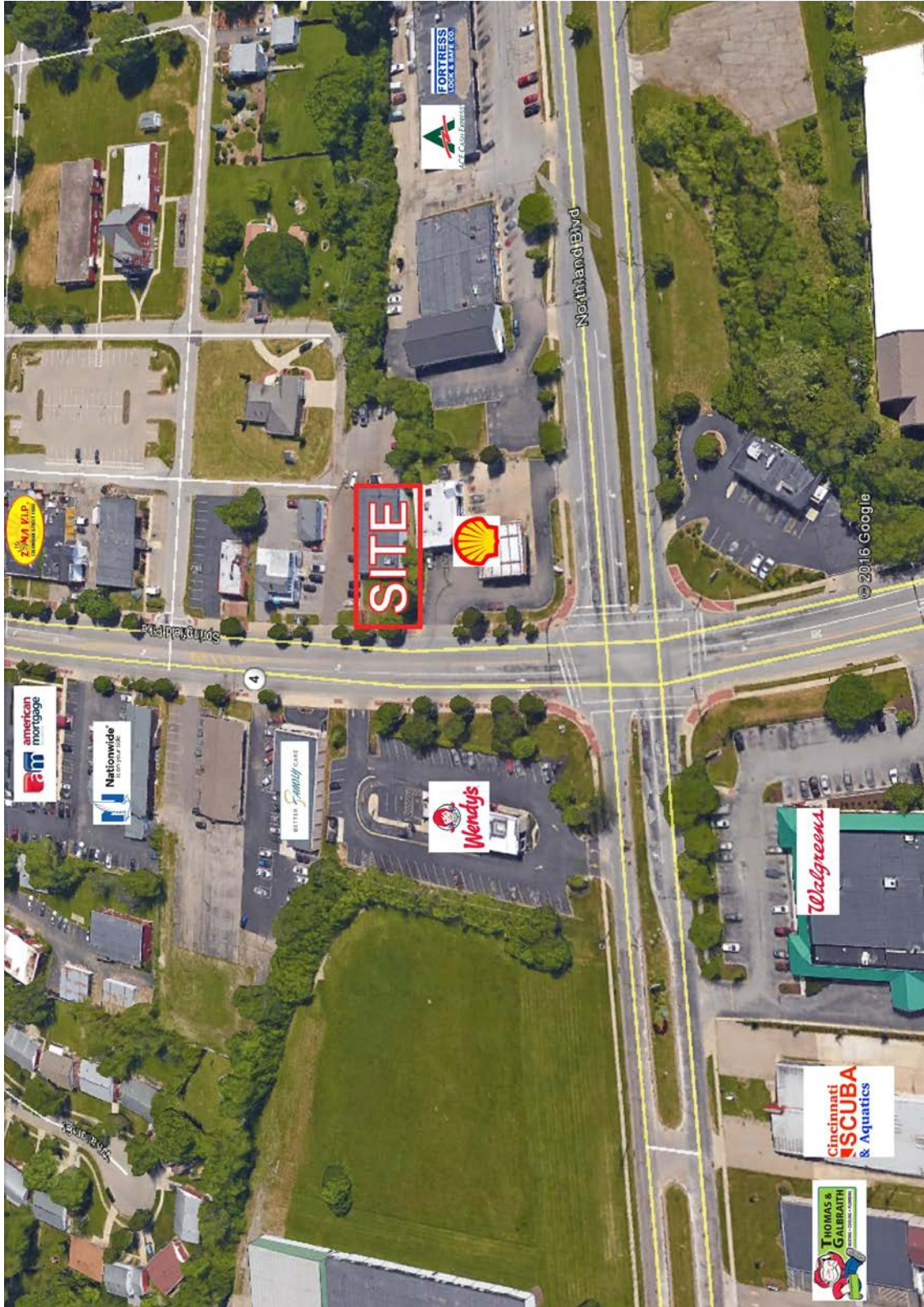


Storage



Shelving Remains

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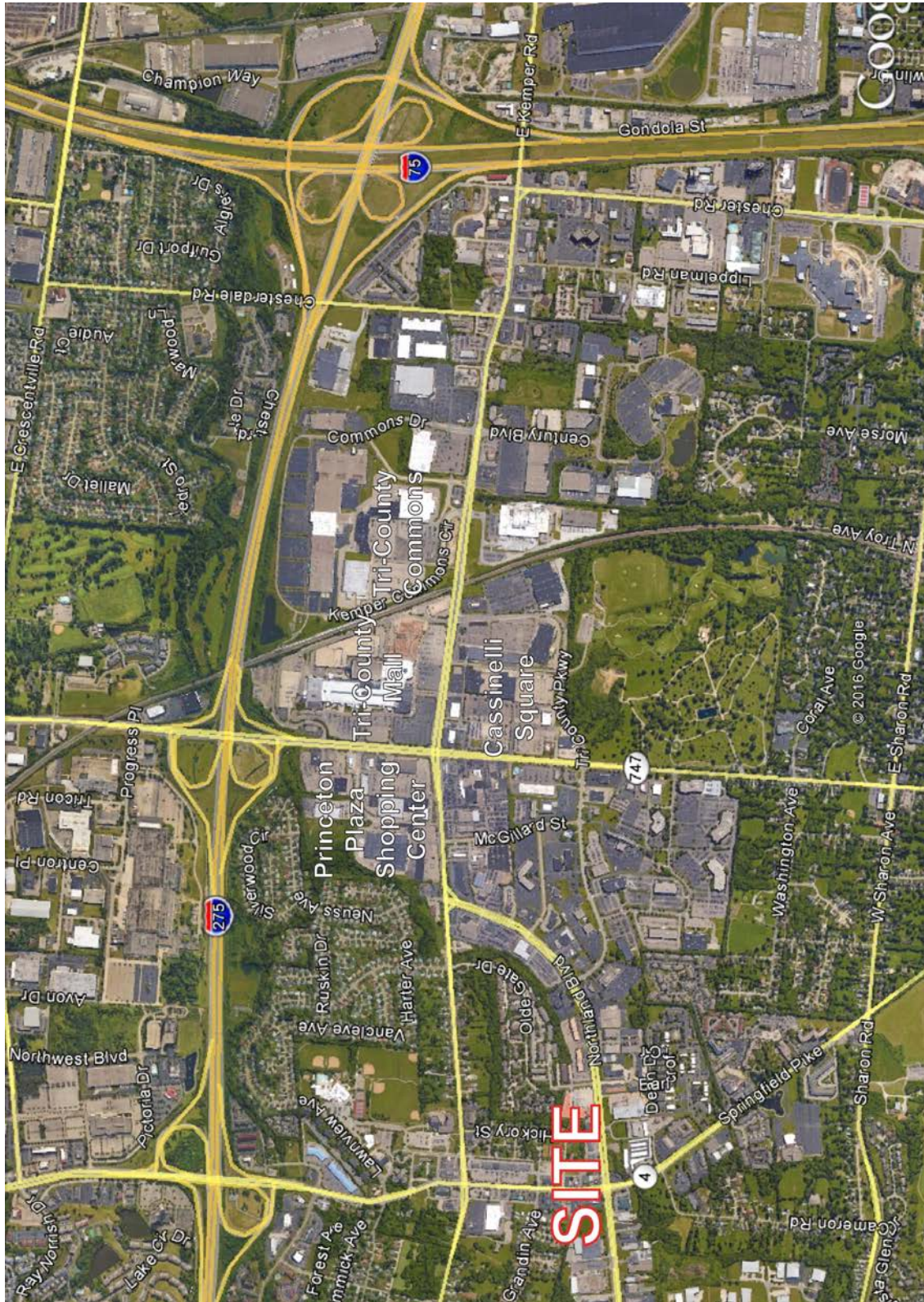


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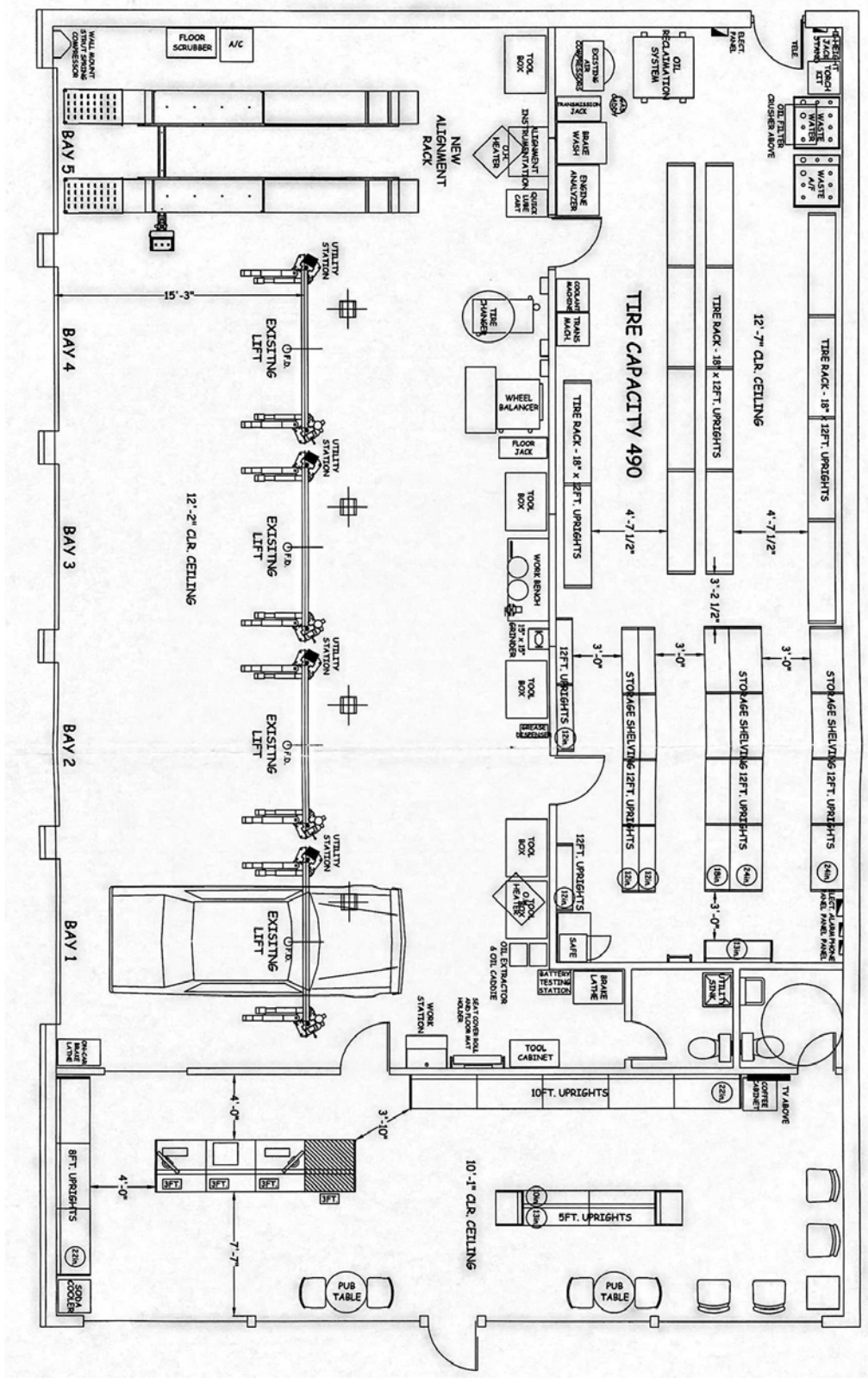


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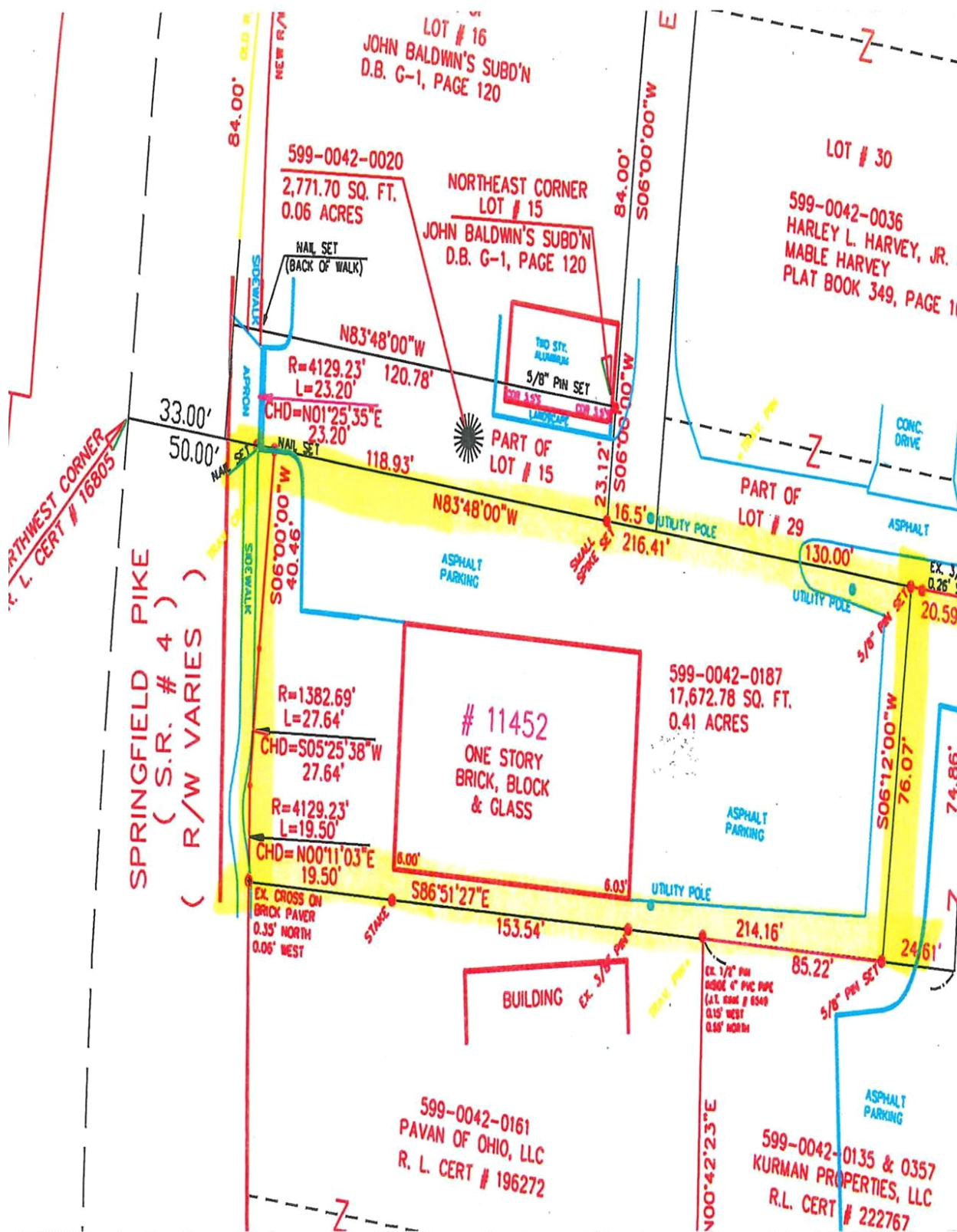
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Property Demographics

11452 Springfield Pike, Cincinnati, Ohio, 45246

Rings: 1, 3, 5 mile radii



POPULATION	1 MILE	3 MILES	5 MILES
2000 Population	8,552	49,355	154,508
2010 Population	8,919	50,100	153,720
2016 Population	8,974	50,687	156,185
2021 Population	9,051	51,401	158,841
2000-2010 Annual Rate	0.84%	0.30%	-0.10%
2010-2016 Annual Rate	0.10%	0.19%	0.27%
2016-2021 Annual Rate	0.17%	0.28%	0.34%
2016 Male Population	45.1%	47.1%	47.5%
2016 Female Population	54.9%	52.9%	52.5%
2016 Median Age	40.6	38.9	38.6

In the identified area, the current year population is 156,185. In 2010, the Census count in the area was 153,720. The rate of change since 2010 was 0.27% annually. The five-year projection for the population in the area is 158,841 representing a change of 0.34% annually from 2016 to 2021. Currently, the population is 47.5% male and 52.5% female.

MEDIAN AGE

The median age in this area is 38.6, compared to U.S. median age of 38.0.

RACE AND ETHNICITY

2016 White Alone	47.6%	47.5%	58.4%
2016 Black Alone	38.2%	40.2%	31.7%
2016 American Indian/Native Alaskan Alone	0.2%	0.2%	0.2%
2016 Asian Alone	4.3%	3.0%	3.0%
2016 Pacific Islander Alone	0.3%	0.2%	0.1%
2016 Other Race	6.0%	5.4%	3.2%
2016 Two or More Races	3.5%	3.5%	3.3%
2016 Hispanic Origin (Any Race)	13.6%	10.5%	6.7%

Persons of Hispanic origin represent 6.7% 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 61.3 in the identified area, compared to 63.5 for the U.S. as a whole.

HOUSEHOLDS

2000 Households	3,725	20,153	61,687
2010 Households	3,887	20,580	62,062
2016 Total Households	3,908	20,830	63,084
2021 Total Households	3,946	21,144	64,220
2000-2010 Annual Rate	0.86%	0.42%	0.12%
2010-2016 Annual Rate	0.09%	0.20%	0.27%
2016-2021 Annual Rate	0.19%	0.30%	0.36%
2016 Average Household Size	2.25	2.40	2.45

The household count in this area has changed from 62,062 in 2010 to 63,084 in the current year, a change of 0.27% annually. The five-year projection of households is 64,220, a change of 0.27% annually from the current year total. Average household size is currently 2.45, compared to 2.63 in the year 2010. The number of families in the current year is 40,269 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.

August 3, 2016

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Rings: 1, 3, 5 mile radii



MEDIAN HOUSEHOLD INCOME	1 MILE	3 MILES	5 MILES
2016 Median Household Income	\$46,246	\$51,994	\$53,135
2021 Median Household Income	\$53,014	\$57,026	\$59,528
2016-2021 Annual Rate	2.77%	1.86%	2.30%

AVERAGE HOUSEHOLD INCOME	1 MILE	3 MILES	5 MILES
2016 Average Household Income	\$55,235	\$65,188	\$69,540
2021 Average Household Income	\$60,762	\$71,239	\$76,241
2016-2021 Annual Rate	1.93%	1.79%	1.86%

PER CAPITA INCOME	1 MILE	3 MILES	5 MILES
2016 Per Capita Income	\$24,680	\$27,025	\$28,249
2021 Per Capita Income	\$27,109	\$29,524	\$30,973
2016-2021 Annual Rate	1.90%	1.78%	1.86%

HOUSEHOLD BY INCOME

Current median household income is \$53,135 in the area, compared to \$54,149 for all U.S. households. Median household income is projected to be \$59,528 in five years, compared to \$59,476 for all U.S. households

Current average household income is \$69,540 in this area, compared to \$77,008 for all U.S. households. Average household income is projected to be \$76,241 in five years, compared to \$84,021 for all U.S. households

Current per capita income is \$28,249 in the area, compared to the U.S. per capita income of \$29,472. The per capita income is projected to be \$30,973 in five years, compared to \$32,025 for all U.S. households.

HOUSING

2000 Total Housing Units	3,844	21,152	64,764
2000 Owner Occupied Housing Units	49.1%	60.2%	61.4%
2000 Renter Occupied Housing Units	47.8%	35.1%	33.9%
2000 Vacant Housing Units	3.1%	4.7%	4.8%
2010 Total Housing Units	4,166	22,228	67,827
2010 Owner Occupied Housing Units	41.3%	55.6%	56.6%
2010 Renter Occupied Housing Units	52.0%	37.0%	34.9%
2010 Vacant Housing Units	6.7%	7.4%	8.5%
2016 Total Housing Units	4,222	22,386	68,422
2016 Owner Occupied Housing Units	38.7%	52.9%	54.0%
2016 Renter Occupied Housing Units	53.9%	40.1%	38.2%
2016 Vacant Housing Units	7.4%	7.0%	7.8%
2021 Total Housing Units	4,283	22,713	69,519
2021 Owner Occupied Housing Units	39.1%	53.0%	54.1%
2021 Renter Occupied Housing Units	53.0%	40.1%	38.3%
2021 Vacant Housing Units	7.9%	6.9%	7.6%

Currently, 54.0% of the 68,422 housing units in the area are owner occupied; 38.2%, renter occupied; and 7.8% 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 67,827 housing units in the area – 56.6% owner occupied, 34.9% renter occupied, and 8.5% vacant. The annual rate of change in housing units since 2010 is 0.15%. Median home value in the area is \$139,938, compared to a median home value of \$198,891 for the U.S. In five years, median value is projected to change by 3.83% annually to \$168,849.