

FOR SUBLEASE

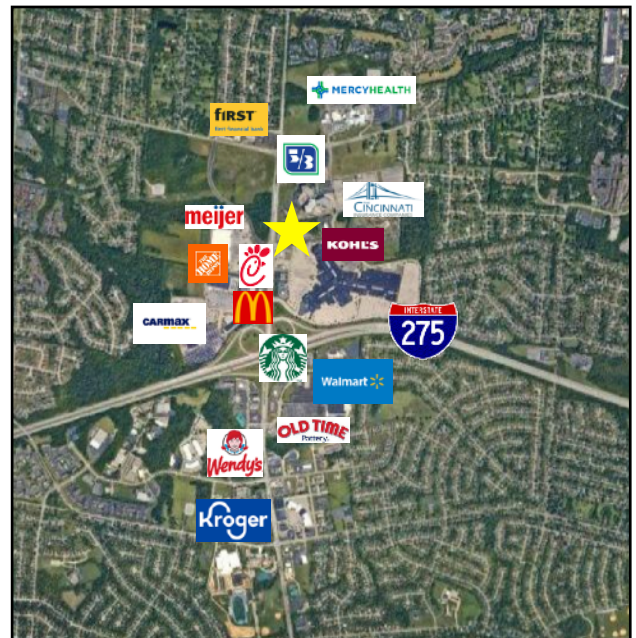
Shoppes at Gilmore

500 Kolb Drive, Suite 1A
Fairfield, OH 45014

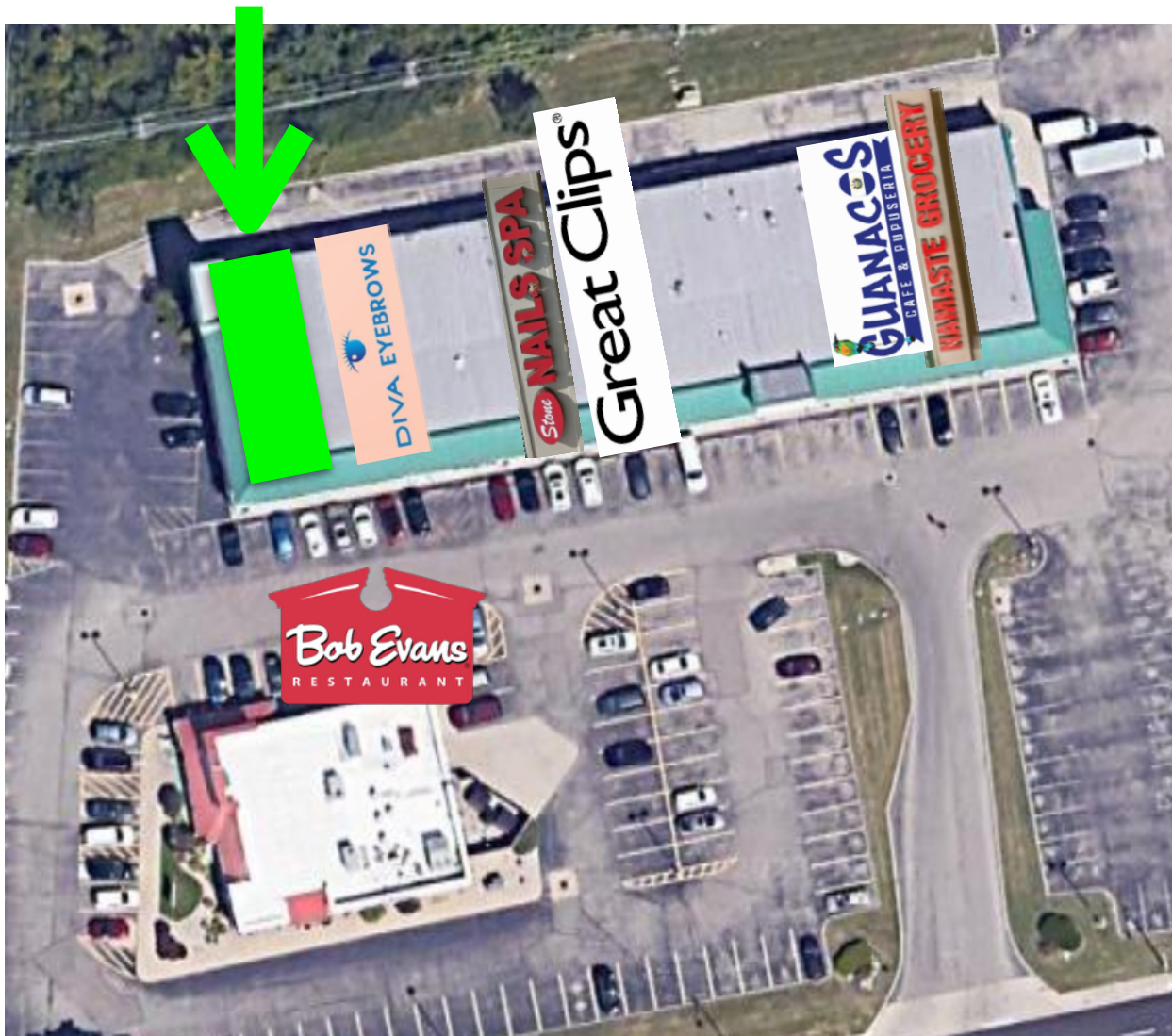


Property Highlights

- 1,500 SF end-cap
- Sublease thru 8/1/2028
- Prime visibility on S Gilmore Road - over 33K VPD and minutes to I-275
- Co-Tenants: Great Clips, PCS Mobile, Stone Nails and more
- \$150+ million re-development at Forest Fair Mall adjacent to this center
- Nearby national retailers: Home Depot, Meijer, Chick-fil-A, Chipotle, and much more!
- Asking rate: Call agents (OpEx \$5.25 PSF)



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Property Details

Location	Fairfield, OH (Butler County)
Building Type	Multi-tenant retail center (18,900 SF)
Available	1,500 SF
Utilities	Separately metered
Occupancy	Immediate
Lease Term	Sublease through 8/1/2028
Asking Rate	Call agents
Operating Expenses	\$5.25 PSF

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DEMOGRAPHICS

Demographic Summary Report

500 Kolb Dr, Fairfield, OH 45014									
Building Type: General Retail		Total Available: 0 SF							
Secondary: Storefront		% Leased: 100%							
GLA: 18,900 SF		Rent/SF/Yr: -							
Year Built: 1999									
Radius		1 Mile		3 Mile		5 Mile			
Population									
2027 Projection		5,245		71,290		149,968			
2022 Estimate		5,327		70,560		148,364			
2010 Census		6,045		69,887		147,003			
Growth 2022 - 2027		-1.54%		1.03%		1.08%			
Growth 2010 - 2022		-11.88%		0.96%		0.93%			
2022 Population by Hispanic Origin		204		5,740		12,083			
2022 Population		5,327		70,560		148,364			
White		2,945 55.28%		39,807 56.42%		93,506 63.02%			
Black		2,058 38.63%		25,130 35.62%		43,289 29.18%			
Am. Indian & Alaskan		10 0.19%		280 0.40%		568 0.38%			
Asian		128 2.40%		2,580 3.66%		5,779 3.90%			
Hawaiian & Pacific Island		12 0.23%		132 0.19%		403 0.27%			
Other		176 3.30%		2,631 3.73%		4,819 3.25%			
U.S. Armed Forces		0		40		81			
Households									
2027 Projection		1,960		28,542		59,547			
2022 Estimate		2,001		28,242		58,859			
2010 Census		2,329		28,054		58,274			
Growth 2022 - 2027		-2.05%		1.06%		1.17%			
Growth 2010 - 2022		-14.08%		0.67%		1.00%			
Owner Occupied		1,605 80.21%		17,140 60.69%		37,184 63.17%			
Renter Occupied		396 19.79%		11,102 39.31%		21,675 36.83%			
2022 Households by HH Income		2,001		28,241		58,858			
Income: <\$25,000		189 9.45%		4,656 16.49%		10,071 17.11%			
Income: \$25,000 - \$50,000		379 18.94%		6,078 21.52%		12,317 20.93%			
Income: \$50,000 - \$75,000		417 20.84%		6,268 22.19%		12,291 20.88%			
Income: \$75,000 - \$100,000		328 16.39%		4,096 14.50%		8,802 14.95%			
Income: \$100,000 - \$125,000		314 15.69%		3,033 10.74%		6,396 10.87%			
Income: \$125,000 - \$150,000		115 5.75%		1,442 5.11%		3,051 5.18%			
Income: \$150,000 - \$200,000		191 9.55%		1,589 5.63%		3,291 5.59%			
Income: \$200,000+		68 3.40%		1,079 3.82%		2,639 4.48%			
2022 Avg Household Income		\$88,922		\$77,719		\$79,465			
2022 Med Household Income		\$76,181		\$61,721		\$63,311			

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