

Retail/Office/Medical Space for Lease

Shoppes of Hebron Hebron, KY



Variety of spaces and configurations available in the center, large open floor plan with 16'-18' ceiling height in areas. Possible patio on the side available for a restaurant user. Parking for 50 in front of the center with additional on the side. Outstanding visibility. Close to Amazon, DHL, Gap, UPS Cincinnati NKY Airport and adjacent to Park West International Industrial Park. Great for brewery, nail & hair salons, restaurants, medical, dental, and other service oriented uses. Growing communities with new housing being built in the surrounding areas.

FEATURES

- **920 SF up to 7,090 SF Available**
- Large open floor plan with 16'-18' ceilings height
- Possible patio on the side available
- Parking for 50 spaces in front, with additional on the side
- Outstanding visibility
- Close to Amazon, Gap, UPS, Cincinnati/NKY Airport and adjacent to Park West International Industrial Park
- Above average household incomes, over \$121,128 within one mile radius of site
- 17,334 employees within five mile radius of the site
- Perfect for retail and office users serving the market
- Lease rate: \$16.00 PSF NNN (\$3.50)

LOCATION

Shoppes of Hebron
2091 North Bend Road
Hebron, KY 41048

CONTACT

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Demographics:	1-Mile	3-Mile	5-Mile
Total Population:	2,253	22,341	57,073
Total Households:	770	7,412	19,860
Avg. HH Income:	\$121,128	\$112,69	\$108,585

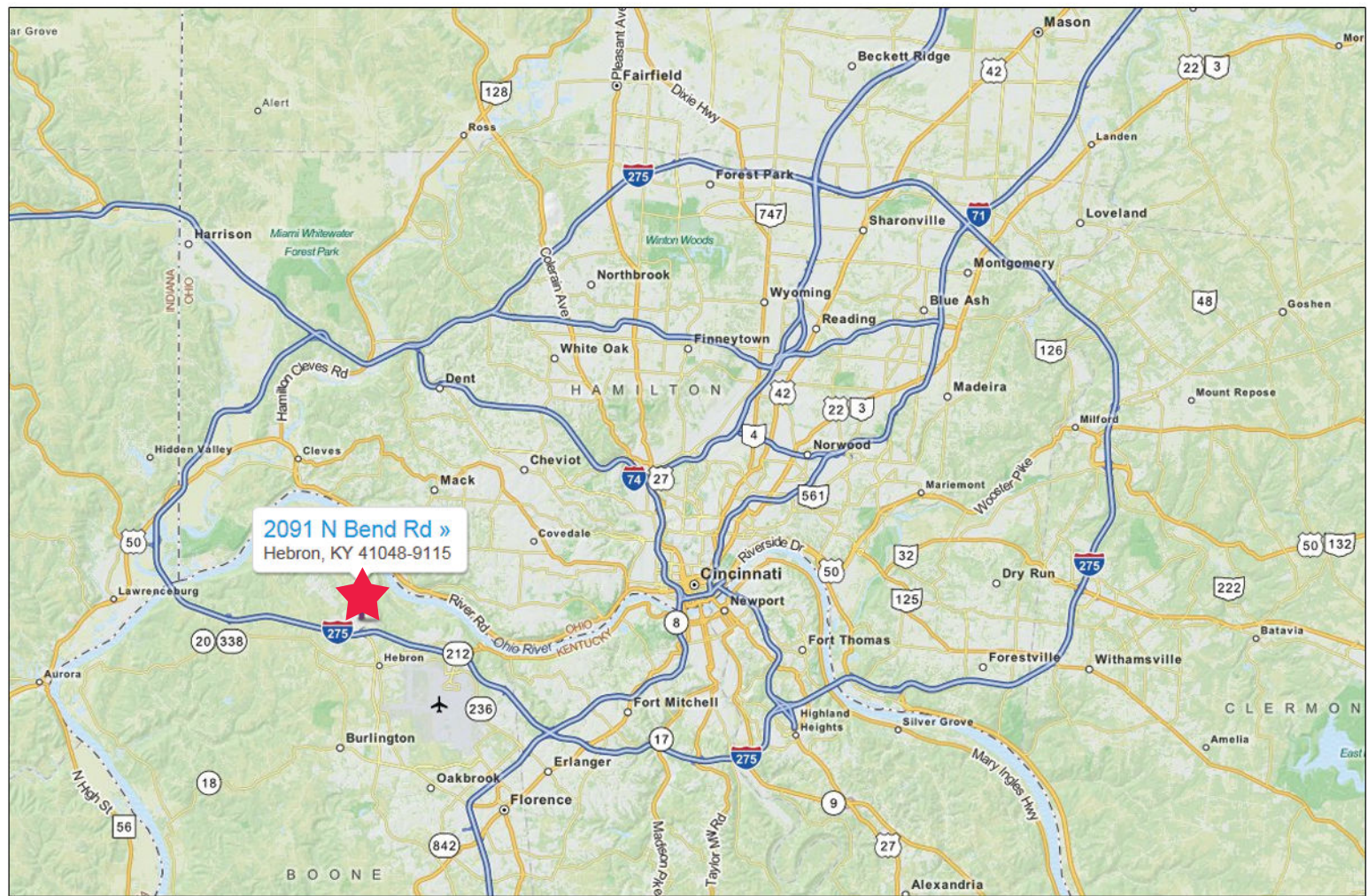
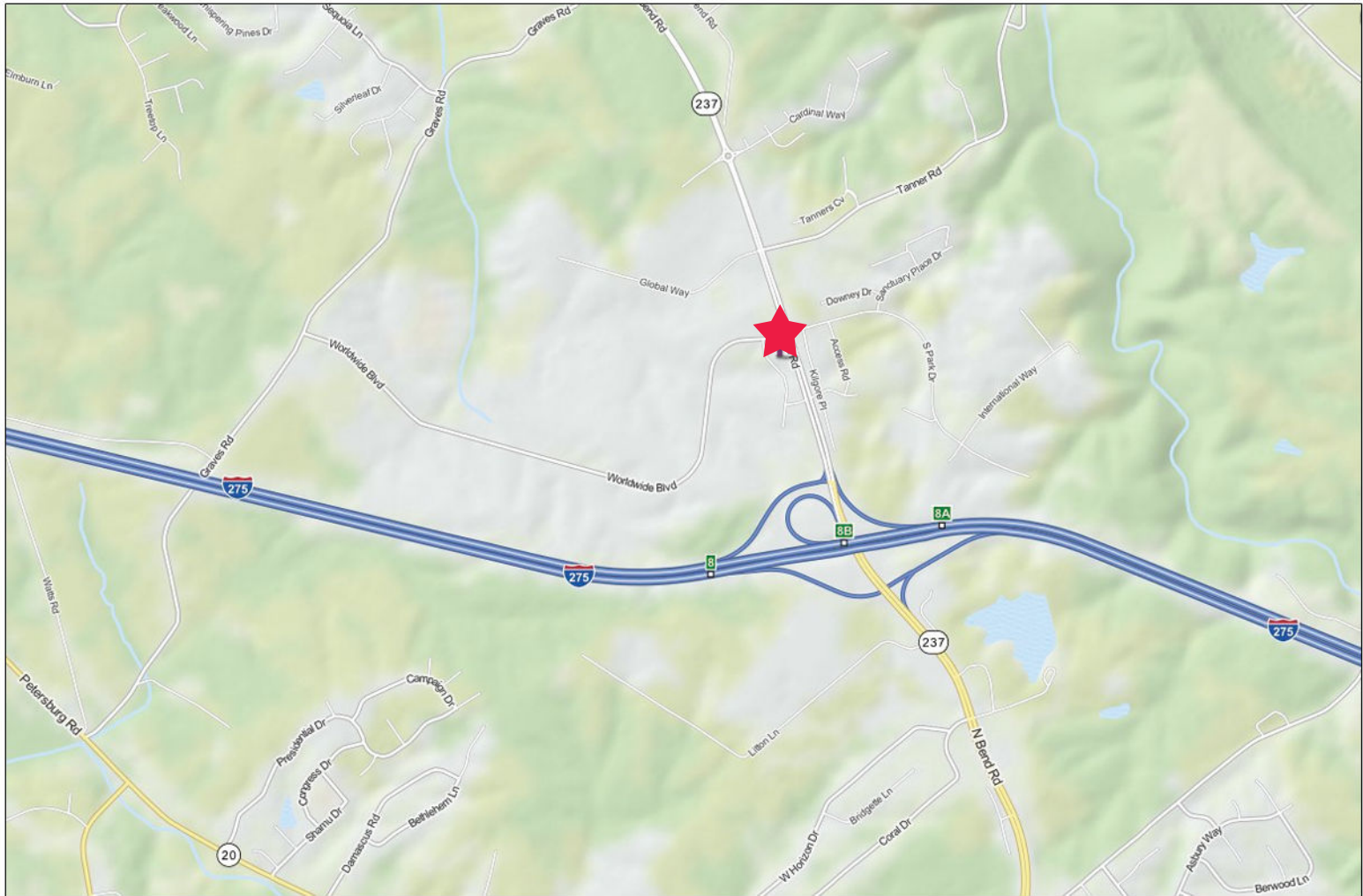
Traffic Counts:
North Bend Road at I-275 = 34,460 2003



COMMERCIAL REAL ESTATE SERVICES

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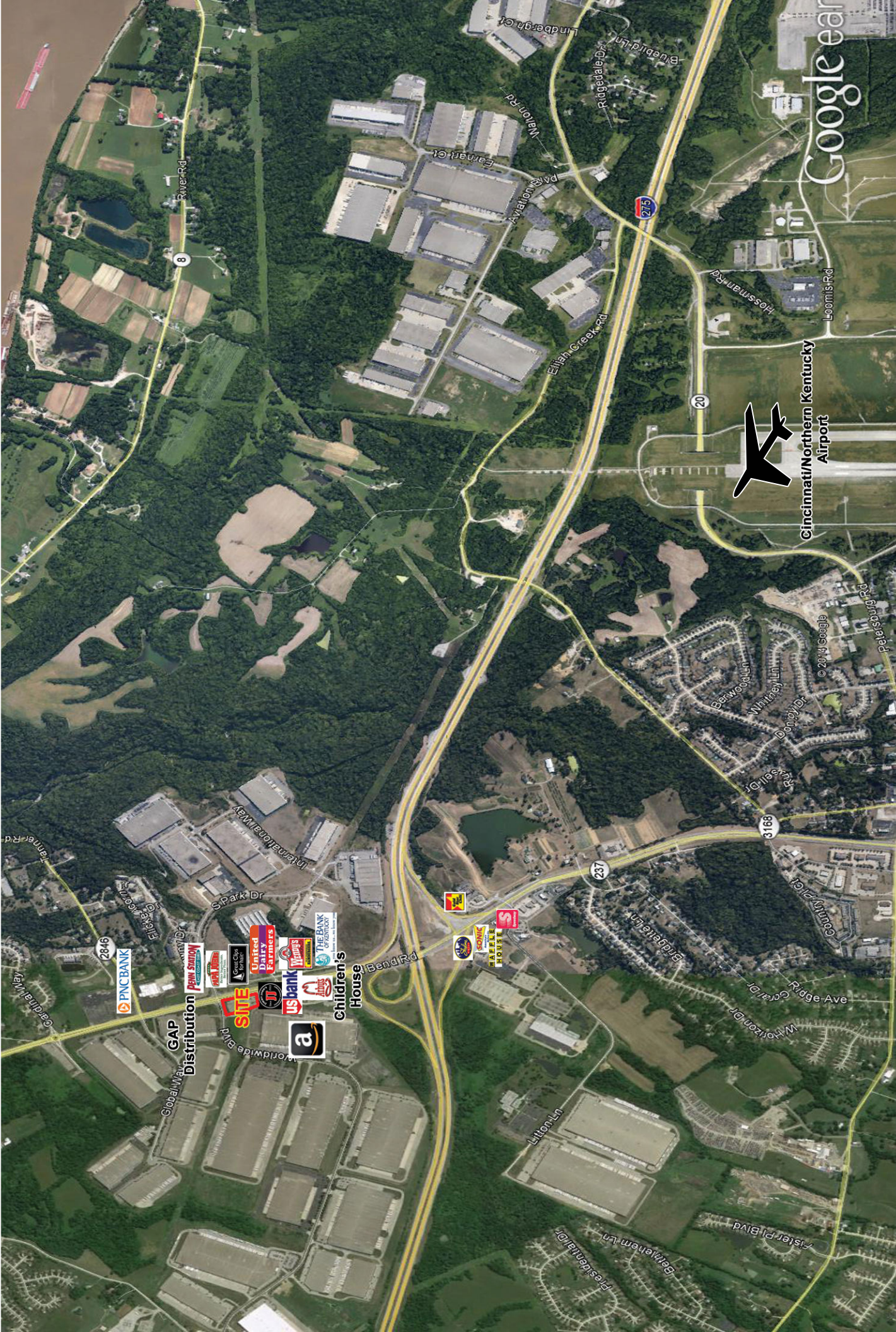
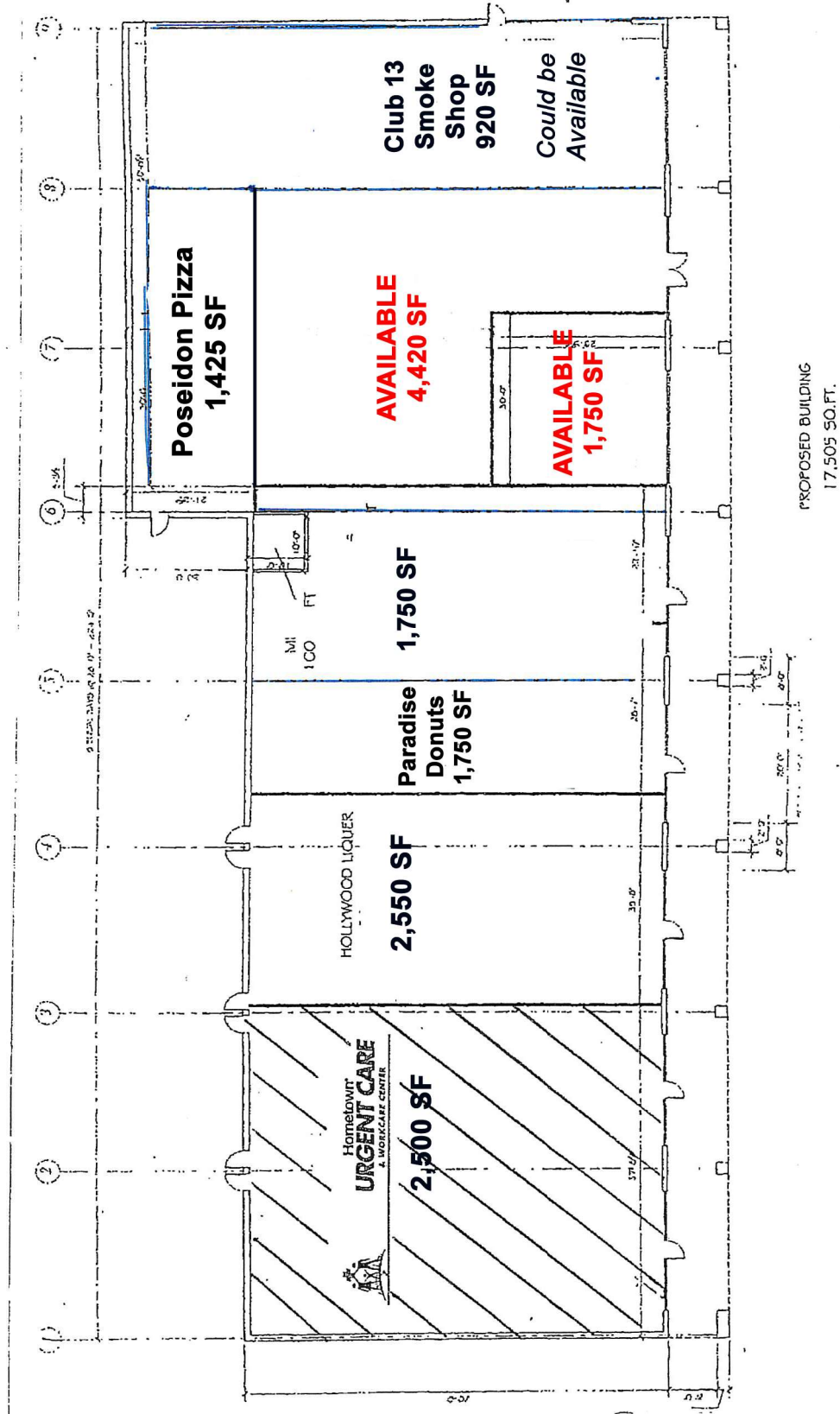


EXHIBIT B

SITE PLAN SHOWING PREMISES



Demographic Summary Report

Shoppes of Hebron

2091 N Bend Rd, Hebron, KY 41048

Building Type: **General Retail**

Total Available: **0 SF**

Secondary: **Storefront**

% Leased: **100%**

GLA: **17,065 SF**

Rent/SF/Yr: **-**

Year Built: **2004**



Radius	1 Mile		3 Mile		5 Mile	
Population						
2026 Projection	2,359		23,143		58,379	
2021 Estimate	2,253		22,341		57,073	
2010 Census	1,929		20,002		53,756	
Growth 2021 - 2026	4.70%		3.59%		2.29%	
Growth 2010 - 2021	16.80%		11.69%		6.17%	
2021 Population by Hispanic Origin	70		640		1,380	
2021 Population	2,253		22,341		57,073	
White	2,074	92.06%	20,743	92.85%	53,694	94.08%
Black	72	3.20%	641	2.87%	1,416	2.48%
Am. Indian & Alaskan	3	0.13%	40	0.18%	104	0.18%
Asian	54	2.40%	435	1.95%	796	1.39%
Hawaiian & Pacific Island	0	0.00%	0	0.00%	45	0.08%
Other	50	2.22%	482	2.16%	1,017	1.78%
U.S. Armed Forces	0		1		15	
Households						
2026 Projection	806		7,671		20,318	
2021 Estimate	770		7,412		19,860	
2010 Census	655		6,666		18,696	
Growth 2021 - 2026	4.68%		3.49%		2.31%	
Growth 2010 - 2021	17.56%		11.19%		6.23%	
Owner Occupied	613	79.61%	6,151	82.99%	16,201	81.58%
Renter Occupied	157	20.39%	1,261	17.01%	3,659	18.42%
2021 Households by HH Income	770		7,411		19,862	
Income: <\$25,000	43	5.58%	517	6.98%	1,650	8.31%
Income: \$25,000 - \$50,000	62	8.05%	833	11.24%	2,785	14.02%
Income: \$50,000 - \$75,000	143	18.57%	1,273	17.18%	3,496	17.60%
Income: \$75,000 - \$100,000	118	15.32%	1,128	15.22%	2,916	14.68%
Income: \$100,000 - \$125,000	163	21.17%	1,350	18.22%	3,058	15.40%
Income: \$125,000 - \$150,000	57	7.40%	677	9.14%	1,865	9.39%
Income: \$150,000 - \$200,000	91	11.82%	988	13.33%	2,328	11.72%
Income: \$200,000+	93	12.08%	645	8.70%	1,764	8.88%
2021 Avg Household Income	\$121,128		\$112,696		\$108,585	
2021 Med Household Income	\$102,914		\$98,991		\$92,146	



The Following Information Has Been Prepared By The Everest Group
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9/7/2021