

# Retail & Warehouse Spaces for Lease

# Sharonville Plaza



## FEATURES

- **2,636 SF Former Restaurant Space Available**
- Large dining room that can be separated
- Space includes a 14' hood, walk-in refrigerator/freezer, three compartment sink, grease trap.
- Long history of catering to dine-in and take out customers in the community.
- Corner space with great visibility and plenty of parking in front.
- Lease rate: \$13.00 PSF NNN (\$4.27)
- **4,020 SF Warehouse Space Available**
- Two dock doors
- Direct access traffic light
- Easy access to I-275, I-71 & I-75
- Near restaurants, hotels, shopping and amenities.
- Lease rate: Call Agent



## LOCATION

**Sharonville Plaza**  
**11959 Lebanon Road (US-42)**  
**Cincinnati, OH 45241**

## CONTACT

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Demographics:	1 mile	3 miles	5 miles
Population:	2,877	35,340	142,241
Households:	1,461	13,692	53,357
Avg. HH Income:	\$58,951	\$73,075	\$80,695

### Traffic Count:

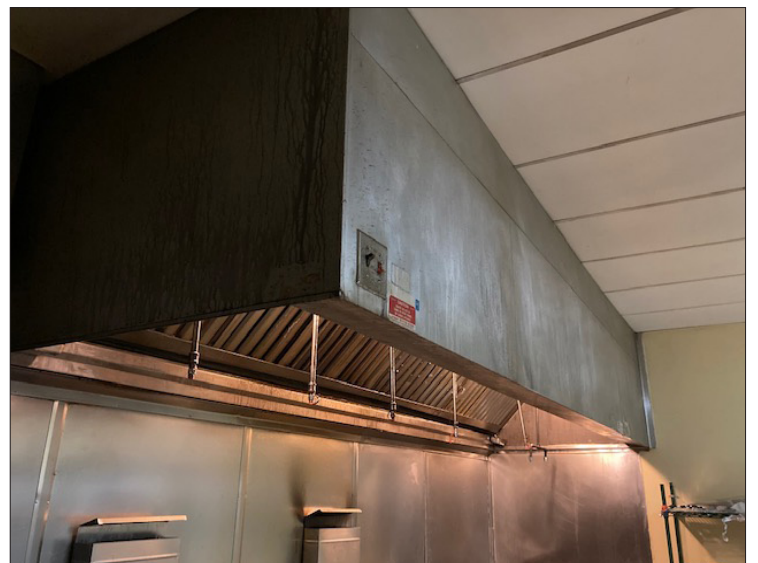
Lebanon Road (US-42) at Hauck Road = 24,5676 AADT 2013

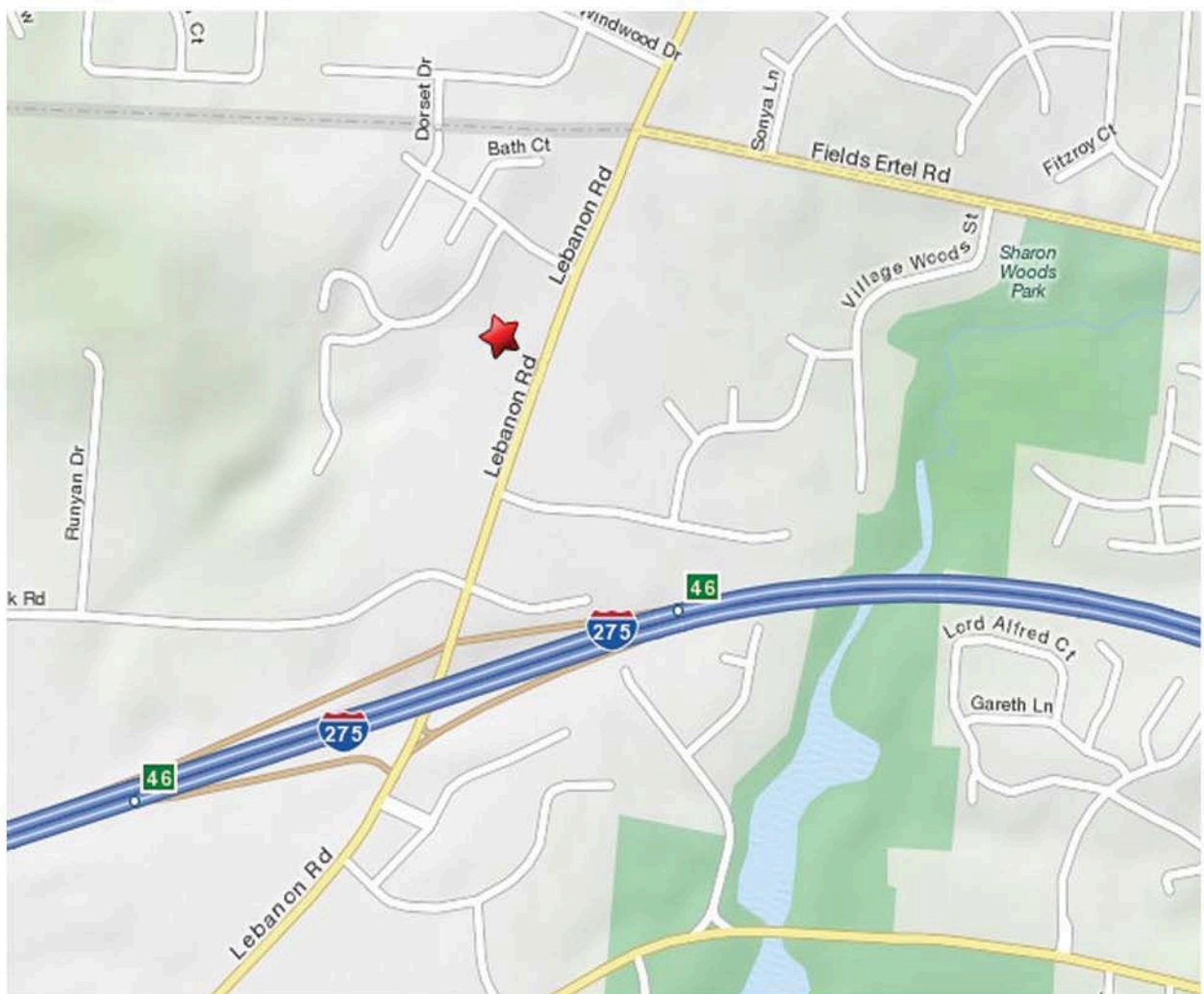
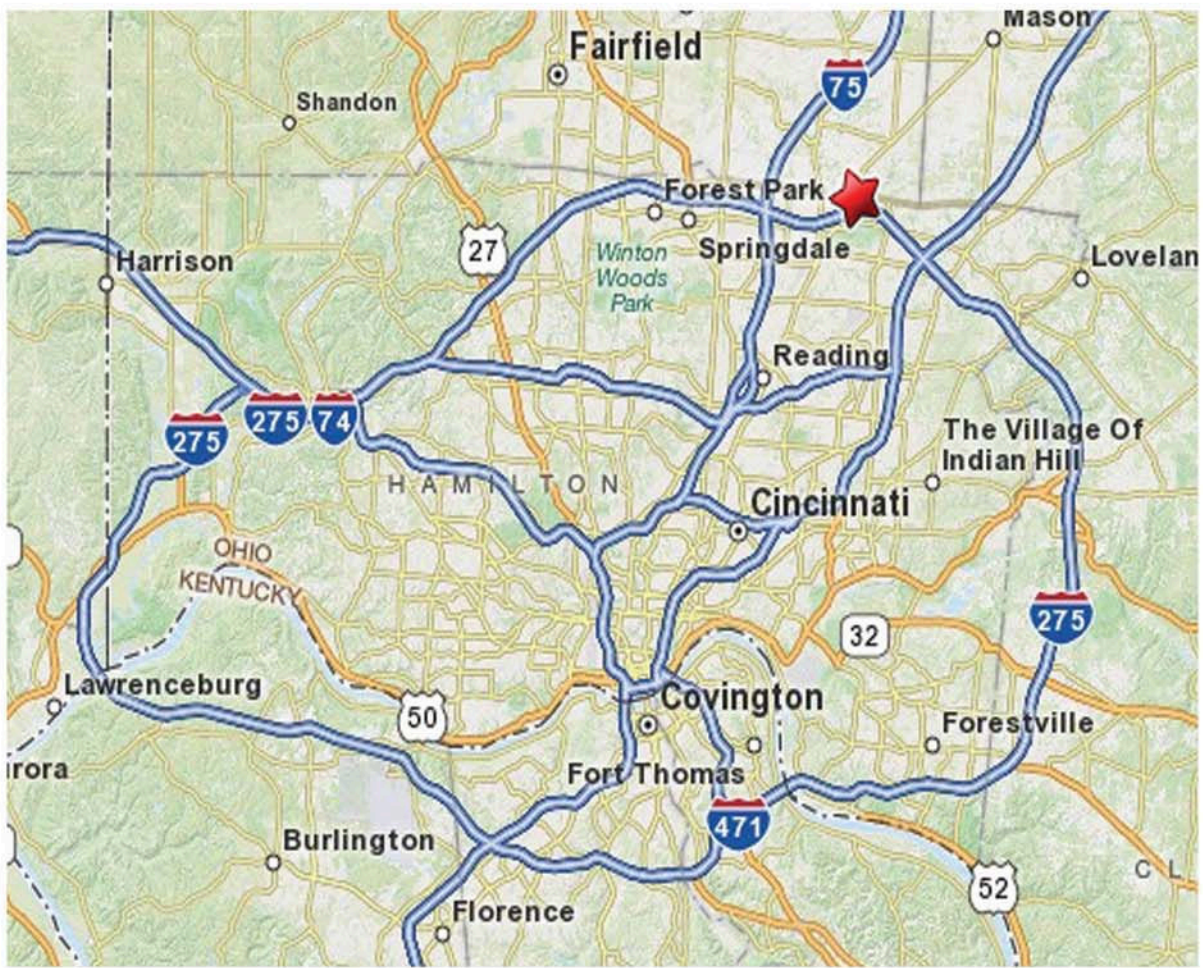


**EVEREST**  
 www.everestrealstate.com

9902 Carver Road, Suite 105, Cincinnati, Ohio 45242

# Sharonville Plaza







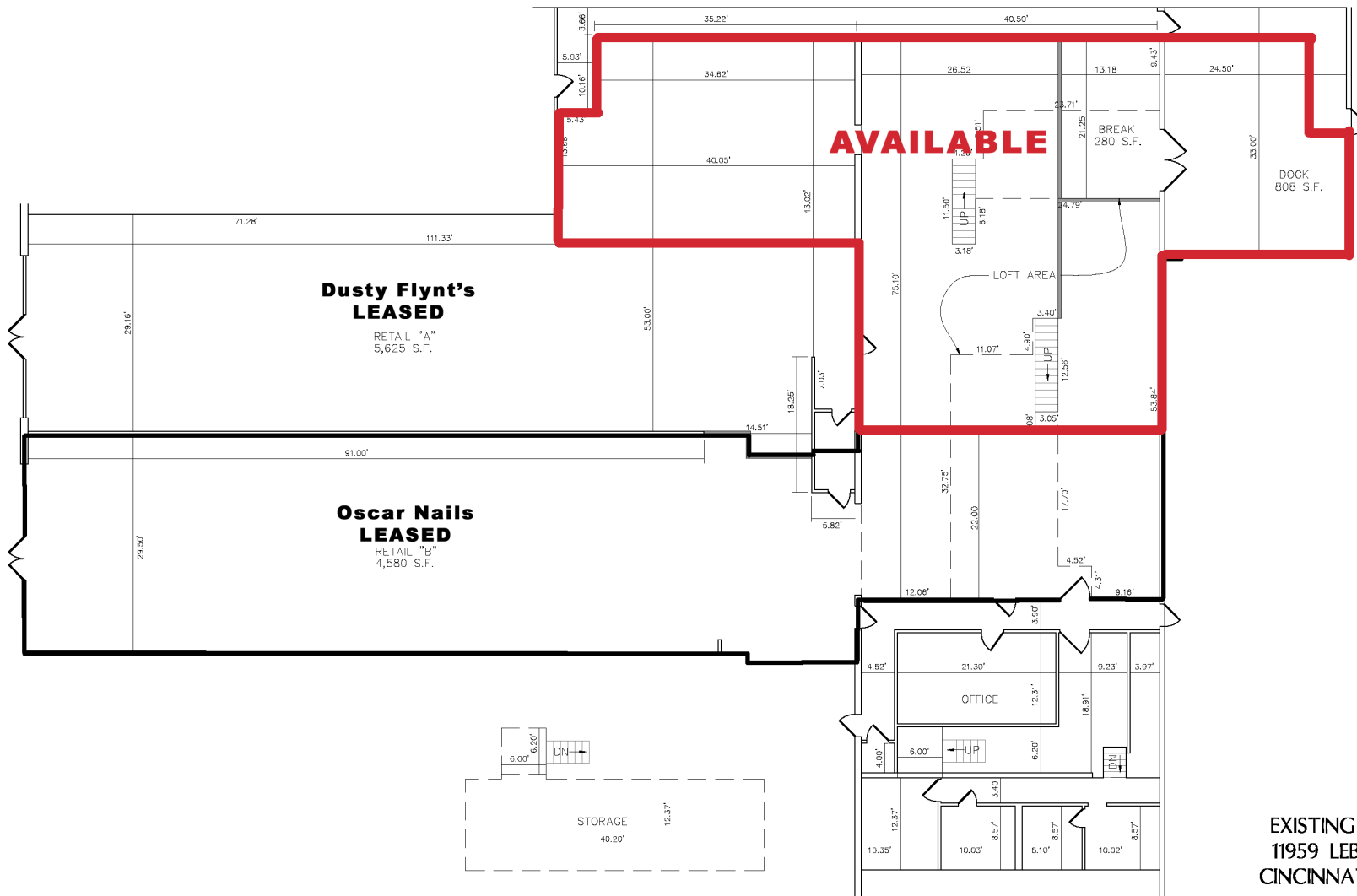
Paul Mitchell  
The School

Lebanon Rd



**SITE**





EXISTING FLOOR PLAN  
11959 LEBANON ROAD  
CINCINNATI, OHIO 45241

SECTION 19, TOWN 3, RANGE 2  
CITY OF SHARONVILLE  
HAMILTON COUNTY, OHIO



**McGill Smith Punshon, Inc.**

3700 Park 42 Drive • Suite 1908  
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Tel 513.759.0004 • Fax 513.563.7099  
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Drawn By	JLK	Date	OCTOBER 19, 2012	Project No.	12486.00	Sheet No.	1/1
Project Mgr.	JLK	Scale	1" = 10'	Points D.B.	N/A		
CAD	12486003-BAS	X-Ref.			N/A	File No.	12486

**11959 Lebanon Rd**

**Demographics**



**11959 Lebanon Rd**  
**Cincinnati, OH 45241**  
**Property Type: Retail**  
**Specific Use: Neighborhood Center**  
**Building Size: 31,708 SF**  
**Year Built: 1970**

Population	2015			2016 Projection		
	< 1 Mile	< 3 Miles	< 5 Miles	< 1 Mile	< 3 Miles	< 5 Miles
<b>Total Estimated Population</b>	3,000	35,777	133,348	2,877	36,042	136,746
<b>Total Census 2010 Population</b>	2,742	34,687	126,216	2,742	34,687	126,216
<b>Population Change %</b>	9%	4.2%	2.9%	4.3%	3.5%	3%
<b>Population Density (People/SQ Mile)</b>	843	1,931	2,435	809	1,891	2,409
<b>Median Age</b>	45	46	45	46	47	46
<b>Total Males</b>	1,409	17,600	65,129	1,372	17,773	66,997
<b>Total Females</b>	1,591	18,177	68,219	1,505	18,269	69,749

Population By Age Group	2015			2016 Projection		
	< 1 Mile	< 3 Miles	< 5 Miles	< 1 Mile	< 3 Miles	< 5 Miles
<b>4 Years Old and Younger</b>	161	1,777	7,356	138	1,736	7,278
<b>5 - 9 Years Old</b>	176	2,181	8,998	180	2,079	8,664
<b>10 - 14 Years Old</b>	164	2,340	9,634	168	2,221	9,262
<b>15 - 19 Years Old</b>	151	2,481	9,916	163	2,421	9,911
<b>20 - 24 Years Old</b>	151	2,391	9,367	155	2,516	10,083
<b>25 - 29 Years Old</b>	169	1,981	7,848	159	2,253	8,958
<b>30 - 34 Years Old</b>	202	1,835	7,442	166	1,964	7,897
<b>35 - 39 Years Old</b>	217	2,039	8,265	185	1,934	7,852
<b>40 - 44 Years Old</b>	234	2,582	10,009	214	2,228	8,947
<b>45 - 49 Years Old</b>	229	2,930	10,755	222	2,553	9,884
<b>50 - 54 Years Old</b>	215	3,001	10,477	215	2,773	10,214
<b>55 - 59 Years Old</b>	187	2,756	9,267	196	2,799	9,794
<b>60 - 64 Years Old</b>	140	2,075	6,752	159	2,323	7,810
<b>65 - 69 Years Old</b>	119	1,620	5,142	133	1,926	6,310
<b>70 - 74 Years Old</b>	102	1,255	3,928	106	1,479	4,740
<b>75 - 79 Years Old</b>	91	997	3,179	82	1,087	3,451

Population By Age Group	2015			2016 Projection		
	< 1 Mile	< 3 Miles	< 5 Miles	< 1 Mile	< 3 Miles	< 5 Miles
80 - 84 Years Old	82	702	2,276	69	786	2,533
85 Years Old and Older	210	834	2,737	167	964	3,158

Population By Ethnicity	2015			2016 Projection		
	< 1 Mile	< 3 Miles	< 5 Miles	< 1 Mile	< 3 Miles	< 5 Miles
White	2,503	31,267	108,644	2,365	30,787	108,549
Black	276	2,081	14,733	300	2,425	16,603
Native American	N/A	22	126	N/A	17	106
Asian	179	1,986	8,332	164	2,336	9,781
Pacific Islander	N/A	25	43	N/A	35	47
2 or More Races	42	396	1,470	48	442	1,660
Hispanic	102	964	4,318	102	1,062	5,013
White Non-Hispanic	2,398	30,285	104,288	2,253	29,602	103,160

Housing	2015			2016 Projection		
	< 1 Mile	< 3 Miles	< 5 Miles	< 1 Mile	< 3 Miles	< 5 Miles
Total Estimated Households	1,521	13,951	50,804	1,461	13,915	51,578
Total Census 2010 Households	1,412	13,513	48,042	1,412	13,513	48,042
Average Household Size	1.8	2.6	2.6	.2	N/A	N/A
Total Housing Units	1,870	15,636	56,139	1,990	16,337	58,733
Owner	592	11,792	39,106	630	12,320	40,926
Renter	1,183	3,254	14,328	1,259	3,399	14,982
Vacant Housing Units	94	588	2,704	101	617	2,827

Income	2015			2016 Projection		
	< 1 Mile	< 3 Miles	< 5 Miles	< 1 Mile	< 3 Miles	< 5 Miles
Under \$10,000	60	398	2,033	56	385	2,042
\$10,000 - \$14,999	137	543	1,852	132	530	1,853
\$15,000 - \$19,999	96	502	1,969	93	485	1,987
\$20,000 - \$24,999	219	628	2,331	210	613	2,362
\$25,000 - \$29,999	70	635	2,202	68	612	2,237
\$30,000 - \$34,999	79	611	2,430	75	592	2,469
\$35,000 - \$39,999	115	675	2,241	112	653	2,265
\$40,000 - \$44,999	43	801	2,612	41	785	2,652
\$45,000 - \$49,999	80	692	2,319	77	683	2,357
\$50,000 - \$59,999	113	1,241	4,283	107	1,222	4,338
\$60,000 - \$74,999	134	1,571	6,368	130	1,594	6,532
\$75,000 - \$99,999	152	2,334	8,035	146	2,406	8,260
\$100,000 - \$124,999	126	1,380	4,908	120	1,404	5,039

Income	2015			2016 Projection		
	< 1 Mile	< 3 Miles	< 5 Miles	< 1 Mile	< 3 Miles	< 5 Miles
<b>\$125,000 - \$149,999</b>	28	753	2,363	26	769	2,405
<b>\$150,000 - \$199,999</b>	26	559	1,964	25	570	1,962
<b>Over \$200,000</b>	28	473	2,298	26	465	2,247
<b>Median Household Income</b>	\$44,624	\$63,335	\$65,350	\$45,243	\$63,352	\$65,364
<b>Aggregate Household Income</b>	\$87, 937,105	\$1, 059,829,669	\$3, 948,271,786	\$84, 885,638	\$1, 062,460,961	\$3, 988,104,533
<b>Average Household Income</b>	\$58,480	\$76,463	\$80,347	\$58,951	\$76,309	\$80,296
<b>Per Capita Household Income</b>	\$29,166	\$29,266	\$30,411	\$29,405	\$29,108	\$30,298

Household Expenditures	2015			2016 Projection		
	< 1 Mile	< 3 Miles	< 5 Miles	< 1 Mile	< 3 Miles	< 5 Miles
<b>Total Annual Household</b>	\$65, 571,728	\$737, 954,969	\$2, 665,751,914	\$63, 335,090	\$749, 894,507	\$2, 735,382,521
<b>Average Annual Household</b>	\$43,230	\$51,954	\$52,128	\$43,451	\$52,411	\$52,551
<b>Food</b>	\$5,575	\$6,449	\$6,478	\$5,547	\$6,487	\$6,507
<b>Cereals &amp; Bakery Products</b>	\$411	\$446	\$446	\$407	\$446	\$445
<b>Cereals &amp; Cereal Products</b>	\$150	\$167	\$168	\$150	\$168	\$169
<b>Bakery Products</b>	\$294	\$325	\$325	\$285	\$312	\$311
<b>Meats, Poultry, Fish &amp; Eggs</b>	\$877	\$987	\$988	\$889	\$1,003	\$1,005
<b>Dairy ProductseFMisc</b>	\$355	\$400	\$401	\$363	\$416	\$418
<b>Housing</b>	\$14,192	\$16,590	\$16,628	\$14,355	\$16,834	\$16,870
<b>Owned Dwellings</b>	\$5,452	\$7,005	\$7,041	\$5,538	\$7,182	\$7,219
<b>Mortgage Interest &amp; Charges</b>	\$2,769	\$3,639	\$3,657	\$2,618	\$3,416	\$3,430
<b>Property Taxes</b>	\$1,562	\$1,967	\$1,977	\$1,523	\$1,898	\$1,907
<b>Rented Dwellings</b>	\$2,430	\$2,100	\$2,091	\$2,348	\$2,013	\$2,004
<b>Utilities, Fuels &amp; Public Services</b>	\$3,192	\$3,586	\$3,572	\$3,220	\$3,592	\$3,572
<b>Natural Gas</b>	\$482	\$532	\$529	\$459	\$509	\$506
<b>Electricity</b>	\$1,163	\$1,287	\$1,281	\$1,173	\$1,284	\$1,276
<b>Fuel Oil or Other Fuels</b>	\$120	\$133	\$132	\$121	\$134	\$133
<b>Telephone Services</b>	\$1,055	\$1,184	\$1,182	\$1,102	\$1,250	\$1,247
<b>Water &amp; Other Public Services</b>	\$336	\$384	\$380	\$343	\$395	\$391
<b>Household Operations</b>	\$734	\$902	\$908	\$720	\$888	\$893
<b>Personal Services</b>	\$278	\$338	\$340	\$280	\$340	\$342
<b>Other Household Expenses</b>	\$489	\$600	\$604	\$502	\$628	\$633
<b>Housekeeping Supplies</b>	\$588	\$673	\$674	\$571	\$652	\$653
<b>Household Furnishings &amp; Equipment</b>	\$1,490	\$1,869	\$1,879	\$1,422	\$1,764	\$1,768
<b>Furniture</b>	\$395	\$511	\$515	\$382	\$491	\$493
<b>Floor Coverings</b>	\$41	\$50	\$51	\$40	\$50	\$50
<b>Major Appliances</b>	\$214	\$264	\$261	\$213	\$264	\$262

Household Expenditures	2015			2016 Projection		
	< 1 Mile	< 3 Miles	< 5 Miles	< 1 Mile	< 3 Miles	< 5 Miles
<b>Sm. Appliances &amp; Misc Housewares</b>	\$100	\$115	\$115	\$100	\$116	\$116
<b>Apparel &amp; Services</b>	\$1,562	\$1,862	\$1,874	\$1,574	\$1,876	\$1,886
<b>Transportation</b>	\$7,809	\$9,506	\$9,526	\$7,961	\$9,724	\$9,738
<b>Maintenance &amp; Repairs</b>	\$603	\$710	\$712	\$601	\$705	\$706
<b>Vehicle Insurance</b>	\$1,107	\$1,301	\$1,295	\$1,119	\$1,295	\$1,284
<b>Public Transportation</b>	\$395	\$508	\$513	\$390	\$502	\$507
<b>Health Care</b>	\$2,930	\$3,253	\$3,225	\$2,894	\$3,198	\$3,172
<b>Entertainment</b>	\$2,315	\$2,834	\$2,850	\$2,373	\$2,956	\$2,974
<b>Tobacco &amp; Smoking Related</b>	\$279	\$289	\$287	\$287	\$299	\$297
<b>Cash Contributions</b>	\$1,408	\$1,794	\$1,796	\$1,402	\$1,794	\$1,796
<b>Personal Insurance &amp; Pensions</b>	\$4,505	\$6,095	\$6,142	\$4,395	\$5,937	\$5,970
<b>Life &amp; Other Personal Insurance</b>	\$357	\$450	\$452	\$358	\$452	\$454
<b>Pensions &amp; Social Security</b>	\$4,156	\$5,646	\$5,694	\$4,055	\$5,515	\$5,547