

FOR LEASE

# PIZZA RESTAURANT SPACE

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 **LEE &  
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COMMERCIAL REAL ESTATE SERVICES

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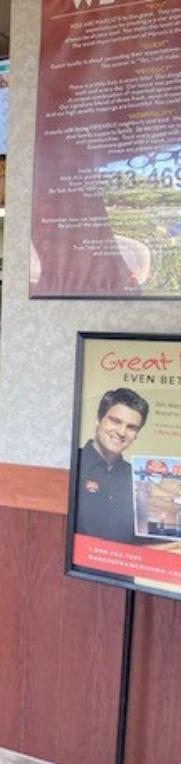
# FOR LEASE PIZZA RESTAURANT SPACE

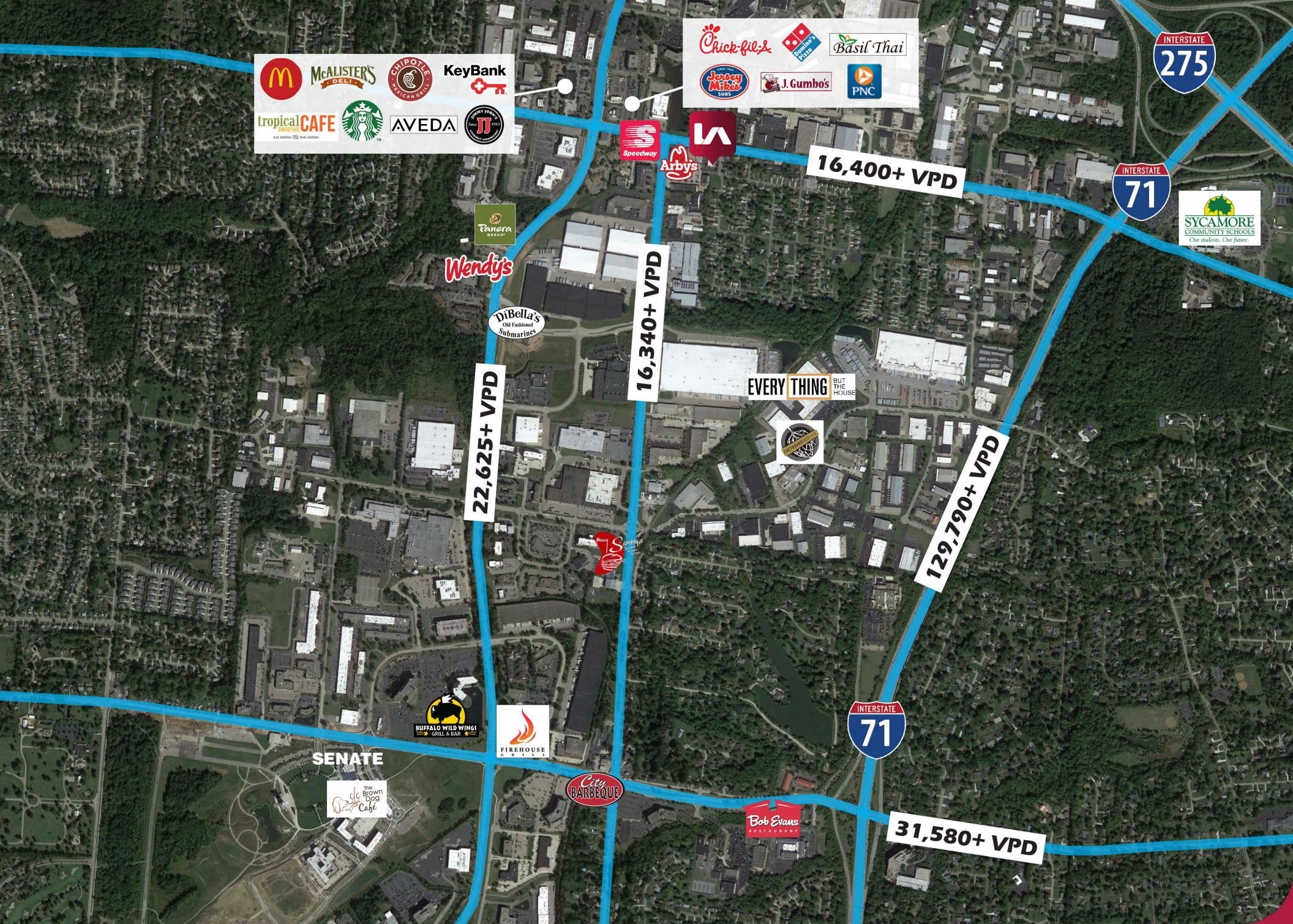
**BUILDING SIZE:** 1,400 SF (20' x 70') – Inline

**LEASE RATE:** \$18.00 PSF NNN + \$7.91  
\$3,023 per month

## PROPERTY INFORMATION:

- Traffic light access to both Kenwood and Cornell Roads
- Across from Hilton Garden Inn and Home 2 Suites
- Located in Cincinnati's highest rated suburban office market
- Population of 48,992 within a 3-mile radius with an average household income of \$130,154
- Area retailers and restaurants include Skyline Chili, Chic-Fil-A, Arby's, Chipotle, Starbucks, Jimmy John's, Fedex, The Joint Chiropractic, Key Bank, Panera and McAlister's Deli, and McDonald's





	1 mi radius	3 mi radius	5 mi radius
<b>Population</b>			
2021 Estimated Population	2,872	50,267	142,432
2026 Projected Population	2,946	50,451	144,407
2010 Census Population	2,923	50,705	143,081
2000 Census Population	2,655	48,135	136,182
Projected Annual Growth 2021 to 2026	0.5%	-	0.3%
Historical Annual Growth 2000 to 2021	0.7%	0.4%	0.4%
<b>Households</b>			
2021 Estimated Households	1,171	20,134	57,008
2026 Projected Households	1,204	20,321	58,224
2010 Census Households	1,192	20,293	57,216
2000 Census Households	1,104	19,597	54,881
Projected Annual Growth 2021 to 2026	0.6%	0.2%	0.4%
Historical Annual Growth 2000 to 2021	-0.2%	-	-
<b>Age</b>			
2021 Est. Population Under 10 Years	12.1%	11.4%	12.0%
2021 Est. Population 10 to 19 Years	13.9%	12.5%	12.5%
2021 Est. Population 20 to 29 Years	12.1%	10.0%	10.5%
2021 Est. Population 30 to 44 Years	17.8%	17.2%	18.7%
2021 Est. Population 45 to 59 Years	21.5%	21.3%	20.5%
2021 Est. Population 60 to 74 Years	16.3%	18.9%	17.4%
2021 Est. Population 75 Years or Over	6.4%	8.7%	8.6%
2021 Est. Median Age	39.7	43.2	41.7
<b>Marital Status &amp; Gender</b>			
2021 Est. Male Population	48.4%	48.9%	48.9%
2021 Est. Female Population	51.6%	51.1%	51.1%
2021 Est. Never Married	26.5%	24.1%	26.6%
2021 Est. Now Married	60.8%	57.1%	55.0%
2021 Est. Separated or Divorced	11.2%	12.2%	12.3%
2021 Est. Widowed	1.5%	6.6%	6.1%
<b>Income</b>			
2021 Est. HH Income \$200,000 or More	20.5%	17.5%	14.6%
2021 Est. HH Income \$150,000 to \$199,999	6.2%	9.5%	9.5%
2021 Est. HH Income \$100,000 to \$149,999	19.4%	18.2%	19.5%
2021 Est. HH Income \$75,000 to \$99,999	12.7%	14.2%	13.6%
2021 Est. HH Income \$50,000 to \$74,999	16.2%	16.5%	17.0%
2021 Est. HH Income \$35,000 to \$49,999	8.2%	8.7%	8.7%
2021 Est. HH Income \$25,000 to \$34,999	7.7%	5.9%	6.2%
2021 Est. HH Income \$15,000 to \$24,999	5.0%	4.9%	5.1%
2021 Est. HH Income Under \$15,000	4.1%	4.6%	5.7%
2021 Est. Average Household Income	\$126,311	\$136,002	\$128,777
2021 Est. Median Household Income	\$103,599	\$99,124	\$94,836
2021 Est. Per Capita Income	\$51,513	\$54,582	\$51,635
2021 Est. Total Businesses	991	4,271	9,497
2021 Est. Total Employees	18,376	74,480	170,789

