

# FOR SALE FORMER COSTCO

1100 E Kemper Rd, Springdale, OH 45246



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 **LEE &  
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COMMERCIAL REAL ESTATE SERVICES

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## BUILDING SPECS

<b>Location</b>	1100 E Kemper Rd, Springdale, OH 45246	<b>Electric Power</b>	3000A, 480v 3 phase 4 wire
<b>Total Bld. Area</b>	154,762 SF	<b>Gas</b>	Pressure: 7" w.c. (0.25psi)
<b>Main Building</b>	143,045 SF		Main: 8" downstream of meter
<b>Tire Center</b>	5,200 SF		Connected load: 10,785,000 Btu/hr
<b>Mezzanine</b>	6,517 SF		
<b>Land Size</b>	16.321 Acres	<b>Water</b>	Pressure: 85psi (static) Main: 2-1/2" main service; water header located in office core janitor room
<b>General Construction</b>	Pre-Engineered metal building with CMU walls	<b>Parking</b>	(762) Total parking stalls; (446) 10 Ft. wide stalls; (304) 9Ft. wide stalls; (12) Handicap stalls; No. of stalls per 1,000 SF of building area (5.05)
<b>Year Built</b>	2000	<b>Slab Thickness</b>	6", non-reinforced
<b>Parcel ID</b>	599-10-32	<b>Clear Height</b>	Tire Center: 16', Main Building: 22'
<b>Zoning</b>	PUD	<b>Dock Height</b>	~4'
<b>Column Spacing</b>	54'x42'	<b>Truck Court Depth</b>	140'
<b># Restrooms</b>	(1) men's/women's, (1) single occupancy (Tire Sales), (1) single occupancy (receiving)	<b>Drive in Door Height (Field Verify Clear Height)</b>	Entry 10'-6", Tire install (1) 12'-4", (3) 10'-4"
<b>Lighting Specs (inside and out)</b>	LED	<b>Number of UST's (at Fuel Facility)</b>	4
		<b>Type</b>	Double wall fiberglass
		<b>Stay/Removed</b>	Stay
<b>Building Dimensions</b>	Main building: 458'x322' Tire sales: 130'x40'	<b>Fuel Dispenser Number</b>	6
		<b>Type</b>	Gilbarco Encore 700S (2-product)
		<b>Stay/Removed</b>	Stay
<b>Roof Age and Type</b>	Metal standing seam roof, 21.5 years	<b>Refrigeration Box Areas</b>	(3) POS Coolers (1,425 SF each), (1) Produce Cooler (518 SF), (1) Meat Cooler (1,139 SF) (1) Bakery Cooler (328 SF)
		<b>Stay/Removed</b>	Stay
<b>RTU/HVAC</b>	AC-1 Pharmacy: 3-ton Trane split system, heat pump; (2010) AC-2 Office: 3-ton Trane Rooftop unit, 40MBH gas heat; (1999) AC-3 Food Service: 12.5-ton Trane Rooftop unit, 250MBH gas heat; (1999) AC-4 Tire Sales: 10-ton Trane Rooftop unit, 250MBH gas heat; (1999) AC-5 Optical: 2-ton Trane Rooftop unit, 60MBH gas heat; (2015) AC-6 EDP: 1.5-ton Trane Rooftop unit, 40MBH gas heat; (1999) AC-7~19 Main Sales: 25-ton Trane Rooftop units; AC-9,11,12,14,15,18,19; 400MBH gas heat; (1999) AC-7,13; 400MBH gas heat; (2011) AC-10,16,17; 400MBH gas heat; (2015)	<b>Sprinkler Type</b>	<b>Warehouse Areas:</b> .495/2000, 100 SF max spacing, 100 GPM inside hose provision, 400 outside hose provision Per NFPA 231C, class IV commodity on del row racks (no solid shelves), with a min. 8ft. Aisles, 20 ft. high, non-encapsulated <b>Offices:</b> .15/1500, 130SF max spacing, 250 GPM hose provision <b>Tire Center:</b> .30/2500, 100 SF max spacing, 750 GPM hose provision. Per NFPA 231D, side storage to 6ft. High <b>Meat/Bakery:</b> .15/1500, 130SF max spacing, 250 GPM hose provision. Ordinary class 1, per NFPA 13 <b>Coolers:</b> .15/1500, 130SF max spacing, 250 GPM hose provision. Ordinary class 1, per NFPA 13 <b>Canopies:</b> .15/1950, 130 SF max spacing, 250 GPM hose provision. Ordinary class 1, per NFPA
<b>Hot Water Heater Tank</b>	Ultra Force, Solid State (100 gal) Model #: SUF-100-199-NE 300		

# EXTERIOR IMAGES

Looking East



Fuel Center



Truck Docks



Looking West from Chesterdale



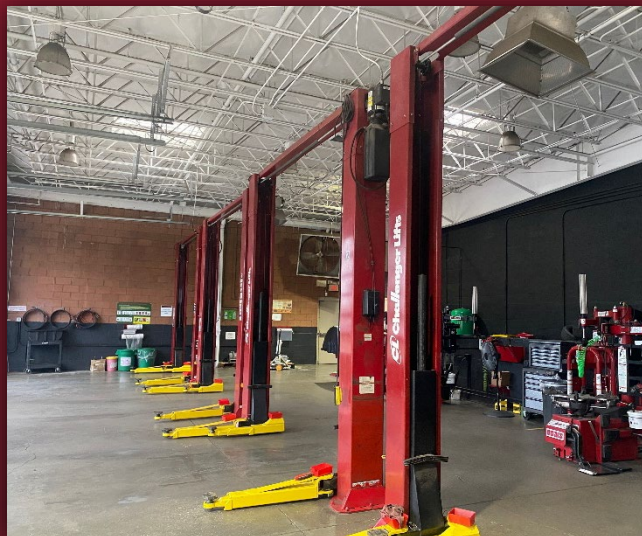
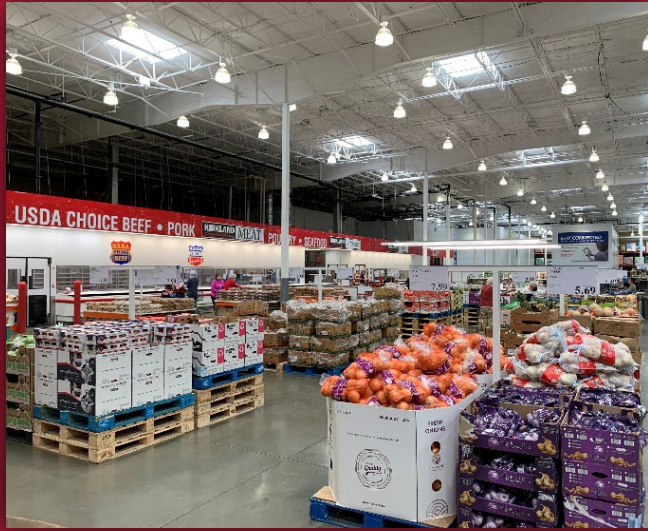
Tire Center



Looking North

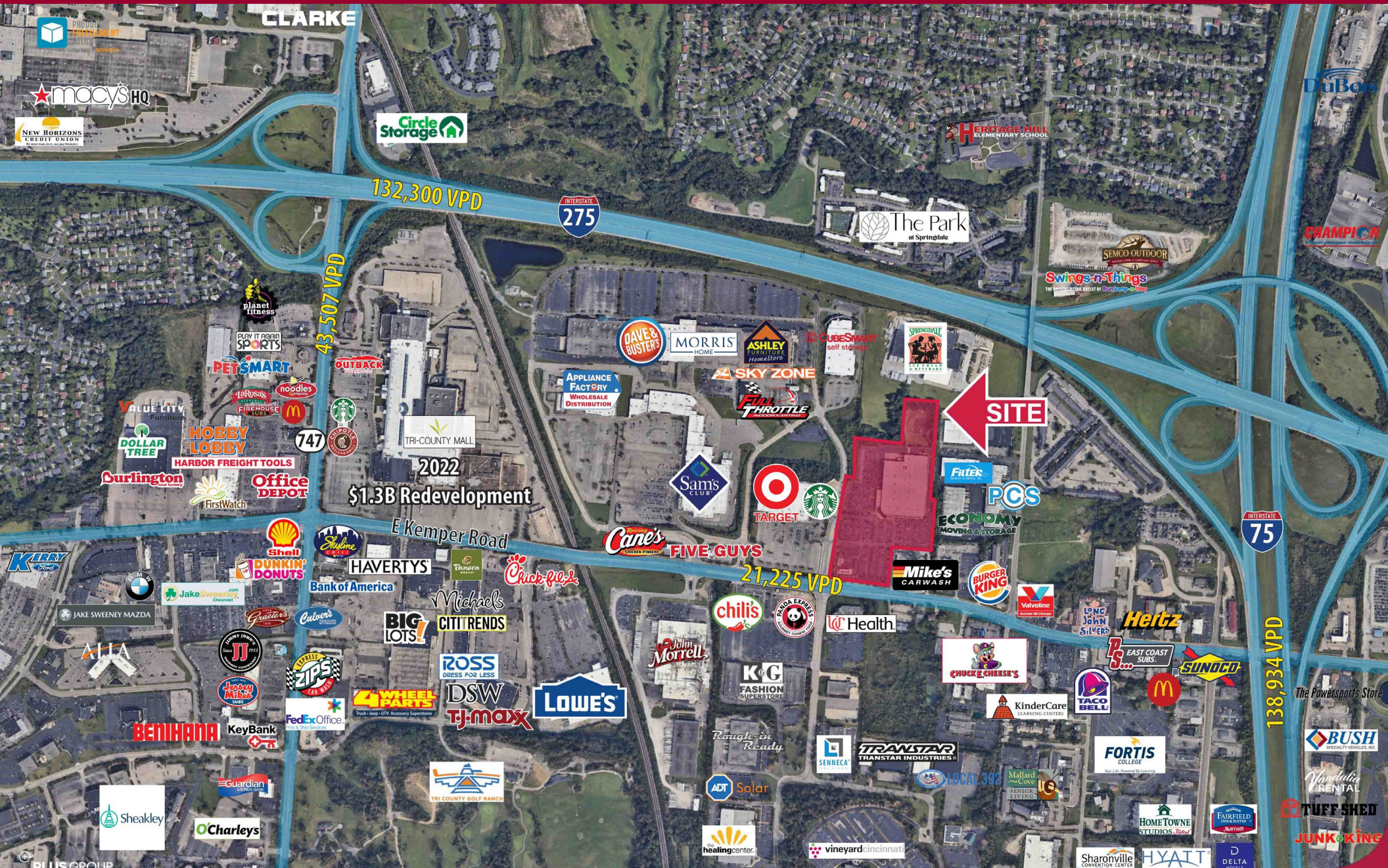


# INTERIOR IMAGES



# FOR SALE FORMER COSTCO


# MICRO AERIAL



# FOR SALE FORMER COSTCO

# MICRO AERIAL

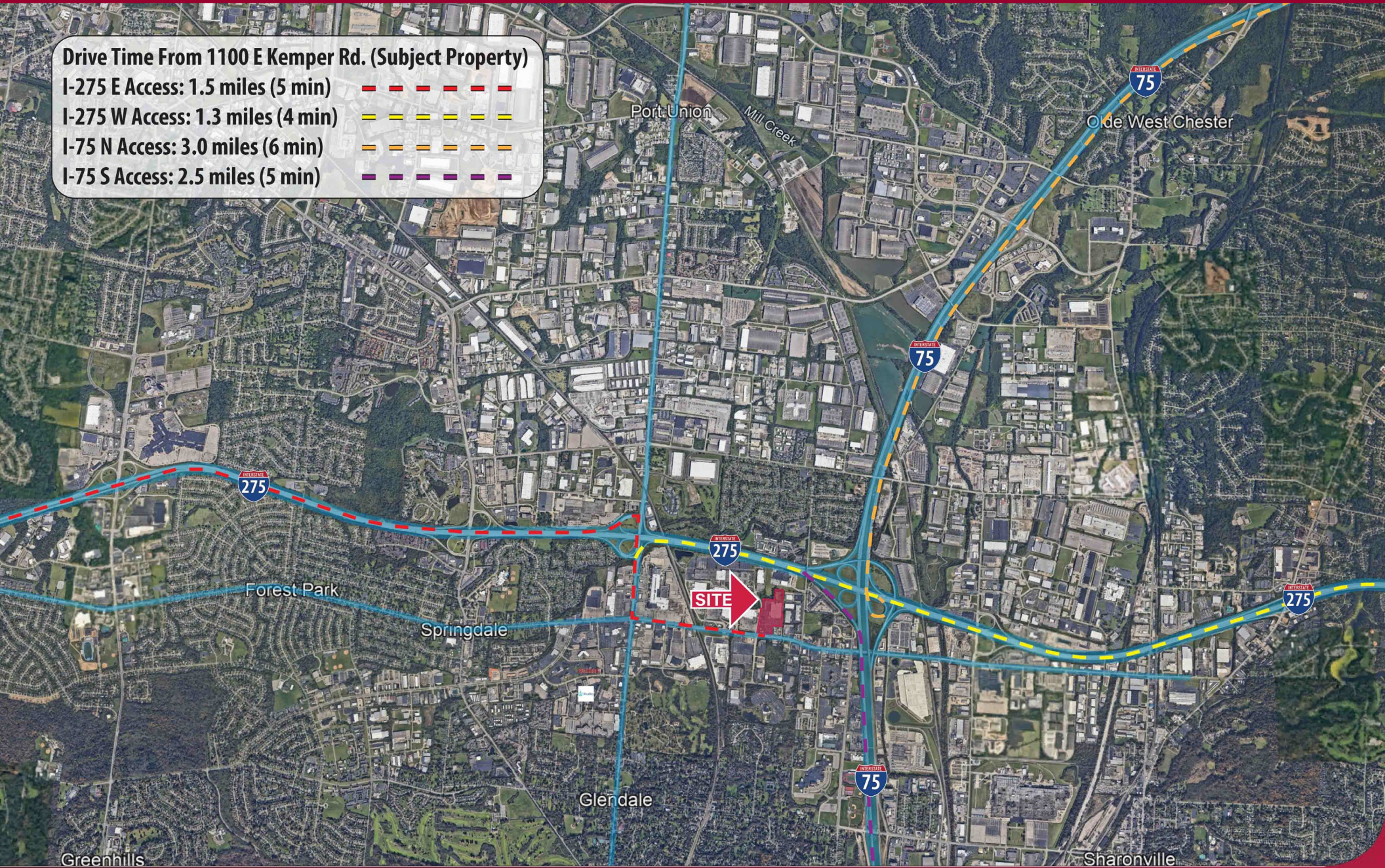
## Drive Time From 1100 E Kemper Rd. (Subject Property)

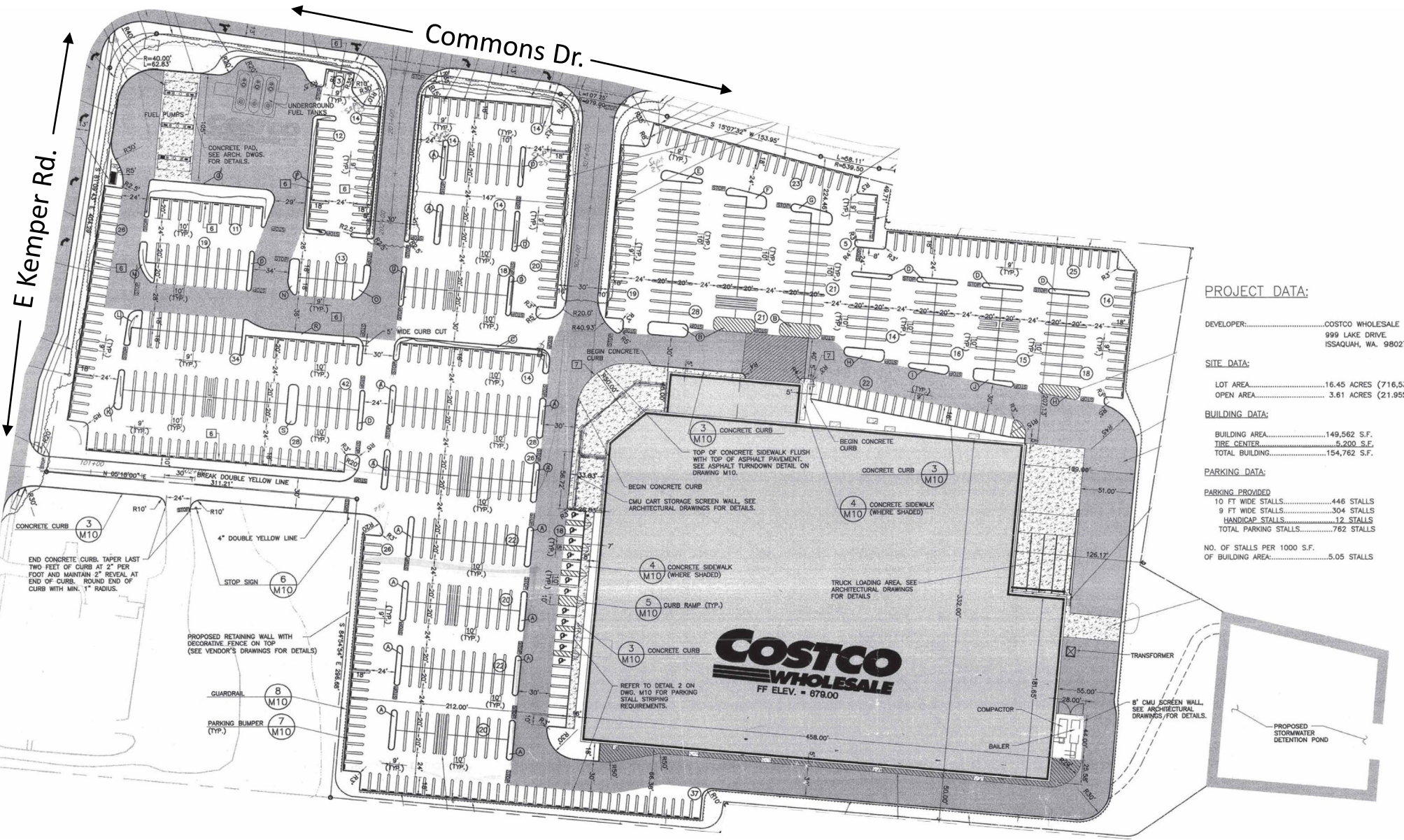
I-275 E Access: 1.5 miles (5 min) 

I-275 W Access: 1.3 miles (4 min) 

I-75 N Access: 3.0 miles (6 min) 

I-75 S Access: 2.5 miles (5 min) 





**PROJECT DATA:**

DEVELOPER:.....COSTCO WHOLESALE  
 999 LAKE DRIVE  
 ISSAQUAH, WA. 98027

**SITE DATA:**

LOT AREA.....16.45 ACRES (716,531 S.F.)  
 OPEN AREA.....3.61 ACRES (21,955)

**BUILDING DATA:**

BUILDING AREA.....149,562 S.F.  
 TIRE CENTER.....5,200 S.F.  
 TOTAL BUILDING.....154,762 S.F.

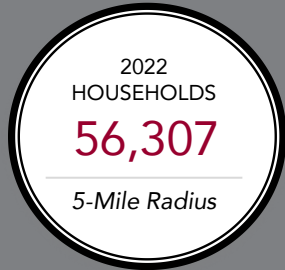
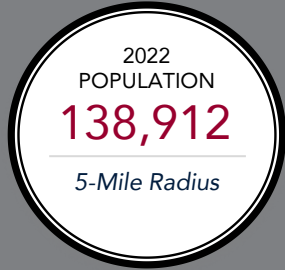
**PARKING DATA:**

PARKING PROVIDED

10 FT WIDE STALLS.....	446 STALLS
9 FT WIDE STALLS.....	304 STALLS
HANDICAP STALLS.....	12 STALLS
TOTAL PARKING STALLS.....	762 STALLS

NO. OF STALLS PER 1000 S.F.  
 OF BUILDING AREA.....5.05 STALLS

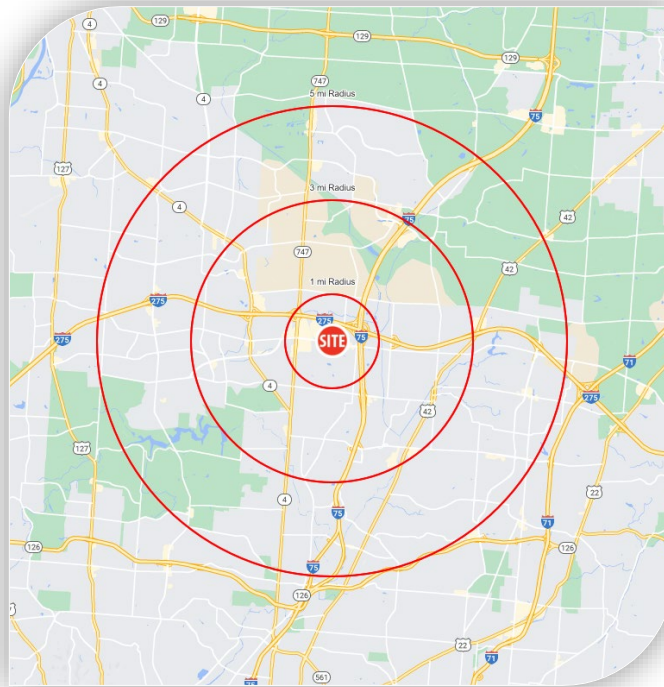
## SNAPSHOT



POPULATION	1 Miles	3 Miles	5 Miles
Estimated Population (2022)	4,266	40,661	138,912
Projected Population (2027)	4,403	41,553	140,449
Census Population (2020)	4,249	40,733	139,675
Census Population (2010)	4,176	37,705	133,518
Total Businesses	533	4,092	9,393
Total Employees	10,573	76,076	163,686

HOUSEHOLDS	1 Miles	3 Miles	5 Miles
Estimated Households (2022)	1,608	16,759	56,307
Projected Households (2027)	1,653	17,234	57,323
Census Households (2020)	1,598	16,754	56,540
Census Households (2010)	1,590	15,705	54,262
Total Housing Units	1,744	18,002	59,888
Housing Units Occupied (2022)	92.2%	93.1%	94.0%



HOUSEHOLDS BY EXPENDITURE	1 Miles	3 Miles	5 Miles
Total Household Expenditures	\$104.66 M	\$965.56 M	\$4 B
Consumer Expenditure Top 10 Categories			
Apparel	\$3.67 M	\$33.81 M	\$141.7 M
Education	\$3.06 M	\$27.96 M	\$124.32 M
Entertainment	\$5.81 M	\$53.88 M	\$228.28 M
Food and Beverages	\$15.61 M	\$143.17 M	\$586.54 M
Furnishings and Equipment	\$3.61 M	\$33.53 M	\$141.64 M
Health Care	\$8.91 M	\$82.42 M	\$336.12 M
Household Operations	\$4.07 M	\$37.65 M	\$158.37 M
Shelter	\$22.25 M	\$204.59 M	\$841.72 M
Transportation	\$18.99 M	\$175.65 M	\$728.13 M
Utilities	\$7.93 M	\$72.6 M	\$290.56 M

HOUSEHOLDS BY INCOME	1 Miles	3 Miles	5 Miles
Estimated Average HH Income (2022)	\$89,621	\$76,212	\$103,063
Estimated Median HH Income (2022)	\$46,417	\$59,363	\$79,537
Estimated Per Capita Income (2022)	\$33,913	\$31,544	\$41,856

POPULATION AGE PROFILE	1 Miles	3 Miles	5 Miles
<b>Population By Age</b>			
2022 Est. Population Under 10 Years	18.9%	13.9%	12.5%
2022 Est. Population 10 to 19 Years	9.7%	11.9%	12.5%
2022 Est. Population 20 to 29 Years	16.3%	13.4%	12.0%
2022 Est. Population 30 to 44 Years	18.5%	18.5%	18.9%
2022 Est. Population 45 to 59 Years	13.1%	17.0%	19.5%
2022 Est. Population 60 to 74 Years	13.7%	16.4%	17.2%
2022 Est. Population 75 Years or Over	9.7%	8.9%	7.5%
Median Age	34.2	38.4	39.9

Population 25+ by Education Level	1 Miles	3 Miles	5 Miles
2022 Estimate Population Age 25+	2,725	27,685	96,653
Elementary (0-8)	10.1%	3.7%	2.6%
Some High School (9-11)	4.1%	5.2%	4.7%
High School Graduate (12)	30.1%	31.1%	27.0%
Some College (13-15)	24.8%	21.0%	18.6%
Associate Degree Only	6.5%	7.4%	7.1%
Bachelors Degree Only	14.6%	19.8%	23.8%
Graduate Degree	9.7%	11.9%	16.1%