



12183 Springfield Pike
Cincinnati, Ohio 45246

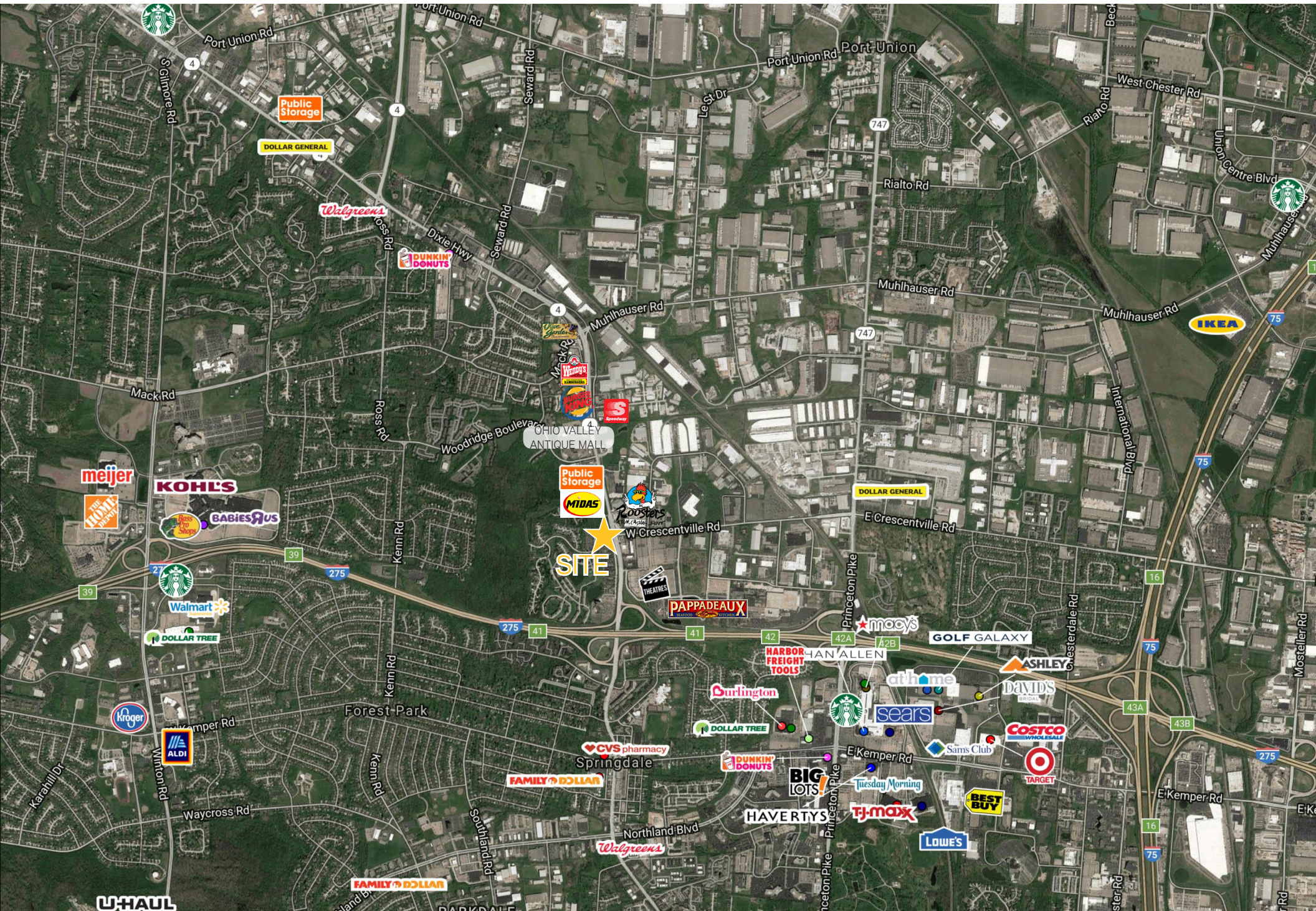
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PROPERTY HIGHLIGHTS

- 10,000 SF former restaurant available
- Directly on the busy commercial corridor- Route 4 (48,926 ADT)
- Co-tenant with Hooters
- Some FF&E staying
- Signage opportunities on both the building and monument sign
- Less than 1/2 mile from I-275
- Located at signalized intersection
- Large parking field
- Patio Seating

AREA DEMOGRAPHICS



Total Population		
(1 mile)	(3 mile)	(5 mile)
6,867	53,276	138,791



Projected Population Growth		
(1 mile)	(3 mile)	(5 mile)
0.2%	0.1%	0.2%



Total Households		
(1 mile)	(3 mile)	(5 mile)
3,143	22,595	56,444



Total Household Projected Growth		
(1 mile)	(3 mile)	(5 mile)
0.4%	0.2%	0.3%



Average Household Income		
(1 mile)	(3 mile)	(5 mile)
\$61,528	\$70,781	\$86,304



Median Household Income		
(1 mile)	(3 mile)	(5 mile)
\$53,977	\$58,889	\$69,344



Total Business		
(1 mile)	(3 mile)	(5 mile)
458	3,924	8,583



Total Employees		
(1 mile)	(3 mile)	(5 mile)
9,756	83,198	160,730

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