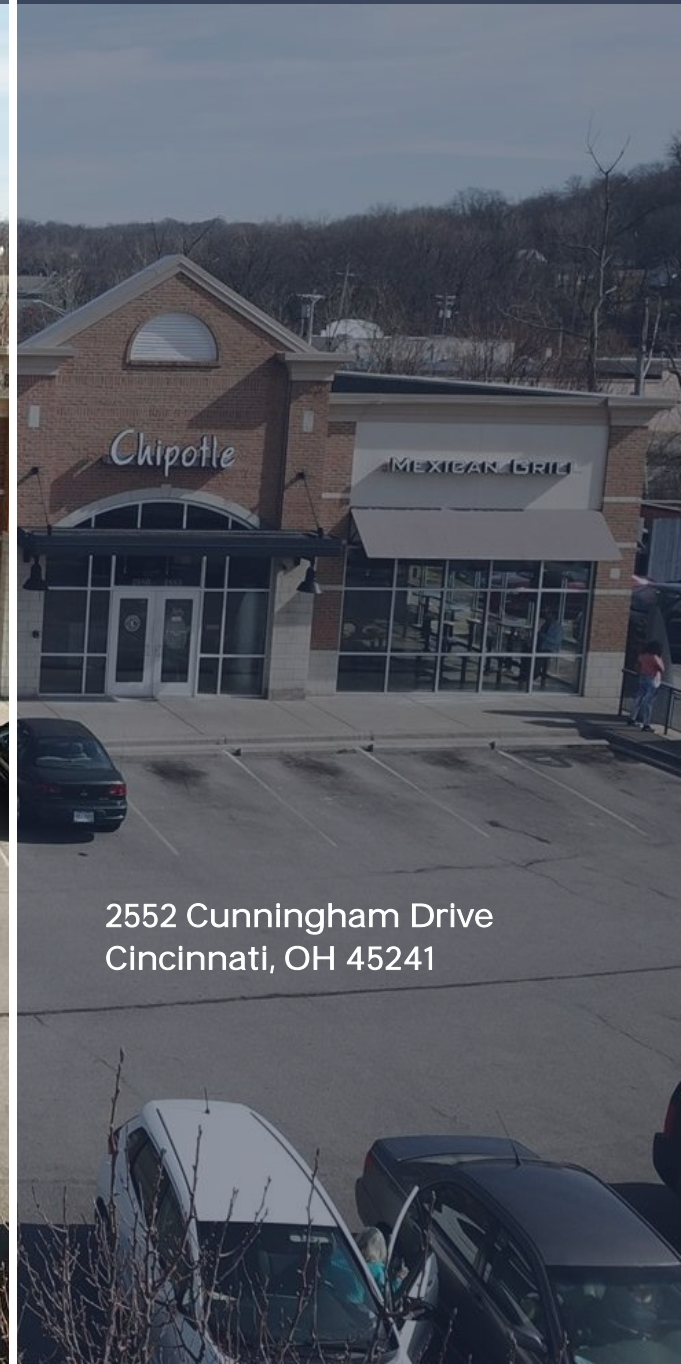


Evendale Commons



2552 Cunningham Drive
Cincinnati, OH 45241

 Dahlem

THE SPACE

Location	2552 Cunningham Drive, Cincinnati, OH, 45241
Square Feet	2,665
Annual Rent PSF	\$23.00
Lease Type	NNN

Notes Available 6/2019



HIGHLIGHTS

- Strong Surrounding Household Income
- Center Leased to National Credit Tenants
- Site Located at Hard Corner with Lighted Intersection
- Great Visibility, Signage & Access



POPULATION

1 MILE	3 MILE	5 MILE
1,656	45,414	162,648



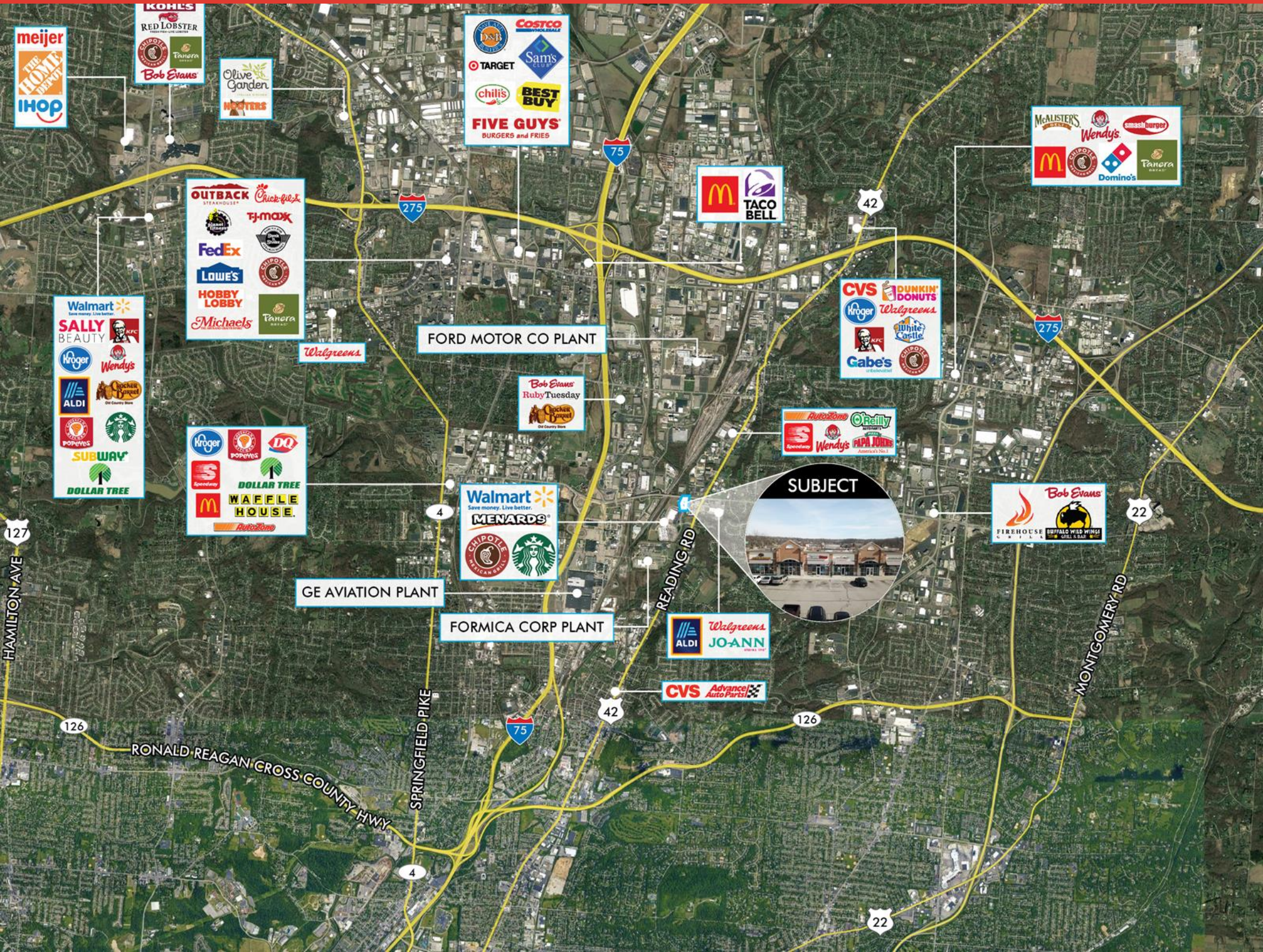
AVERAGE HOUSEHOLD INCOME

1 MILE	3 MILE	5 MILE
\$154,503	\$84,842	\$86,845



NUMBER OF HOUSEHOLDS

1 MILE	3 MILE	5 MILE
647	19,406	69,150



meijer
THE HOME DEPOT
IHOP

KOHL'S
RED LOBSTER
Bob Evans
Panera
Olive Garden
HOOTERS

Costco
Sams Club
TARGET
chilis
BEST BUY
FIVE GUYS
BURGERS and FRIES

McALISTER'S
Wendy's
McDonald's
Domino's
Panera
smash burger

OUTBACK
TJ-maxx
FedEx
LOWE'S
HOBBY LOBBY
Michaels
Chick-fil-Steakhouse

McDonald's
TACO BELL

Walmart
SALLY BEAUTY
Kroger
Wendy's
ALDI
SUBWAY
DOLLAR TREE

FORD MOTOR CO PLANT

CVS
DUNKIN' DONUTS
Walgreens
Kroger
White Castle
Gabe's

Walgreens

Bob Evans
Ruby Tuesday
Chick-fil-Steakhouse

Kroger
DQ
SUBWAY
DOLLAR TREE
Waffle House
McDonald's

AutoZone
O'Reilly
Wendy's
PAPA JOHN'S



Bob Evans
FIREHOUSE SUBS
BUFFALO WILD WINGS
McDonald's

GE AVIATION PLANT

Walmart
MENARDS
CHIPOTLE
Starbucks

FORMICA CORP PLANT

ALDI
Walgreens
JO-ANN

CVS
Advance Auto Parts

HAMILTON AVE

126

RONALD REAGAN CROSS COUNTY HWY

SPRINGFIELD PIKE

4

42

126

22

MONTGOMERY RD

22

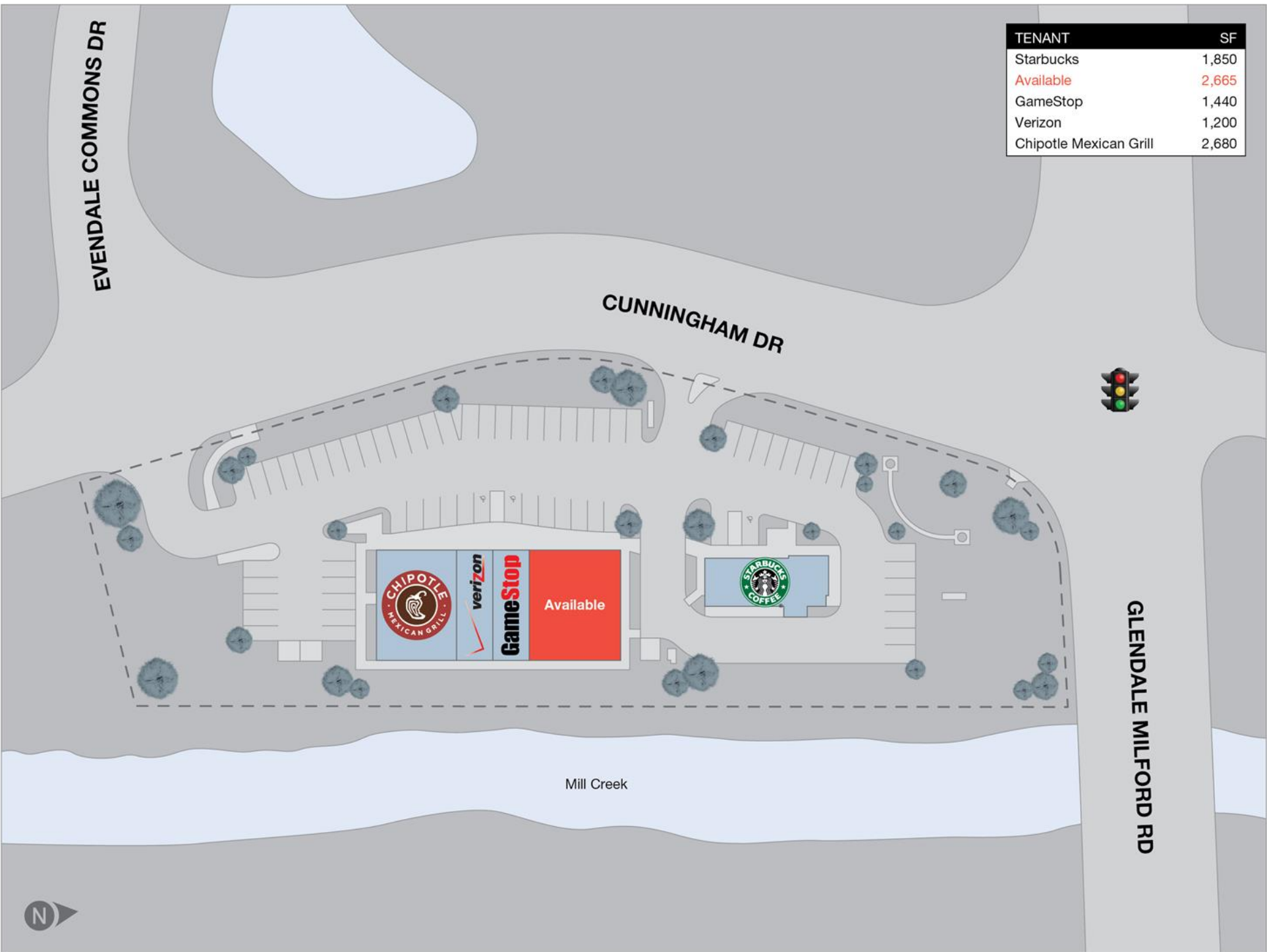
75

275

275

42

TENANT	SF
Starbucks	1,850
Available	2,665
GameStop	1,440
Verizon	1,200
Chipotle Mexican Grill	2,680



EVENDALE COMMONS DR

CUNNINGHAM DR

GLENDALE MILFORD RD

Mill Creek



POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	1,854	47,933	164,971
2010 Population	1,609	45,246	159,845
2018 Population	1,656	45,414	162,648
2023 Population	1,679	45,468	164,022
2018 African American	117	9,182	39,812
2018 American Indian	3	71	266
2018 Asian	94	2,304	7,333
2018 Hispanic	10	1,396	8,723
2018 White	1,424	32,026	106,621
2018 Other Race	5	532	3,695
2018 Multiracial	12	1,272	4,592
2018-2023: Population: Growth Rate	1.40 %	0.10 %	0.85 %

2018 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	14	1,942	7,154
\$15,000-\$24,999	15	2,015	6,765
\$25,000-\$34,999	18	1,767	5,966
\$35,000-\$49,999	63	2,574	8,849
\$50,000-\$74,999	92	3,289	12,257
\$75,000-\$99,999	59	2,281	8,668
\$100,000-\$149,999	146	3,037	9,946
\$150,000-\$199,999	92	1,054	4,218
\$200,000 or greater	148	1,448	5,327
Median HH Income	\$116,267	\$58,455	\$59,571
Average HH Income	\$154,503	\$84,842	\$86,845

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	656	21,026	72,725
2010 Total Households	624	19,256	67,971
2018 Total Households	647	19,406	69,150
2023 Total Households	656	19,446	69,709
2018 Average Household Size	2.56	2.32	2.32
2000 Owner Occupied Housing	609	13,209	45,843
2000 Renter Occupied Housing	35	6,686	23,337
2018 Owner Occupied Housing	605	11,858	41,454
2018 Renter Occupied Housing	42	7,548	27,696
2018 Vacant Housing	15	1,561	5,629
2018 Total Housing	662	20,967	74,779
2023 Owner Occupied Housing	616	12,040	42,269
2023 Renter Occupied Housing	40	7,406	27,441
2023 Vacant Housing	16	1,573	5,566
2023 Total Housing	672	21,019	75,275
2018-2023: Households: Growth Rate	1.40 %	0.20 %	0.80 %

Evendale Commons

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The information contained herein is not a substitute for a thorough due diligence investigation. Dahlem has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence of absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

The information contained in this offering memorandum has been obtained from sources we believe reliable; however, Dahlem has not verified, and will not verify, any of the information contained herein, nor has Dahlem conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. Prospective buyers shall be responsible for their costs and expenses of investigating the subject property.

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