

Retail Spaces For Lease

Gilmore Square *Fairfield*



Former 4,200 SF restaurant available for lease. Walk-ins, three compartment sinks, and FF&E included. Landlord will install a new hood for a restaurant user. Open floor area is perfect for non-restaurant users such as dentist, doctors, or any health care related users.

Close to National retailers such as Bass Pro Shop, Kohls, Babies "R" Us, Bob Evans and Meijers.

FEATURES

- **4,200 SF Available**
- Located just off I-275 at the Gilmore Road & Winton Road exits with traffic light access
- Next to two of the largest employers - Cincinnati Financial & Mercy Health Hospital
- Walking path connecting Cincinnati Financial (3,280 employees) at site
- Landlord will install hood for a restaurant user
- Lease Rate: \$16.50/SF NNN (\$4.84)

LOCATION

Gilmore Square
500 Kolb Drive & Gilmore Road
Fairfield, OH 45014

CONTACT

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Demographics:	1 mile	3 mile	5 mile
Population:	5,632	70,964	148,285
Households:	2,112	28,446	58,812
Avg. HH Income:	\$79,018	\$72,269	\$75,688

Traffic Count:

Glenway Avenue at Surrey Avenue = 30,976 2018



EVEREST

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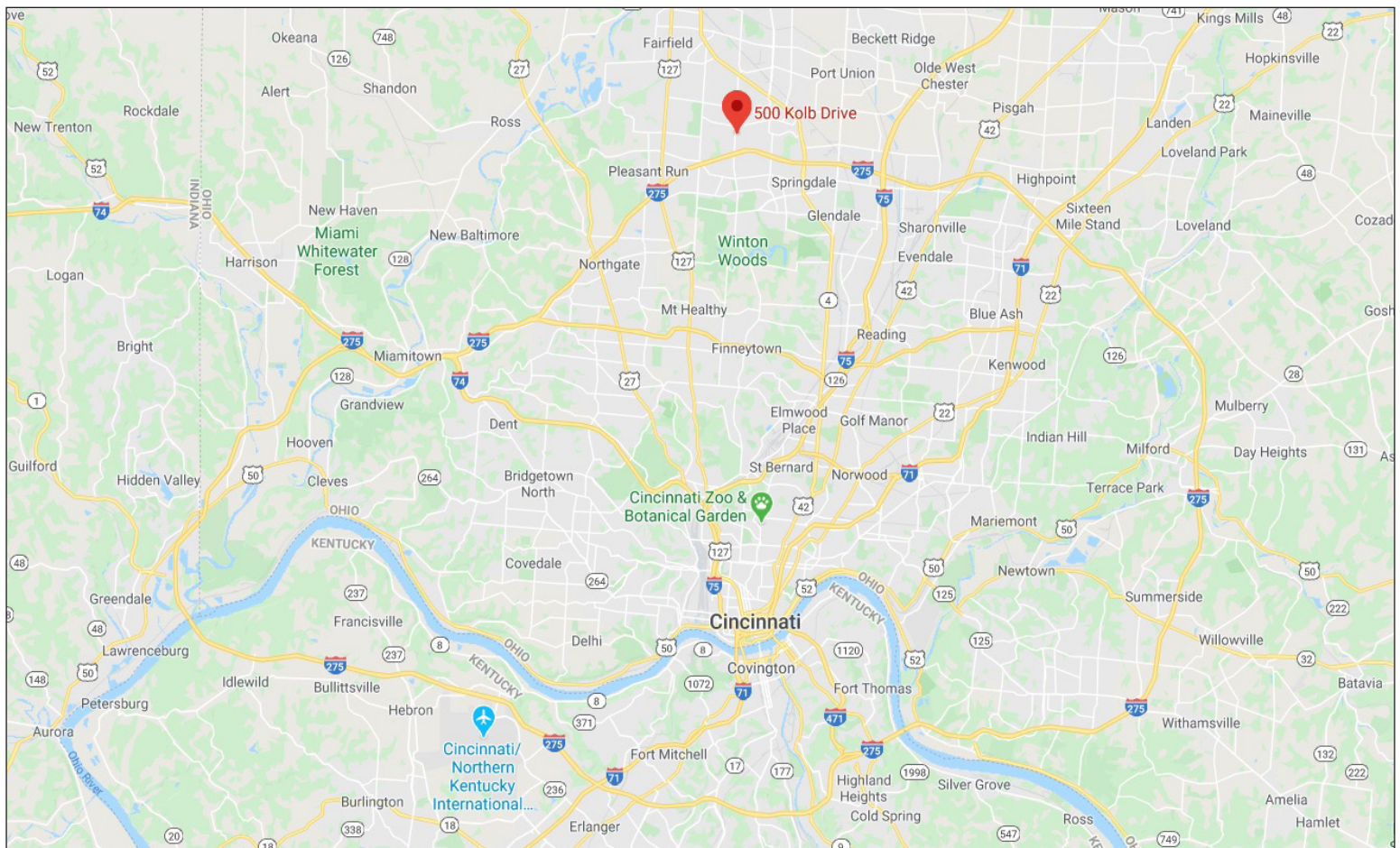
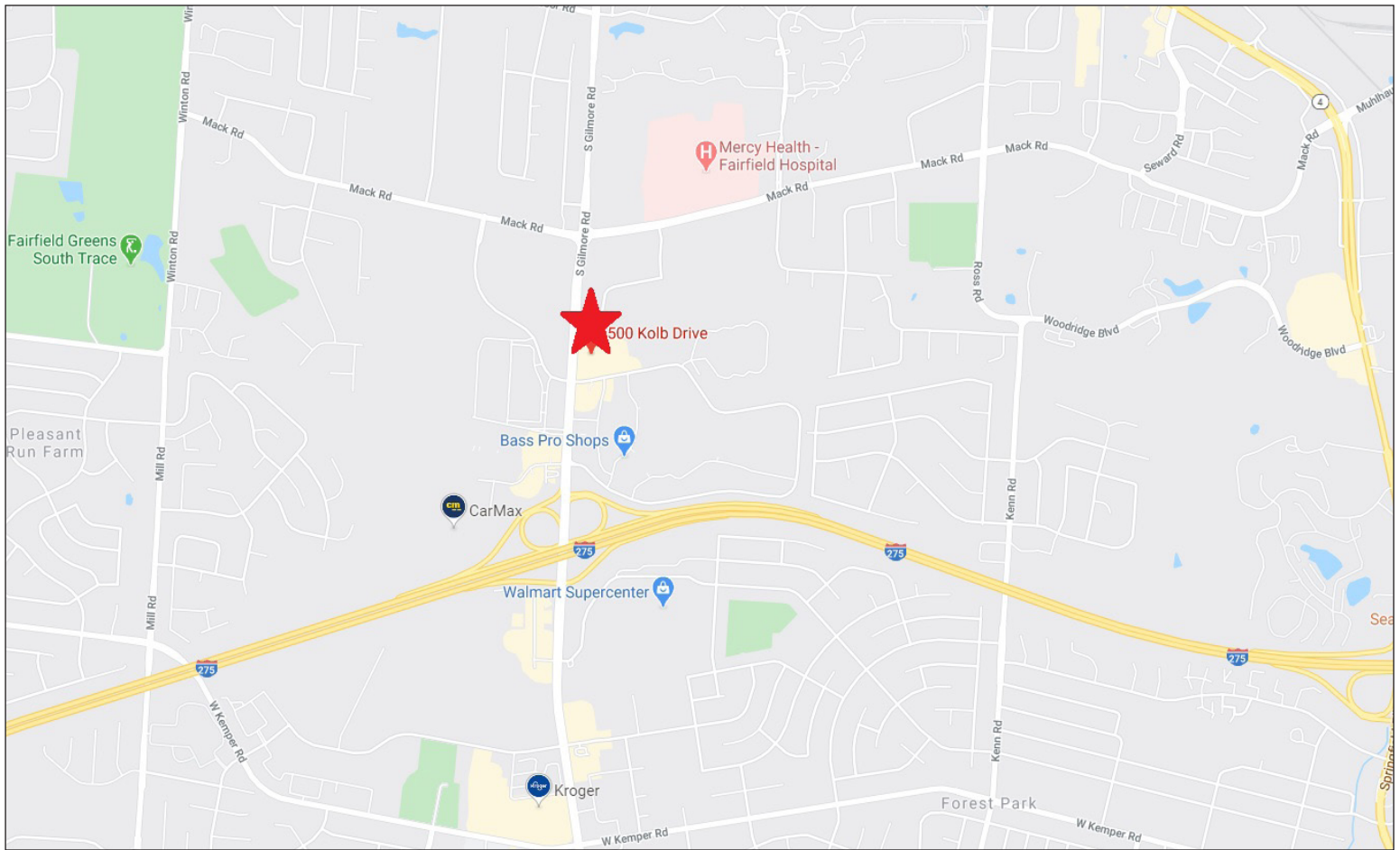
Gilmore Square Floor Plan

	1,500 SF	1,400 SF	1,550 SF	1,750 SF	1,400 SF	2,300 SF	4,200 SF AVAILABLE	4,480 SF
	Sprint	DIVA EYEBROWS	Popular Smoke & Vape Shop	Stone Nail Spa	Great Clips®	Nina's Yoga & Wellness Studio		Namaste Grocery

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Gilmore Square





Demographic Summary Report

Gilmore Square

500 Kolb Dr, Fairfield, OH 45014

Building Type: **General Retail**
 Secondary: **Storefront**
 GLA: **18,900 SF**
 Year Built: **1999**

Total Available: **0 SF**
 % Leased: **100%**
 Rent/SF/Yr: **-**



Radius	1 Mile		3 Mile		5 Mile	
Population						
2025 Projection	5,574		71,815		150,056	
2020 Estimate	5,632		70,964		148,285	
2010 Census	6,237		70,022		146,629	
Growth 2020 - 2025	-1.03%		1.20%		1.19%	
Growth 2010 - 2020	-9.70%		1.35%		1.13%	
2020 Population by Hispanic Origin	199		5,430		11,386	
2020 Population	5,632		70,964		148,285	
White	3,111	55.24%	40,474	57.03%	94,545	63.76%
Black	2,196	38.99%	25,173	35.47%	42,934	28.95%
Am. Indian & Alaskan	11	0.20%	259	0.36%	514	0.35%
Asian	118	2.10%	2,441	3.44%	5,409	3.65%
Hawaiian & Pacific Island	13	0.23%	112	0.16%	320	0.22%
Other	183	3.25%	2,506	3.53%	4,562	3.08%
U.S. Armed Forces	0		38		87	
Households						
2025 Projection	2,082		28,799		59,555	
2020 Estimate	2,112		28,446		58,812	
2010 Census	2,391		28,104		58,117	
Growth 2020 - 2025	-1.42%		1.24%		1.26%	
Growth 2010 - 2020	-11.67%		1.22%		1.20%	
Owner Occupied	1,691	80.07%	17,203	60.48%	37,186	63.23%
Renter Occupied	421	19.93%	11,243	39.52%	21,625	36.77%
2020 Households by HH Income	2,112		28,445		58,811	
Income: <\$25,000	181	8.57%	4,459	15.68%	9,475	16.11%
Income: \$25,000 - \$50,000	501	23.72%	7,082	24.90%	14,199	24.14%
Income: \$50,000 - \$75,000	493	23.34%	7,015	24.66%	13,358	22.71%
Income: \$75,000 - \$100,000	327	15.48%	3,845	13.52%	8,035	13.66%
Income: \$100,000 - \$125,000	314	14.87%	2,793	9.82%	5,809	9.88%
Income: \$125,000 - \$150,000	162	7.67%	1,308	4.60%	2,997	5.10%
Income: \$150,000 - \$200,000	104	4.92%	1,060	3.73%	2,628	4.47%
Income: \$200,000+	30	1.42%	883	3.10%	2,310	3.93%
2020 Avg Household Income	\$79,018		\$72,269		\$75,688	
2020 Med Household Income	\$69,541		\$58,800		\$60,159	



The Following Information Has Been Prepared By The Everest Group
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