

FOR LEASE

Shoppes at Gilmore

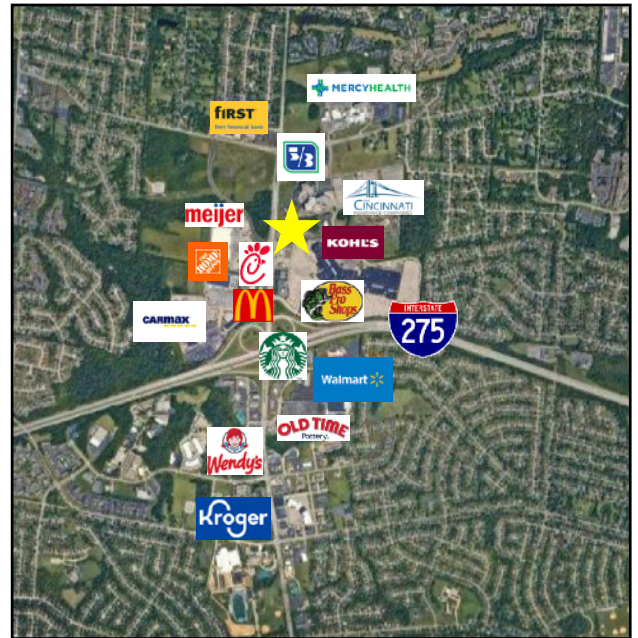
500 Kolb Drive, Suite 3A

Fairfield, OH 45014

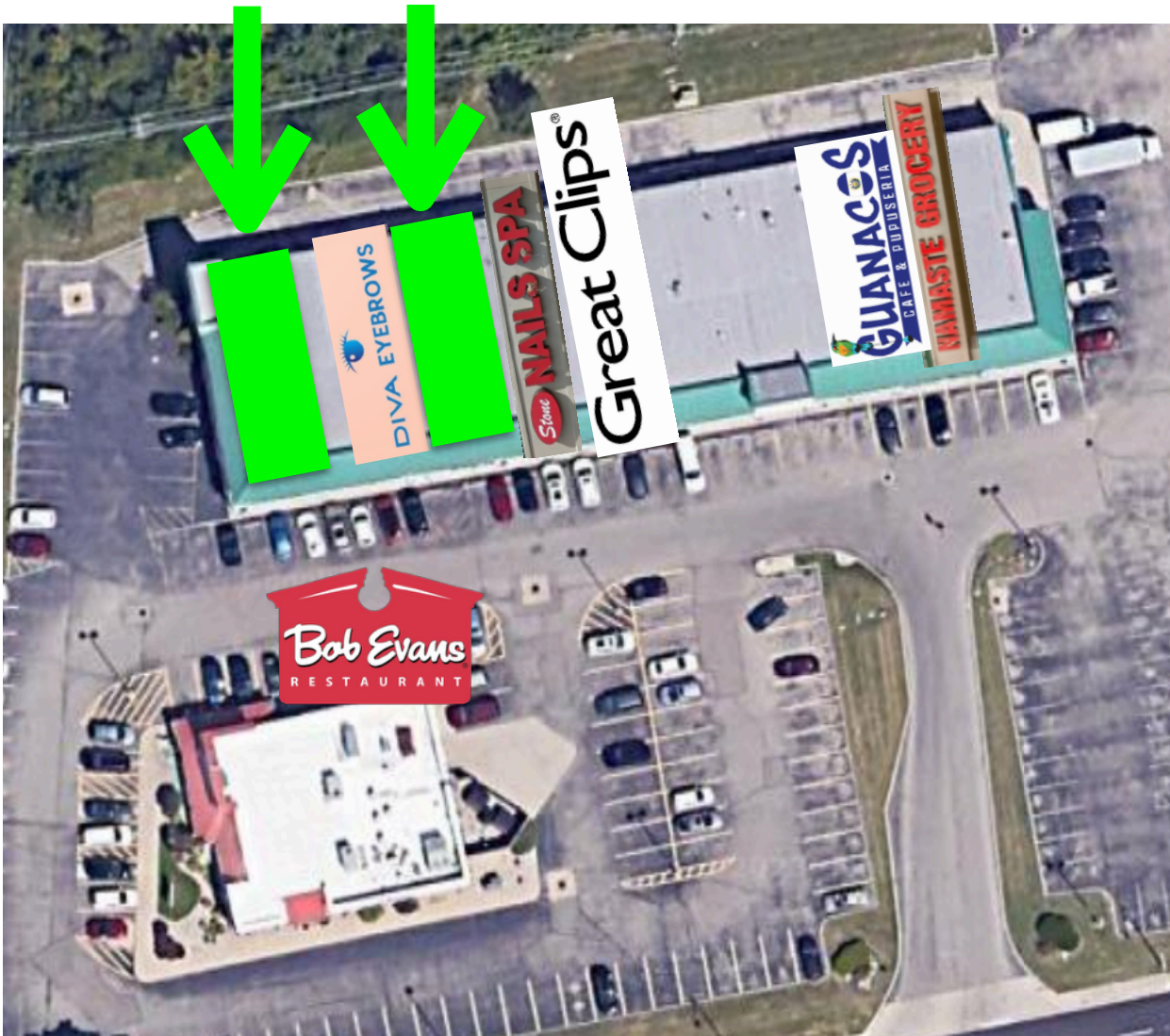


Property Highlights

- Two spaces available
 - 1,500 SF end-cap (sublease thru 8/28)
 - 1,550 SF inline space
- Prime visibility on S Gilmore Road - over 33K VPD and minutes to I-275
- Co-Tenants: Great Clips, PCS Mobile, Stone Nails and more
- \$150+ million proposed re-development at Forest Fair Mall adjacent to this center
- Nearby national retailers: Bass Pro Shops, Home Depot, Meijer, Chick-fil-A, Chipotle, and much more!
- Asking rate: \$16.00 PSF NNN (OpEx \$5.25 PSF)



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Property Details

| | |
|--------------------|--|
| Location | Fairfield, OH (Butler County) |
| Building Type | Multi-tenant retail center (18,900 SF) |
| Available | 1,500 & 1,550 SF |
| Utilities | Separately metered |
| Occupancy | Immediate |
| Lease Term | 3+ years |
| Asking Rate | Call agents |
| Operating Expenses | \$5.25 PSF |

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DEMOGRAPHICS

Demographic Summary Report

| 500 Kolb Dr, Fairfield, OH 45014 | | | | |
|---|------------------------------|---------------|---|--|
| Building Type: General Retail | Total Available: 0 SF | |  | |
| Secondary: Storefront | % Leased: 100% | | | |
| GLA: 18,900 SF | Rent/SF/Yr: - | | | |
| Year Built: 1999 | | | | |
| Radius | 1 Mile | 3 Mile | 5 Mile | |
| Population | | | | |
| 2027 Projection | 5,245 | 71,290 | 149,968 | |
| 2022 Estimate | 5,327 | 70,560 | 148,364 | |
| 2010 Census | 6,045 | 69,887 | 147,003 | |
| Growth 2022 - 2027 | -1.54% | 1.03% | 1.08% | |
| Growth 2010 - 2022 | -11.88% | 0.96% | 0.93% | |
| 2022 Population by Hispanic Origin | 204 | 5,740 | 12,083 | |
| 2022 Population | 5,327 | 70,560 | 148,364 | |
| White | 2,945 55.28% | 39,807 56.42% | 93,506 63.02% | |
| Black | 2,058 38.63% | 25,130 35.62% | 43,289 29.18% | |
| Am. Indian & Alaskan | 10 0.19% | 280 0.40% | 568 0.38% | |
| Asian | 128 2.40% | 2,580 3.66% | 5,779 3.90% | |
| Hawaiian & Pacific Island | 12 0.23% | 132 0.19% | 403 0.27% | |
| Other | 176 3.30% | 2,631 3.73% | 4,819 3.25% | |
| U.S. Armed Forces | 0 | 40 | 81 | |
| Households | | | | |
| 2027 Projection | 1,960 | 28,542 | 59,547 | |
| 2022 Estimate | 2,001 | 28,242 | 58,859 | |
| 2010 Census | 2,329 | 28,054 | 58,274 | |
| Growth 2022 - 2027 | -2.05% | 1.06% | 1.17% | |
| Growth 2010 - 2022 | -14.08% | 0.67% | 1.00% | |
| Owner Occupied | 1,605 80.21% | 17,140 60.69% | 37,184 63.17% | |
| Renter Occupied | 396 19.79% | 11,102 39.31% | 21,675 36.83% | |
| 2022 Households by HH Income | 2,001 | 28,241 | 58,858 | |
| Income: <\$25,000 | 189 9.45% | 4,656 16.49% | 10,071 17.11% | |
| Income: \$25,000 - \$50,000 | 379 18.94% | 6,078 21.52% | 12,317 20.93% | |
| Income: \$50,000 - \$75,000 | 417 20.84% | 6,268 22.19% | 12,291 20.88% | |
| Income: \$75,000 - \$100,000 | 328 16.39% | 4,096 14.50% | 8,802 14.95% | |
| Income: \$100,000 - \$125,000 | 314 15.69% | 3,033 10.74% | 6,396 10.87% | |
| Income: \$125,000 - \$150,000 | 115 5.75% | 1,442 5.11% | 3,051 5.18% | |
| Income: \$150,000 - \$200,000 | 191 9.55% | 1,589 5.63% | 3,291 5.59% | |
| Income: \$200,000+ | 68 3.40% | 1,079 3.82% | 2,639 4.48% | |
| 2022 Avg Household Income | \$88,922 | \$77,719 | \$79,465 | |
| 2022 Med Household Income | \$76,181 | \$61,721 | \$63,311 | |

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