

CORNER TRAFFIC LIGHT PARCEL

2516 E McMillan Street @ Victory Parkway, Cincinnati, OH 44206



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**LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES

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CORNER TRAFFIC LIGHT PARCEL

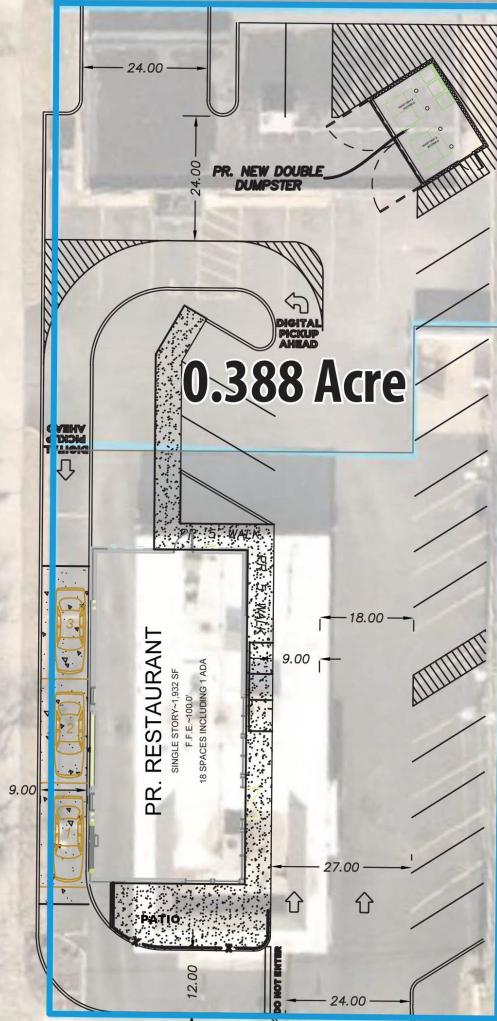
2516 E McMillan Street @ Victory Parkway, Cincinnati, OH 44206

AVAILABLE: 0.388 Acre Up To 1.67 Acres Total
LEASE RATE: \$65,000 1 Year Ground Lease
Possible Build-to-Suite for Qualified Tenant

- Corner traffic light access to both Victory Parkway and McMillan Street
- Perfect for restaurant or retail including coffee, bakery, fast-casual, dry cleaners, hair salons and banks
- Very dense urban population with lots of local traffic generators from St. Ursula High School, Eden Park, Mt. Adams, hospitals, and many more
- Skyline parcel of 1.28 acres may also be available for a total of 1.67 acres
- Existing buildings to be torn down



VICTORY PKWY



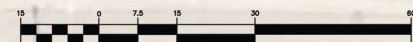
1.28 Acres



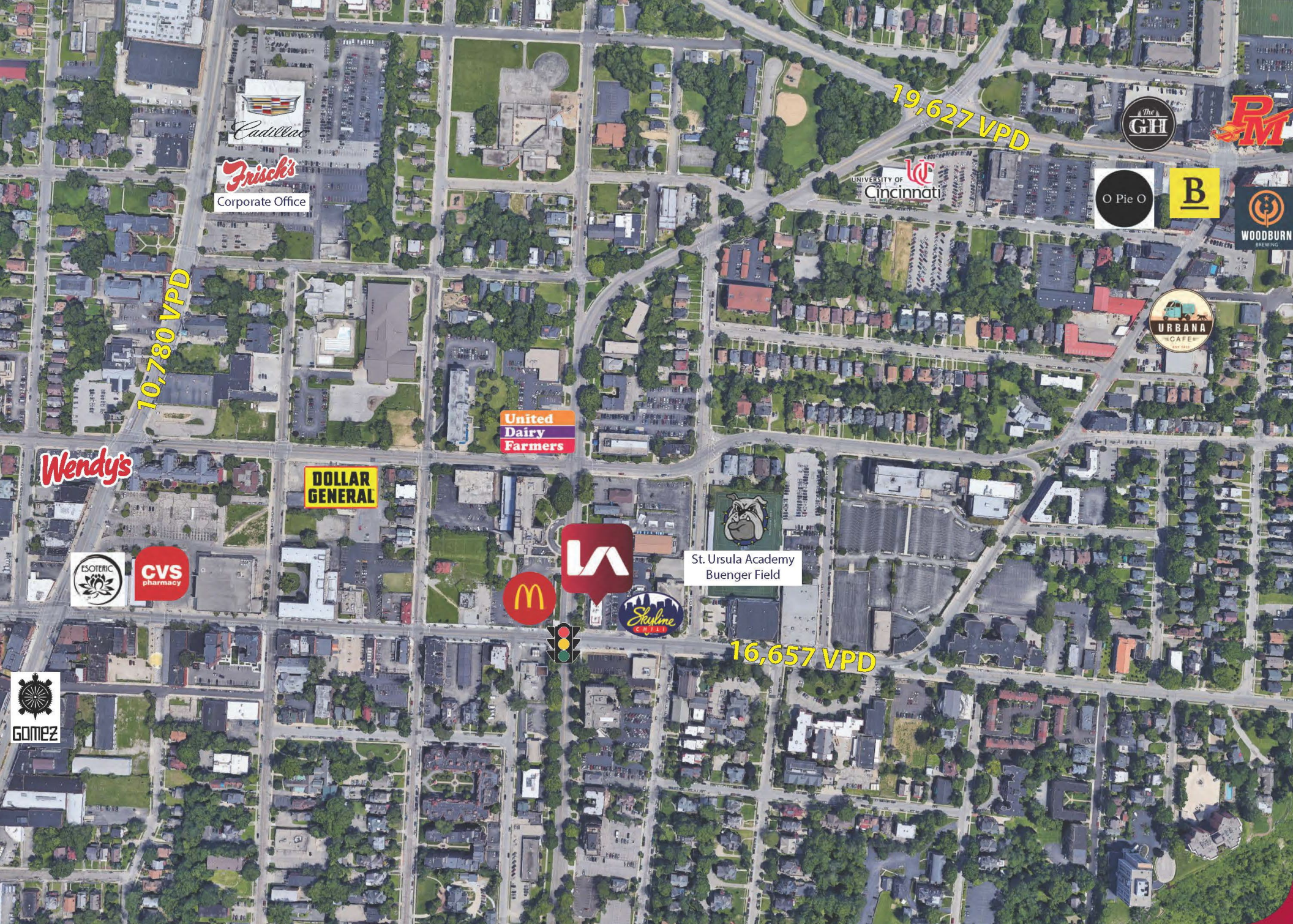
E. MCMILLAN ST.

Total: 1.67 Acres

GRAPHIC SCALE



(IN FEET)
1 inch = 15 ft.



UNIVERSITY OF
Cincinnati

Cincinnati
Children's

- Opened in 1823 as the nations first teaching hospital
- Has claims to many firsts, including the development of the polio vaccine
- Cincinnati Childrens is currently ranked 3rd for best childrens hospital in the nation

UNIVERSITY OF
Cincinnati

- Founded in 1819
- 46,790+ Students Enrolled
- 414 Degree Programs
- 2020 #1 U.S. News Best Public College Co-op Internship Program

INTERSTATE
71

New Digital Futures
Complex Development

19,627 VPD

124,918 VPD

16,657 VPD

THE
41
WELLINGTON

New Apartment
Development

The Christ Hospital

| | 1 mi radius | 3 mi radius | 5 mi radius |
|--|-------------|-------------|-------------|
| Population | | | |
| 2021 Estimated Population | 14,854 | 158,406 | 306,856 |
| 2026 Projected Population | 14,794 | 158,435 | 305,180 |
| 2010 Census Population | 13,447 | 147,145 | 293,808 |
| 2000 Census Population | 15,957 | 162,502 | 327,480 |
| Projected Annual Growth 2021 to 2026 | - | - | -0.1% |
| Historical Annual Growth 2000 to 2021 | -0.3% | -0.1% | -0.3% |
| Households | | | |
| 2021 Estimated Households | 7,647 | 70,748 | 136,740 |
| 2026 Projected Households | 7,611 | 71,230 | 136,788 |
| 2010 Census Households | 6,855 | 65,520 | 129,931 |
| 2000 Census Households | 7,696 | 72,286 | 143,445 |
| Projected Annual Growth 2021 to 2026 | - | 0.1% | - |
| Historical Annual Growth 2000 to 2021 | - | -0.1% | -0.2% |
| Age | | | |
| 2021 Est. Population Under 10 Years | 11.8% | 10.3% | 12.1% |
| 2021 Est. Population 10 to 19 Years | 10.7% | 13.8% | 12.8% |
| 2021 Est. Population 20 to 29 Years | 17.5% | 21.8% | 18.9% |
| 2021 Est. Population 30 to 44 Years | 19.8% | 19.7% | 20.5% |
| 2021 Est. Population 45 to 59 Years | 17.7% | 15.7% | 16.3% |
| 2021 Est. Population 60 to 74 Years | 15.5% | 13.4% | 14.0% |
| 2021 Est. Population 75 Years or Over | 7.1% | 5.3% | 5.4% |
| 2021 Est. Median Age | 36.3 | 33.3 | 34.1 |
| Marital Status & Gender | | | |
| 2021 Est. Male Population | 47.1% | 50.6% | 49.4% |
| 2021 Est. Female Population | 52.9% | 49.4% | 50.6% |
| 2021 Est. Never Married | 53.3% | 57.2% | 51.9% |
| 2021 Est. Now Married | 24.1% | 24.1% | 27.1% |
| 2021 Est. Separated or Divorced | 17.5% | 14.1% | 16.0% |
| 2021 Est. Widowed | 5.1% | 4.6% | 4.9% |
| Income | | | |
| 2021 Est. HH Income \$200,000 or More | 7.0% | 8.1% | 6.5% |
| 2021 Est. HH Income \$150,000 to \$199,999 | 2.9% | 4.8% | 4.3% |
| 2021 Est. HH Income \$100,000 to \$149,999 | 10.1% | 10.8% | 11.2% |
| 2021 Est. HH Income \$75,000 to \$99,999 | 9.8% | 9.1% | 9.7% |
| 2021 Est. HH Income \$50,000 to \$74,999 | 15.8% | 16.1% | 17.0% |
| 2021 Est. HH Income \$35,000 to \$49,999 | 8.8% | 10.8% | 11.5% |
| 2021 Est. HH Income \$25,000 to \$34,999 | 9.0% | 9.5% | 9.8% |
| 2021 Est. HH Income \$15,000 to \$24,999 | 10.1% | 10.3% | 10.4% |
| 2021 Est. HH Income Under \$15,000 | 26.6% | 20.5% | 19.6% |
| 2021 Est. Average Household Income | \$74,641 | \$81,976 | \$77,664 |
| 2021 Est. Median Household Income | \$49,354 | \$54,244 | \$53,721 |
| 2021 Est. Per Capita Income | \$38,703 | \$37,409 | \$35,105 |
| 2021 Est. Total Businesses | 839 | 8,758 | 14,191 |
| 2021 Est. Total Employees | 12,661 | 134,605 | 217,292 |

