

Retail & Warehouse Spaces for Lease

Sharonville Plaza



FEATURES

- **2,636 SF Former Restaurant Space Available**
- Large dining room that can be separated
- Space includes a 14' hood, walk-in refrigerator/freezer, three compartment sink, grease trap.
- Long history of catering to dine-in and take out customers in the community.
- Corner space with great visibility and plenty of parking in front.
- Lease rate: \$13.00 PSF NNN (\$4.27)
- **4,020 SF Warehouse Space Available**
- Two dock doors
- Direct access traffic light
- Easy access to I-275, I-71 & I-75
- Near restaurants, hotels, shopping and amenities.
- Lease rate: Call Agent



LOCATION

Sharonville Plaza
11959 Lebanon Road (US-42)
Cincinnati, OH 45241

CONTACT

Karen Duesing

karen.duesing@everestrealstate.com

513/769-2518

Adam Simon

adam.simon@everestrealstate.com

513/608-0887

Demographics:	1 mile	3 miles	5 miles
Population:	2,877	35,340	142,241
Households:	1,461	13,692	53,357
Avg. HH Income:	\$58,951	\$73,075	\$80,695

Traffic Count:

Lebanon Road (US-42) at Hauck Road = 24,5676 AADT 2013

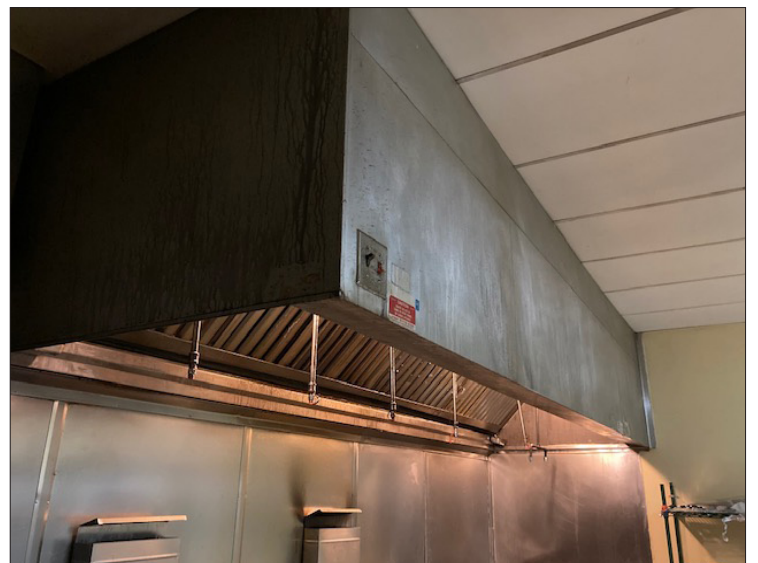


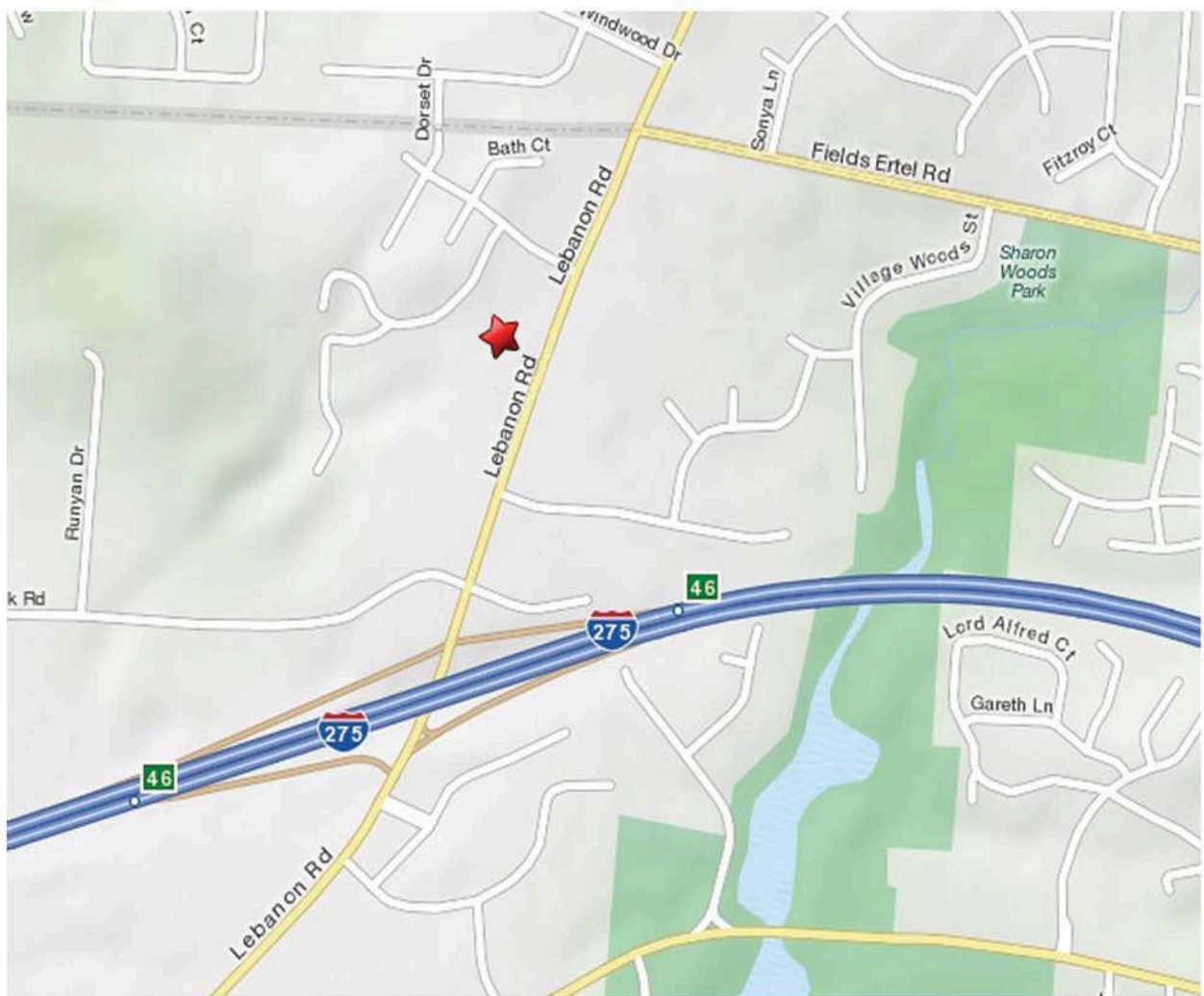
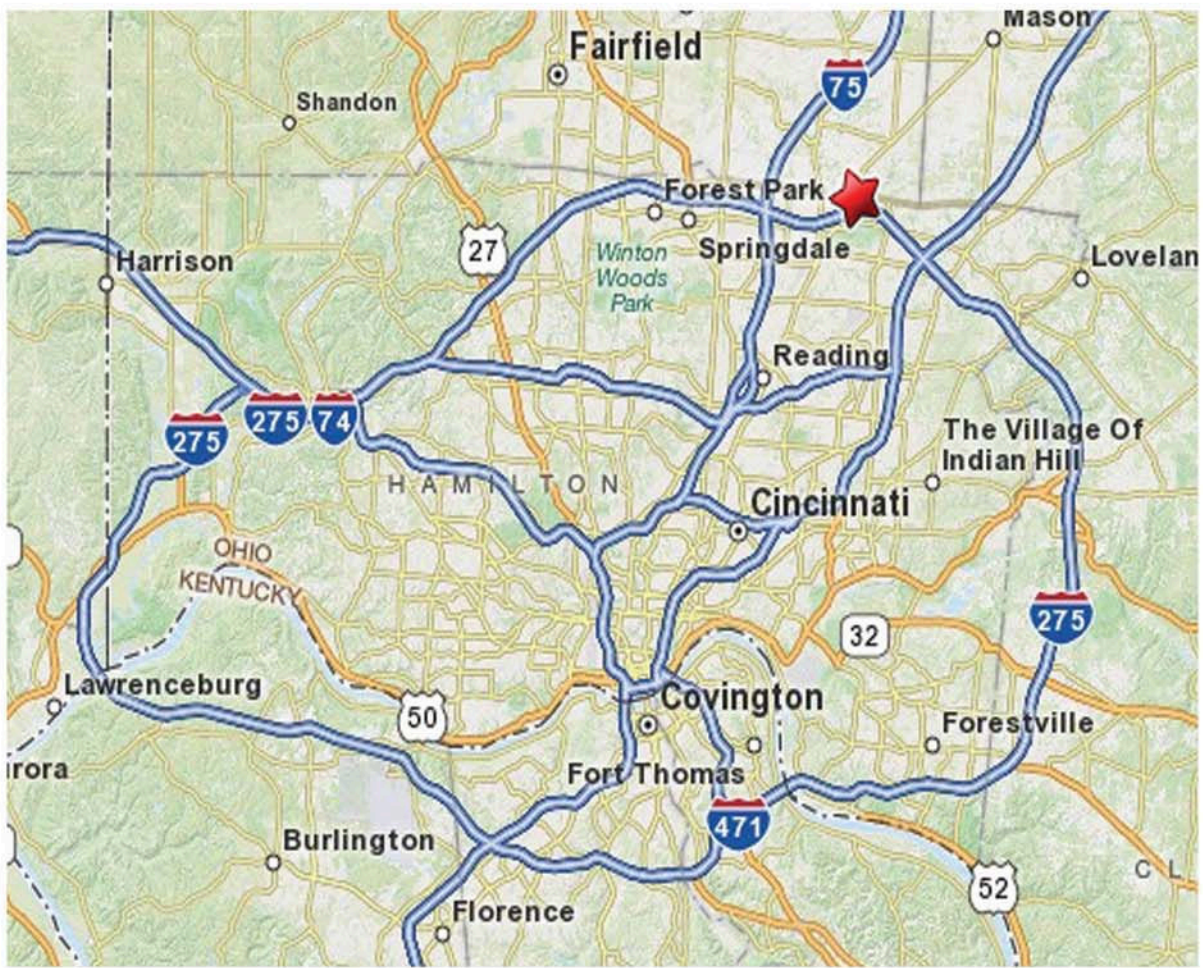
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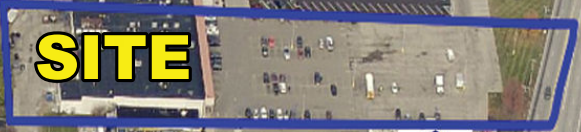
www.everestrealstate.com

9902 Carver Road, Suite 105, Cincinnati, Ohio 45242

Sharonville Plaza







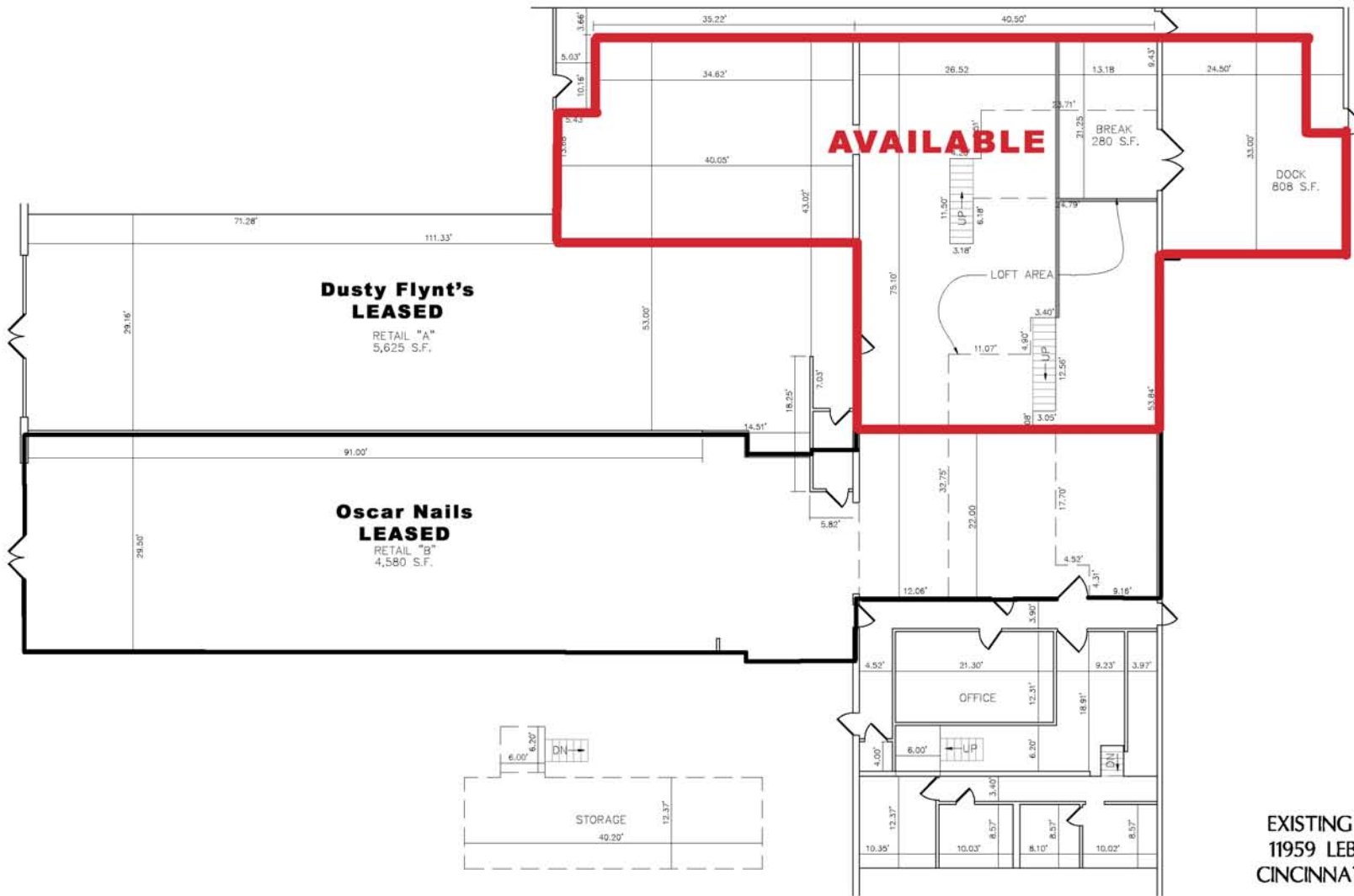
SITE

Lebanon Rd



Paul Mitchell
The School





EXISTING FLOOR PLAN
 11959 LEBANON ROAD
 CINCINNATI, OHIO 45241

SECTION 19, TOWN 3, RANGE 2
 CITY OF SHARONVILLE
 HAMILTON COUNTY, OHIO



Revision	By	Date



McGill Smith Punshon, Inc.

3700 Park 42 Drive • Suite 1908
 Cincinnati, Ohio 45241-2097
 Tel 513.759.0004 • Fax 513.563.7099
 www.mcgillsmithpunshon.com

Engineers • Architects • Surveyors • Landscape Architects • Planners

Drawn By	JLK	Date	OCTOBER 19, 2012	Project No.	12486.00	Sheet No.	1/1
Project Mgr.	JLK	Scale	1" = 10'	Points D.B.	N/A		
CAD				12486003-BAS	X-Ref.	N/A	File No. 12486

11959 Lebanon Rd

Demographics



11959 Lebanon Rd
Cincinnati, OH 45241
Property Type: Retail
Specific Use: Neighborhood Center
Building Size: 31,708 SF
Year Built: 1970

Population	2015			2016 Projection		
	< 1 Mile	< 3 Miles	< 5 Miles	< 1 Mile	< 3 Miles	< 5 Miles
Total Estimated Population	3,000	35,777	133,348	2,877	36,042	136,746
Total Census 2010 Population	2,742	34,687	126,216	2,742	34,687	126,216
Population Change %	9%	4.2%	2.9%	4.3%	3.5%	3%
Population Density (People/SQ Mile)	843	1,931	2,435	809	1,891	2,409
Median Age	45	46	45	46	47	46
Total Males	1,409	17,600	65,129	1,372	17,773	66,997
Total Females	1,591	18,177	68,219	1,505	18,269	69,749

Population By Age Group	2015			2016 Projection		
	< 1 Mile	< 3 Miles	< 5 Miles	< 1 Mile	< 3 Miles	< 5 Miles
4 Years Old and Younger	161	1,777	7,356	138	1,736	7,278
5 - 9 Years Old	176	2,181	8,998	180	2,079	8,664
10 - 14 Years Old	164	2,340	9,634	168	2,221	9,262
15 - 19 Years Old	151	2,481	9,916	163	2,421	9,911
20 - 24 Years Old	151	2,391	9,367	155	2,516	10,083
25 - 29 Years Old	169	1,981	7,848	159	2,253	8,958
30 - 34 Years Old	202	1,835	7,442	166	1,964	7,897
35 - 39 Years Old	217	2,039	8,265	185	1,934	7,852
40 - 44 Years Old	234	2,582	10,009	214	2,228	8,947
45 - 49 Years Old	229	2,930	10,755	222	2,553	9,884
50 - 54 Years Old	215	3,001	10,477	215	2,773	10,214
55 - 59 Years Old	187	2,756	9,267	196	2,799	9,794
60 - 64 Years Old	140	2,075	6,752	159	2,323	7,810
65 - 69 Years Old	119	1,620	5,142	133	1,926	6,310
70 - 74 Years Old	102	1,255	3,928	106	1,479	4,740
75 - 79 Years Old	91	997	3,179	82	1,087	3,451

Population By Age Group	2015			2016 Projection		
	< 1 Mile	< 3 Miles	< 5 Miles	< 1 Mile	< 3 Miles	< 5 Miles
80 - 84 Years Old	82	702	2,276	69	786	2,533
85 Years Old and Older	210	834	2,737	167	964	3,158

Population By Ethnicity	2015			2016 Projection		
	< 1 Mile	< 3 Miles	< 5 Miles	< 1 Mile	< 3 Miles	< 5 Miles
White	2,503	31,267	108,644	2,365	30,787	108,549
Black	276	2,081	14,733	300	2,425	16,603
Native American	N/A	22	126	N/A	17	106
Asian	179	1,986	8,332	164	2,336	9,781
Pacific Islander	N/A	25	43	N/A	35	47
2 or More Races	42	396	1,470	48	442	1,660
Hispanic	102	964	4,318	102	1,062	5,013
White Non-Hispanic	2,398	30,285	104,288	2,253	29,602	103,160

Housing	2015			2016 Projection		
	< 1 Mile	< 3 Miles	< 5 Miles	< 1 Mile	< 3 Miles	< 5 Miles
Total Estimated Households	1,521	13,951	50,804	1,461	13,915	51,578
Total Census 2010 Households	1,412	13,513	48,042	1,412	13,513	48,042
Average Household Size	1.8	2.6	2.6	.2	N/A	N/A
Total Housing Units	1,870	15,636	56,139	1,990	16,337	58,733
Owner	592	11,792	39,106	630	12,320	40,926
Renter	1,183	3,254	14,328	1,259	3,399	14,982
Vacant Housing Units	94	588	2,704	101	617	2,827

Income	2015			2016 Projection		
	< 1 Mile	< 3 Miles	< 5 Miles	< 1 Mile	< 3 Miles	< 5 Miles
Under \$10,000	60	398	2,033	56	385	2,042
\$10,000 - \$14,999	137	543	1,852	132	530	1,853
\$15,000 - \$19,999	96	502	1,969	93	485	1,987
\$20,000 - \$24,999	219	628	2,331	210	613	2,362
\$25,000 - \$29,999	70	635	2,202	68	612	2,237
\$30,000 - \$34,999	79	611	2,430	75	592	2,469
\$35,000 - \$39,999	115	675	2,241	112	653	2,265
\$40,000 - \$44,999	43	801	2,612	41	785	2,652
\$45,000 - \$49,999	80	692	2,319	77	683	2,357
\$50,000 - \$59,999	113	1,241	4,283	107	1,222	4,338
\$60,000 - \$74,999	134	1,571	6,368	130	1,594	6,532
\$75,000 - \$99,999	152	2,334	8,035	146	2,406	8,260
\$100,000 - \$124,999	126	1,380	4,908	120	1,404	5,039

Income	2015			2016 Projection		
	< 1 Mile	< 3 Miles	< 5 Miles	< 1 Mile	< 3 Miles	< 5 Miles
\$125,000 - \$149,999	28	753	2,363	26	769	2,405
\$150,000 - \$199,999	26	559	1,964	25	570	1,962
Over \$200,000	28	473	2,298	26	465	2,247
Median Household Income	\$44,624	\$63,335	\$65,350	\$45,243	\$63,352	\$65,364
Aggregate Household Income	\$87, 937,105	\$1, 059,829,669	\$3, 948,271,786	\$84, 885,638	\$1, 062,460,961	\$3, 988,104,533
Average Household Income	\$58,480	\$76,463	\$80,347	\$58,951	\$76,309	\$80,296
Per Capita Household Income	\$29,166	\$29,266	\$30,411	\$29,405	\$29,108	\$30,298

Household Expenditures	2015			2016 Projection		
	< 1 Mile	< 3 Miles	< 5 Miles	< 1 Mile	< 3 Miles	< 5 Miles
Total Annual Household	\$65, 571,728	\$737, 954,969	\$2, 665,751,914	\$63, 335,090	\$749, 894,507	\$2, 735,382,521
Average Annual Household	\$43,230	\$51,954	\$52,128	\$43,451	\$52,411	\$52,551
Food	\$5,575	\$6,449	\$6,478	\$5,547	\$6,487	\$6,507
Cereals & Bakery Products	\$411	\$446	\$446	\$407	\$446	\$445
Cereals & Cereal Products	\$150	\$167	\$168	\$150	\$168	\$169
Bakery Products	\$294	\$325	\$325	\$285	\$312	\$311
Meats, Poultry, Fish & Eggs	\$877	\$987	\$988	\$889	\$1,003	\$1,005
Dairy ProductseFMisc	\$355	\$400	\$401	\$363	\$416	\$418
Housing	\$14,192	\$16,590	\$16,628	\$14,355	\$16,834	\$16,870
Owned Dwellings	\$5,452	\$7,005	\$7,041	\$5,538	\$7,182	\$7,219
Mortgage Interest & Charges	\$2,769	\$3,639	\$3,657	\$2,618	\$3,416	\$3,430
Property Taxes	\$1,562	\$1,967	\$1,977	\$1,523	\$1,898	\$1,907
Rented Dwellings	\$2,430	\$2,100	\$2,091	\$2,348	\$2,013	\$2,004
Utilities, Fuels & Public Services	\$3,192	\$3,586	\$3,572	\$3,220	\$3,592	\$3,572
Natural Gas	\$482	\$532	\$529	\$459	\$509	\$506
Electricity	\$1,163	\$1,287	\$1,281	\$1,173	\$1,284	\$1,276
Fuel Oil or Other Fuels	\$120	\$133	\$132	\$121	\$134	\$133
Telephone Services	\$1,055	\$1,184	\$1,182	\$1,102	\$1,250	\$1,247
Water & Other Public Services	\$336	\$384	\$380	\$343	\$395	\$391
Household Operations	\$734	\$902	\$908	\$720	\$888	\$893
Personal Services	\$278	\$338	\$340	\$280	\$340	\$342
Other Household Expenses	\$489	\$600	\$604	\$502	\$628	\$633
Housekeeping Supplies	\$588	\$673	\$674	\$571	\$652	\$653
Household Furnishings & Equipment	\$1,490	\$1,869	\$1,879	\$1,422	\$1,764	\$1,768
Furniture	\$395	\$511	\$515	\$382	\$491	\$493
Floor Coverings	\$41	\$50	\$51	\$40	\$50	\$50
Major Appliances	\$214	\$264	\$261	\$213	\$264	\$262

Household Expenditures	2015			2016 Projection		
	< 1 Mile	< 3 Miles	< 5 Miles	< 1 Mile	< 3 Miles	< 5 Miles
Sm. Appliances & Misc Housewares	\$100	\$115	\$115	\$100	\$116	\$116
Apparel & Services	\$1,562	\$1,862	\$1,874	\$1,574	\$1,876	\$1,886
Transportation	\$7,809	\$9,506	\$9,526	\$7,961	\$9,724	\$9,738
Maintenance & Repairs	\$603	\$710	\$712	\$601	\$705	\$706
Vehicle Insurance	\$1,107	\$1,301	\$1,295	\$1,119	\$1,295	\$1,284
Public Transportation	\$395	\$508	\$513	\$390	\$502	\$507
Health Care	\$2,930	\$3,253	\$3,225	\$2,894	\$3,198	\$3,172
Entertainment	\$2,315	\$2,834	\$2,850	\$2,373	\$2,956	\$2,974
Tobacco & Smoking Related	\$279	\$289	\$287	\$287	\$299	\$297
Cash Contributions	\$1,408	\$1,794	\$1,796	\$1,402	\$1,794	\$1,796
Personal Insurance & Pensions	\$4,505	\$6,095	\$6,142	\$4,395	\$5,937	\$5,970
Life & Other Personal Insurance	\$357	\$450	\$452	\$358	\$452	\$454
Pensions & Social Security	\$4,156	\$5,646	\$5,694	\$4,055	\$5,515	\$5,547