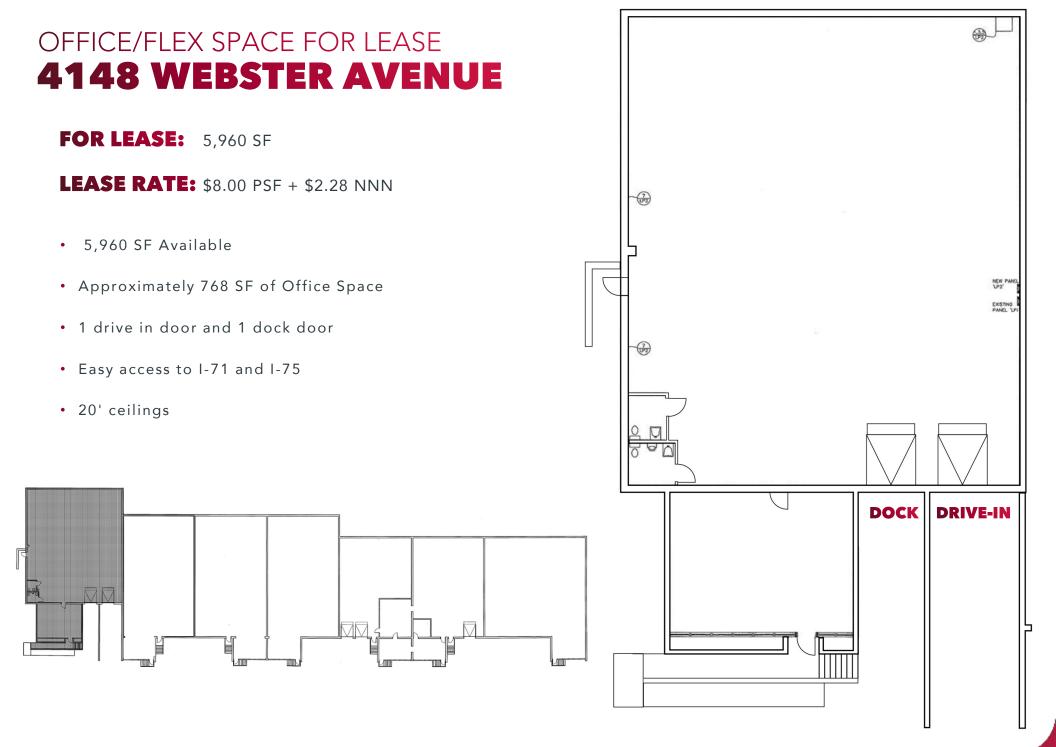
Cincinnati, OH 45212

TC Bartoszek tc@lee-associates.com D 513.588.1840 Molly Hoffman mhoffman@lee-associates.com D 513.588.1843



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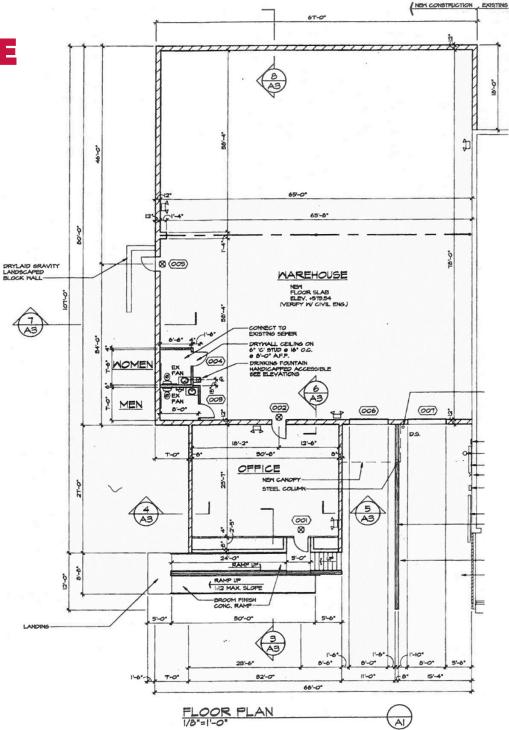
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FACT SHEET

BUILDING SIZE:	28,528 SF			
YEAR BUILT:	1975			
CONSTRUCTION:	Pre-engineered metal & concrete block			
ZONING:	Light Manufacturing (M-1)			
CLEARANCE HEIGHT:	20'			
FLOOR:	Concrete			
DRIVE-IN DOORS:	1			
DOCK DOORS:	1			
SPRINKLERS:	Yes			
LIGHTING:	LED			
PARKING:	8 parking spots			
ELECTRIC:	100 amp, 240 volts, 3 phase			
ROOF:	Rubber roof			
HEAT & A/C:	Heating and cooling in office; gas unit heaters in warehouse			



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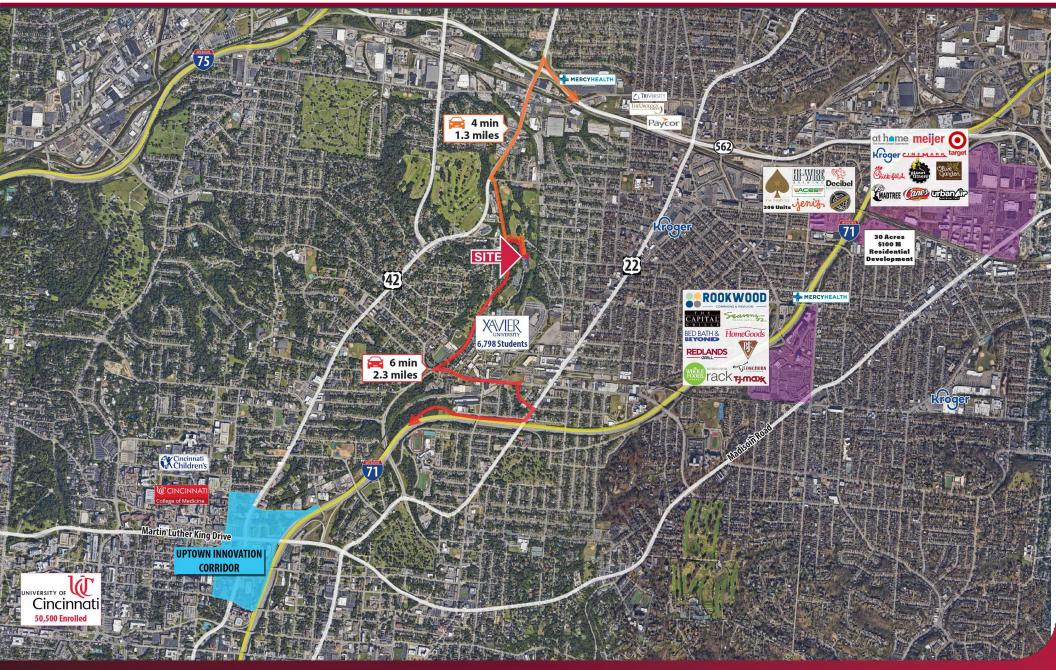












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DEMOG	DAD		75 Greentree Corners	(123)		1 MI RADIUS	3 MI RADIUS	5 MI RADIUS	-
DEMOG			Monroe 63		POPULATION	(380)	Wilmingt	n 73	Ī
Reily		rive Vime dsdale		Leb	2023 Estimated Population	17,615	129,635	294,058	
	CITY VIEW HEIGHTS		741	6	2028 Projected Population	17,777	130,769	299,485	
	ALL	(747)		42)	2020 Census Population	17,707	130, <mark>2</mark> 32	294,821	
(129)	Hamilton	(4)			2010 Census Population	^{ville} 17,460	12 <mark>5</mark> ,592	283,799	
129 Auburn Millville	(128) (4) (129)	Princeton	FourBridges	~	Projected Annual Growth 2023 to 2028	0.2%	0.2%	0.4%	
(748)	LINDENWALD	110	roundinges	South	Historical Annual Growth 2010 to 2023	- (350	0.2%	0.3%	
	(128)	We	therington Mason 741 Vinge	Lebano			Cuba		Í
			Kings	Mills 48	2023 Estimated Households	7,015	60,543	135,464	
(748)	Fairfield	Beckett Ridge	NY / V C		2028 Projected Households	6,966	60,038	136,373	
Shandon (27)	20.m	hin Drive Time Olde Wes Chester			2020 Census Households	6,962 //	60,153	134,180	
			Pisgah (22)	Maineville	2010 Census Households	6,786	57,722	127,780	
126 Ross	Peasant	(747)	The Woods Landen	Maineville					
	Run Farm				Projected Annual Growth 2023 to 2028	-0.1% ^{//idland}	-0.2%	0.1%	
	Pleasant Run	Springdale 275		48	Historical Annual Growth 2010 to 2023 anches	ter 0.3%	0.4%	0.5%	
			Sixteen Mile Stand	D		westbord			
New Baltimore	Winto	Sharonville	A and stand		2023 Est. Population Under 10 Years	10.2%	11.1%	11.5%	
	orthgate (127) Wood		S and the		2023 Est. Population 10 to 19 Years odville	17.7%	12.6%	12.5%	
	Northbrook		22		2023 Est. Population 20 to 29 Years	20.4%	19.4%	18.7%	
	Mt Healthy	10 min Drive Time E	Blue Ash	SD	2023 Est. Population 30 to 44 Years	17.2%	20.3%	20.3%	
275	Finneyto	Reading		, op	2023 Est. Population 45 to 59 Years	15.4%	16.0%	16.1%	
Whit	te Oak	127 15	Kenwood		2023 Est. Population 60 to 74 Years	13.7%	15.0%	15.0%	
1 AN	HANNE K	STA-		Mt Repose	2023 Est. Population 75 Years or Over	5.5%	5.7%	5.9%	30
Dent 74	Monfort	6140		ulberry	2023 Est. Median Age	F33.2/10	34.9	35.4	
	Heights		Milford	Day Heights	MARITAL STATUS & GENDER				
Bridgetown	St	Bernard rwood 71		-1 (2023 Est. Male Population	49.4%	48.6%	49.0%	
Mack North		42			2023 Est. Female Population	50.6%	51.4%	51.0%	
	4	Fair	fax 50		2023 Est. Never Married	59.6%	51.4%	50.6%	ι,
idyston	127	N II			2023 Est. Now Married	ville 22.3%	28.8%	30.4%	
	264	50 52 (205)	Newtown		2023 Est. New Married 2023 Est. Separated or Divorced	12.9%	15.1%	14.1%	
cisville 4			Mt Carmet		2023 Est. Widowed	5.2%	4.8%	4.9%	
ville to De	Cincil				INCOME Crosstown	5.270	4.0%	4.776	17
De TENTUCE		Newport (120)		32	(278)	0 50/	10.00/	11.09/	X
		Fort Thomas	- ICLX		2023 Est. HH Income \$200,000 or More	8.5%	10.8%	11.0% _{Taylo}	svil
37			withamsvill	lle	2023 Est. HH Income \$150,000 to \$199,999	7.8%	7.6%	321 7.1%	3
ncinnati Northern	Fort Mitchell 17	177 Highland 8	Cropping -	R	2023 Est. HH Income \$100,000 to \$149,999	12.2%	12.7%	12.9% ysto	wn
Kentucky International	Crestview Hills	Wilder Cold Sprint	Melbourne	Amelia	2023 Est. HH Income \$75,000 to \$99,999	9.1%	10.0%	10.4%	
	anger			H	2023 Est. HH Income \$50,000 to \$74,999	14.4%	13.9%	14.4%	
Oakbrook Florence		aylor MIN 1915	Camp Springs	$\overline{\mathbf{x}}$	2023 Est. HH Income \$35,000 to \$49,999	12.3%	11.4%	10.6%	
842		ayioi iviii 915)		Linda	² 2023 Est. HH Income \$25,000 to \$44,777	9.8%	8.5%	8.5%	
237 4	1303 (1501)			132	2023 Est. HH Income \$25,000 to \$34,777 2023 Est. HH Income \$15,000 to \$24,999	9.1%	8.6%	8.7%	
	1829 3035	16 177 (2924)							1
237	1303		andria		2023 Est. HH Income Under \$15,000	16.8%	16.5%	16.3%	
Union 25			New Richmond		2023 Est. Average Household Income	\$92,415	\$100,889	\$100,693	
	(536) Independence (1	915	Carthage		2023 Est. Median Household Income own	\$67,460 🚳	\$68,574	\$69,168	
				~	2023 Est. Per Capita Income	\$37,565	Browr\$47,488	\$46,836 //	_
Richwood	2043	Visalia Claryv			2023 Est. Total Businesses	ville 667	5,454	14,770	
	Nicholson	536	10 AT	0110 232	2023 Est. Total Employees Poetown	13,956	80,913	215,6 <mark>4</mark> 8	
			824 Gubser Mill	6 032	756	125		J	

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