

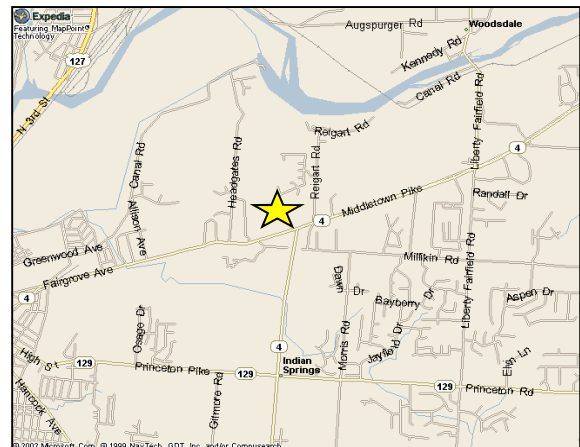
AVAILABLE FOR SALE

Medical / Office / Retail Sites Only three sites remain!



State Route 4 & Bypass 4—Fairfield Township, OH

1. **ONLY 2 SITES REMAIN!**
2. Medical, Office and Retail Parcels
3. Excellent access to State Route 129
4. Subdivisions located behind and adjacent to the sites
5. Excellent exposure on State Route 4
6. Outright sale and build-to-suit / lease opportunities available



For further information, please contact:

Craig A. Roberts

(513) 762-7622

craig.roberts@capitalrealestate.org

Information submitted herein has been obtained from reliable sources. We have no reason to doubt its accuracy, but we do not guarantee it.



Commons of Indian Springs Parcel Pricing

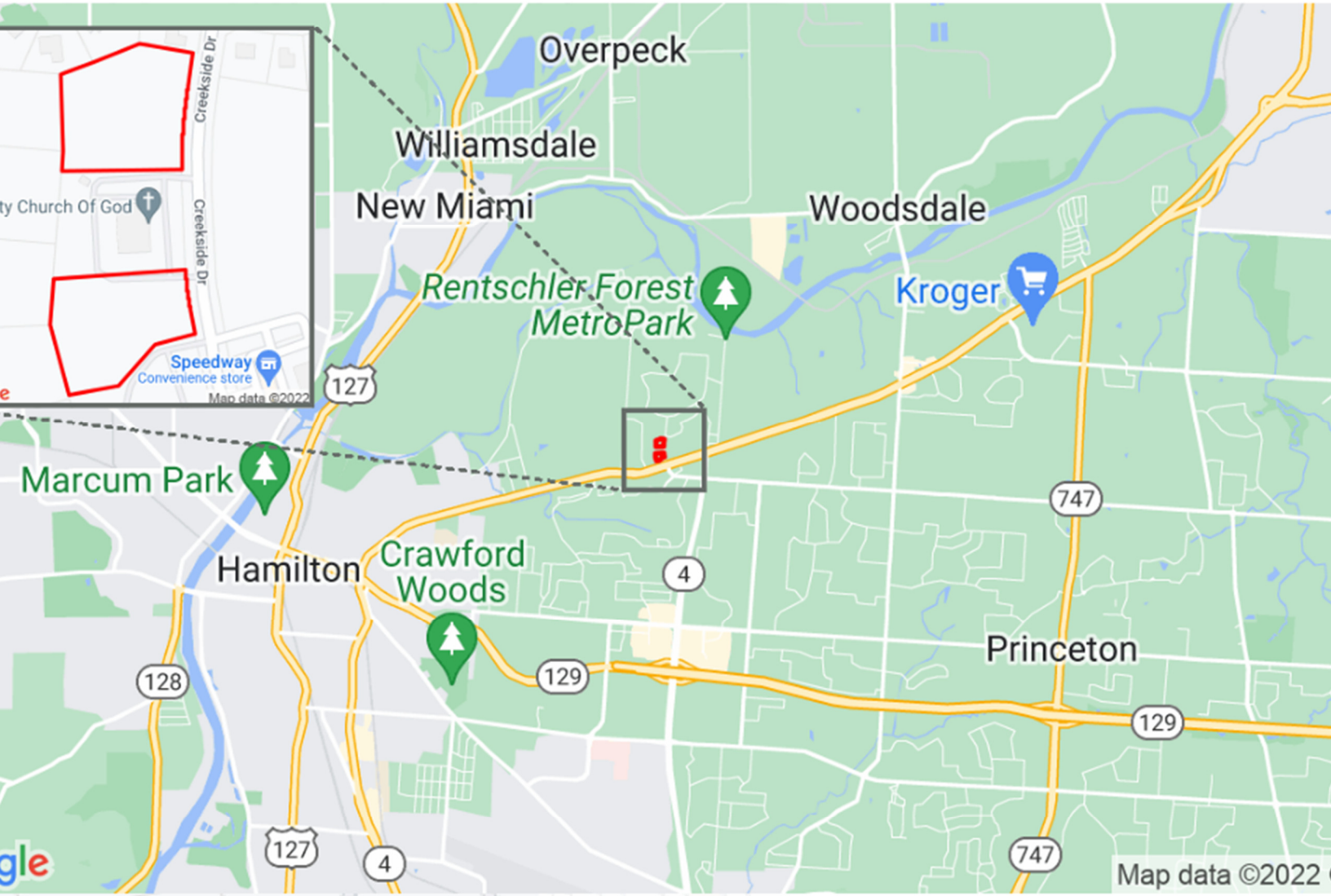
Current Lot Pricing for remainder 3 lots

<u>Parcel</u>	<u>Acres</u>	<u>Current List \$</u>		<u>Zoning</u>	<u>Status</u>
			<u>Per Acre</u>		
A	15.6			B-3	Sold—Walden Springs
B	10.06			B-3	Sold—Walden Springs
D	3.41			B-3	Sold—Walden Springs
E	1.6			B-3	Sold - Speedway
F-1	1.72			B-2	Sold - Tri-City Church of God
F-2	1.87		Converted to Residential	R-3	No longer available
G	1.7		\$125,000	B-2	Available
H	1.81			B-2	Sold - AurGroup Credit Union
I-1	3.03			B-4	Sold—Walden Springs
I-2	.908			B-4	Sold—Walden Springs
J	2.19		\$310,000	B-4	Available
K	1.19			B-4	Sold— Daycare
L	1.29			B-4	Sold— Daycare
M	1.98			B-4	Sold - Bob Evans Farms
OP1	1.54			B-3	Sold—Walden Springs
OP2	0.9			B-3	Sold—Walden Springs
OP3	0.91			B-3	Sold—Walden Springs
OP4	1.3			B-3	Sold—Walden Springs

ons of Indian Springs

Estate Partners LLC

312 Walnut St, #1600 Cincinnati, OH 45202 | 513



ate Partners, LLC



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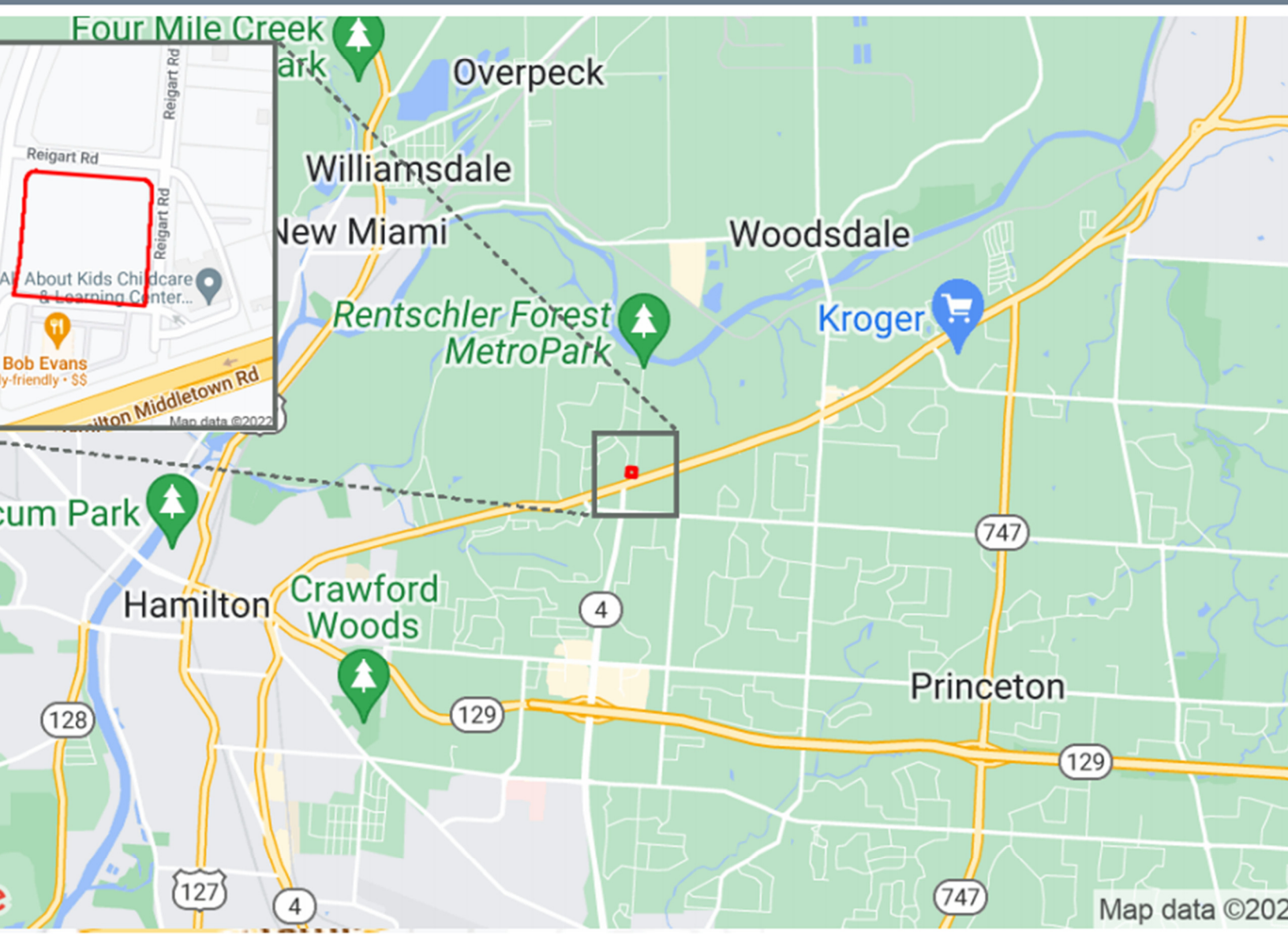


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of Indian Springs Parcel J

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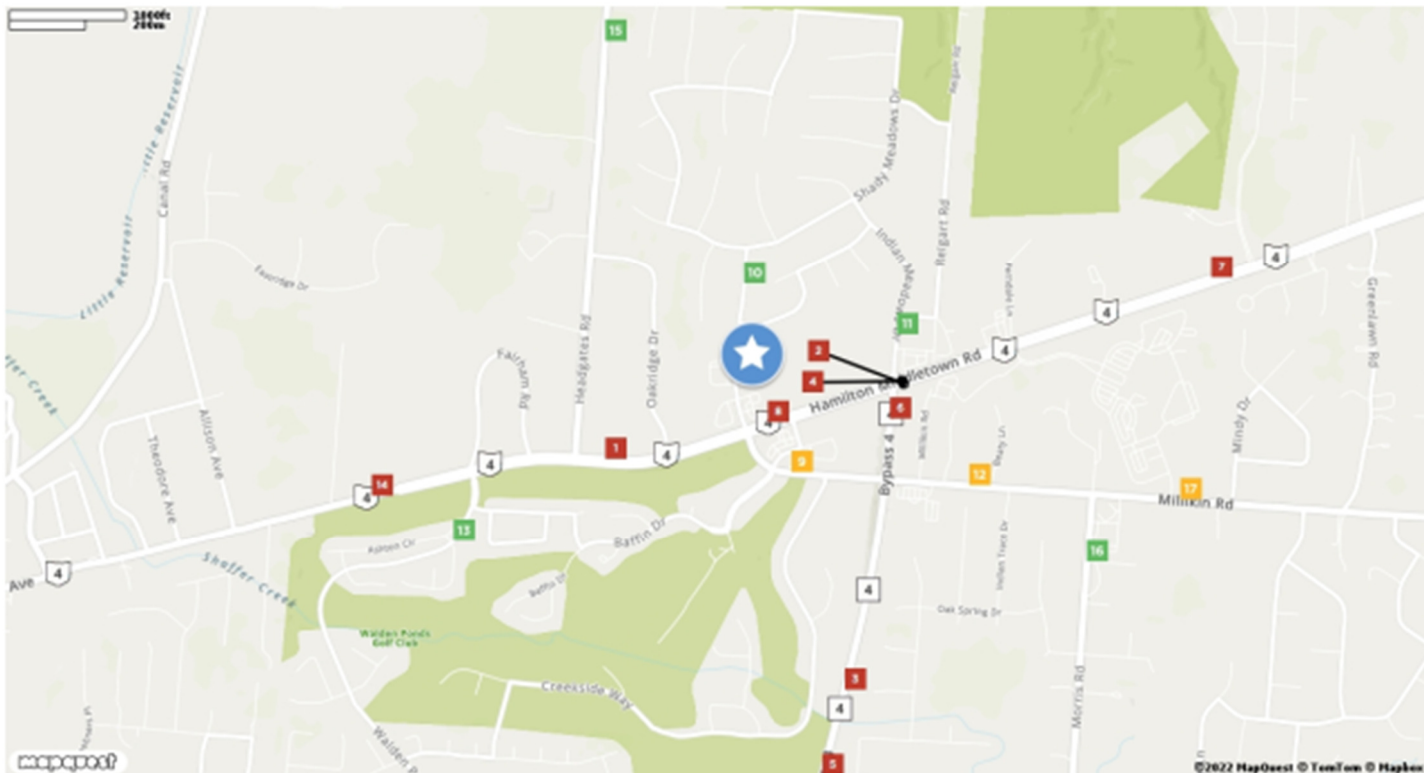
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Commons of Indian Springs

Capital Real Estate Partners LLC

312 Walnut St, #1600 Cincinnati, OH 45202 | 513-762-7622

Traffic Counts



HAMILTON-MIDDLETOWN RD 1

Headgates Rd	
Year: 2021	17,221 est
Year: 2020	16,026
Year: 2019	18,175

State Rte 4 Byp 6

Year: 2021	12,926 est
Year: 2014	13,881
Year: 2012	12,058

Indian Meadows Dr 11

Springbrook	
Year: 2021	2,364 est
Year: 2011	2,810
Year: 2007	2,640

Morris Rd 16

Millikin Rd	
Year: 2021	3,413 est
Year: 2011	4,690
Year: 2007	2,700

HAMILTON-MIDDLETOWN RD 2

Indian Meadows Dr	
Year: 2021	22,189 est
Year: 2020	22,305

Hamilton Middletown Rd 7

Archer	
Year: 2021	20,755 est
Year: 2014	21,620
Year: 2012	20,453

Millikin Rd 12

Beaty Ln	
Year: 2021	4,369 est
Year: 2011	5,550
Year: 2007	4,100

Millikin Rd 17

Mindy Dr	
Year: 2021	5,157 est
Year: 2011	6,320
Year: 2007	5,170

BYPASS 3

State Hwy4	
Year: 2021	13,395 est
Year: 2020	14,001
Year: 2011	14,380

Hamilton Middletown Rd 8

Shady Meadows Dr	
Year: 2021	16,903 est
Year: 2011	17,890
Year: 2007	17,990

Walden Ponds Cir 13

Ashton Cir	
Year: 2021	1,515 est
Year: 2011	1,810
Year: 2007	1,680

Hamilton Middletown Road 4

Year: 2021	25,489 est
Year: 2019	25,755

Millikin Rd 9

Year: 2021	4,636 est
Year: 2011	5,440
Year: 2007	4,990

Hamilton Middletown Rd 14

Fairham Rd	
Year: 2021	17,080 est
Year: 2011	21,080
Year: 2007	17,570

Bypass 4 5

State Hwy4	
Year: 2021	11,757 est
Year: 2019	11,880

Creekside Dr 10

Year: 2021	4,162 est
Year: 2011	4,730

Headgates Rd 15

Eastridge Dr	
Year: 2021	1,121 est
Year: 2011	1,320
Year: 2007	1,200

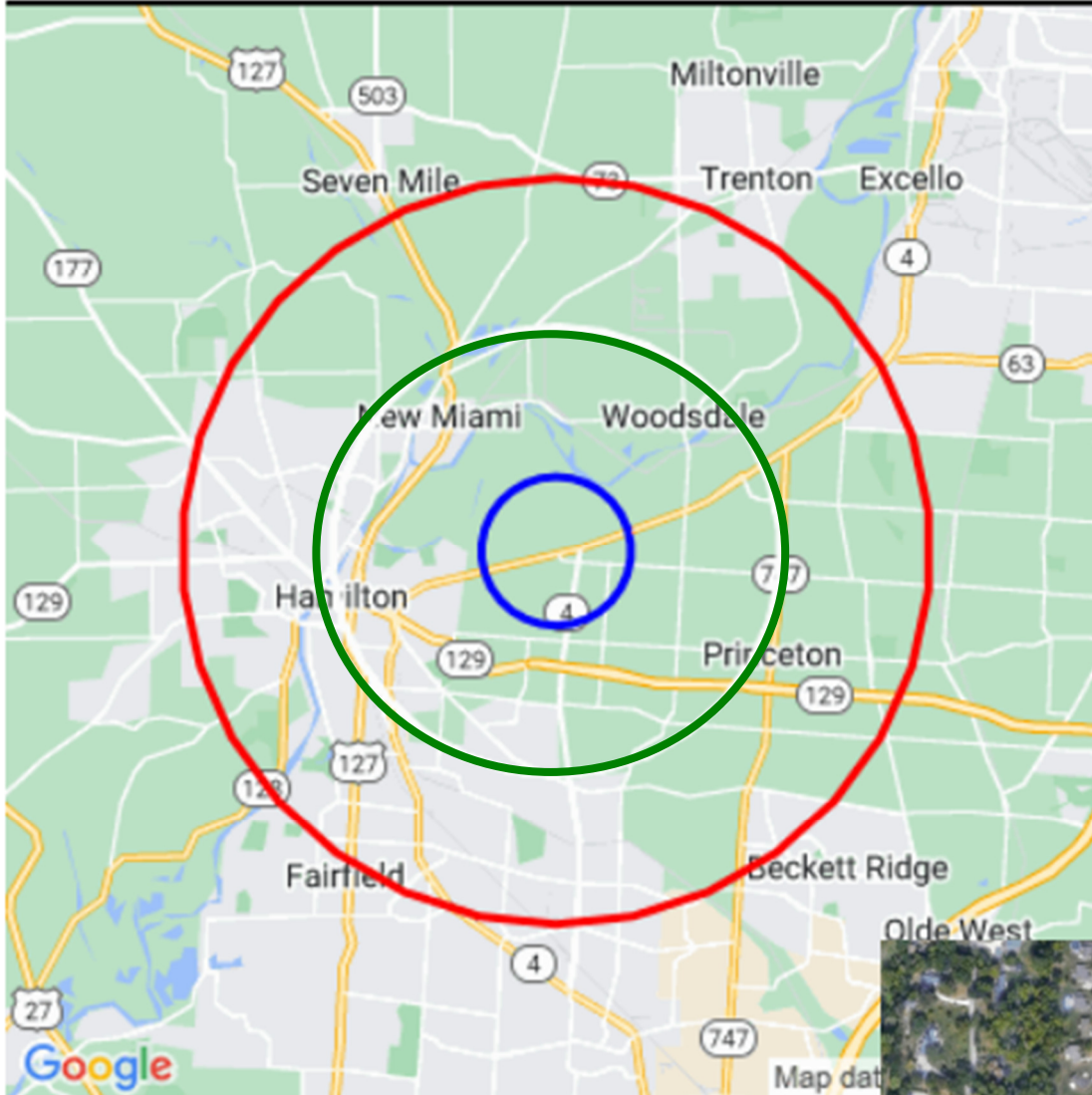


Commons of Indian Springs - 1, 3 and 5 mile radius rings

Capital Real Estate Partners LLC

312 Walnut St, #1600 Cincinnati, OH 45202 | 513-762-7622

Demographic Report



Commons of Indian Springs

Population

Distance	Male	Female	Total
1- Mile	1,640	1,683	3,323
3- Mile	13,775	14,079	27,854
5- Mile	42,440	44,284	86,724



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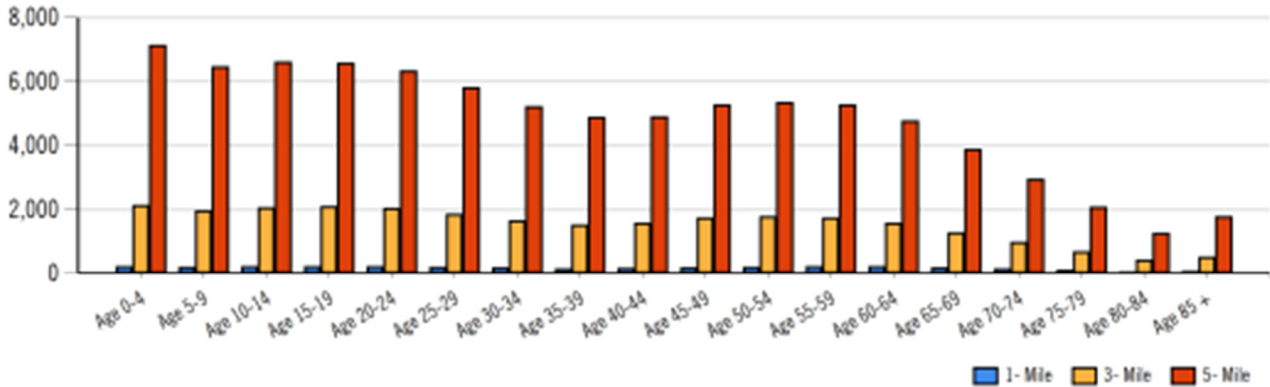
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 **Catylist Research**

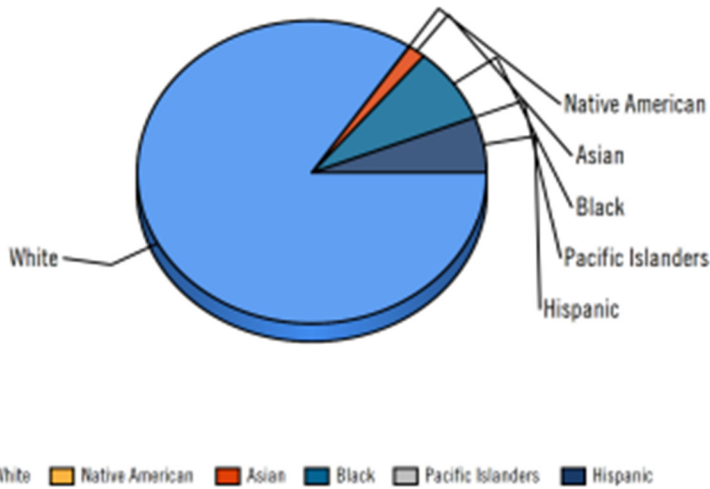
Commons of Indian Springs - 1, 3 and 5 mile radius rings

Capital Real Estate Partners LLC 312 Walnut St, #1600 Cincinnati, OH 45202 | 513-762-7622

Population by Distance and Age (2020)



Ethnicity within 5 miles



Home Ownership 1 Mile



Home Ownership 3 Mile



Home Ownership 5 Mile



Employment by Distance

Distance	Employed	Unemployed	Unemployment Rate
1-Mile	1,867	16	0.41 %
3-Mile	14,414	369	2.64 %
5-Mile	40,945	1,671	4.32 %



Commons of Indian Springs - 1, 3 and 5 mile radius rings

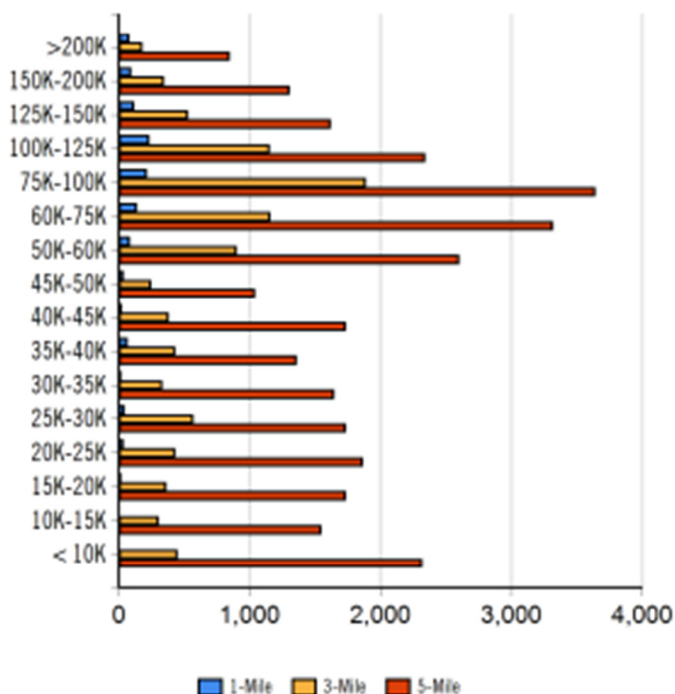
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312 Walnut St, #1600 Cincinnati, OH 45202 | 513-762-7622

Labor & Income

	Agriculture	Mining	Construction	Manufacturing	Wholesale	Retail	Transportation	Information	Professional	Utility	Hospitality	Pub-Admin	Other
1-Mile	3	0	95	373	69	160	79	10	114	492	216	55	58
3-Mile	46	2	655	2,771	483	1,883	706	217	1,062	3,358	965	476	813
5-Mile	169	56	2,914	7,429	1,520	5,259	1,919	583	3,230	8,834	3,118	1,231	2,477

Household Income



Radius	Median Household Income
1-Mile	\$96,823.00
3-Mile	\$58,903.27
5-Mile	\$56,427.62

Radius	Average Household Income
1-Mile	\$93,894.33
3-Mile	\$58,754.73
5-Mile	\$58,168.75

Radius	Aggregate Household Income
1-Mile	\$118,253,954.16
3-Mile	\$689,696,306.77
5-Mile	\$1,977,486,040.54

Education

	1-Mile	3-mile	5-mile
Pop > 25	2,195	17,496	53,567
High School Grad	738	6,119	18,575
Some College	473	3,418	9,337
Associates	161	1,148	3,174
Bachelors	428	2,864	7,687
Masters	105	694	2,144
Prof. Degree	22	128	520
Doctorate	7	57	267

Tapestry

	1-Mile	3-mile	5-mile
Vacant Ready For Rent	35 %	61 %	95 %
Teen's	50 %	72 %	92 %
Expensive Homes	0 %	5 %	5 %
Mobile Homes	15 %	15 %	36 %
New Homes	176 %	139 %	111 %
New Households	43 %	70 %	89 %
Military Households	0 %	6 %	8 %
Households with 4+ Cars	93 %	76 %	72 %
Public Transportation Users	6 %	6 %	13 %
Young Wealthy Households	102 %	70 %	72 %

This Tapestry information compares this selected market against the average. If a tapestry is over 100% it is above average for that statistic. If a tapestry is under 100% it is below average.



Commons of Indian Springs - 1, 3 and 5 mile radius rings

Capital Real Estate Partners LLC

312 Walnut St, #1600 Cincinnati, OH 45202 | 513-762-7622

Expenditures

	1-Mile	%	3-Mile	%	5-Mile	%
Total Expenditures	69,686,214		473,372,243		1,432,364,720	
Average annual household	57,292		44,791		44,643	
Food	7,302	12.75 %	5,872	13.11 %	5,880	13.17 %
Food at home	4,609		3,917		3,909	
Cereals and bakery products	656		557		554	
Cereals and cereal products	233		199		197	
Bakery products	423		358		356	
Meats poultry fish and eggs	892		781		789	
Beef	205		180		184	
Pork	159		143		142	
Poultry	165		147		149	
Fish and seafood	148		123		126	
Eggs	73		65		64	
Dairy products	478		391		390	
Fruits and vegetables	953		791		785	
Fresh fruits	141		116		115	
Processed vegetables	177		154		153	
Sugar and other sweets	169		145		144	
Fats and oils	146		124		123	
Miscellaneous foods	867		740		736	
Nonalcoholic beverages	384		340		339	
Food away from home	2,693		1,954		1,971	
Alcoholic beverages	439		311		312	
Housing	19,911	34.75 %	16,460	36.75 %	16,388	36.71 %
Shelter	12,023		9,902		9,876	
Owned dwellings	7,707		5,762		5,684	
Mortgage interest and charges	4,019		2,879		2,827	
Property taxes	2,582		1,922		1,902	
Maintenance repairs	1,105		959		954	
Rented dwellings	3,248		3,422		3,448	
Other lodging	1,067		717		743	
Utilities fuels	4,508		3,980		3,929	
Natural gas	434		363		360	
Electricity	1,745		1,608		1,594	
Fuel oil	181		150		148	
Telephone services	1,420		1,238		1,216	
Water and other public services	727		619		611	
Household operations	1,438	2.51 %	1,087	2.43 %	1,085	2.43 %
Personal services	449		304		303	
Other household expenses	988		782		782	
Housekeeping supplies	663		547		553	
Laundry and cleaning supplies	178		153		153	
Other household products	394		316		318	
Postage and stationery	90		78		81	
Household furnishings	1,278		941		942	
Household textiles	95		70		71	
Furniture	295		192		198	
Floor coverings	34		22		22	
Major appliances	152		137		130	
Small appliances	96		79		83	
Miscellaneous	604		440		436	
Apparel and services	1,545	2.70 %	1,179	2.63 %	1,208	2.71 %
Men and boys	325		222		225	
Men 16 and over	277		185		184	
Boys 2 to 15	47		37		40	
Women and girls	530		429		440	

Capital Real Estate Partners, LLC



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Commons of Indian Springs - 1, 3 and 5 mile radius rings

Capital Real Estate Partners LLC

312 Walnut St, #1600 Cincinnati, OH 45202 | 513-762-7622

Women 16 and over	451	355	367
Girls 2 to 15	79	74	73
Children under 2	91	85	88

Expenditures (Continued)

	1-Mile	%	3-Mile	%	5-Mile	%
Total Expenditures	69,686,214		473,372,243		1,432,364,720	
Average annual household	57,292		44,791		44,643	
Transportation	7,910	13.81 %	6,192	13.82 %	6,108	13.68 %
Vehicle purchases	2,006		1,396		1,366	
Cars and trucks new	1,024		706		679	
Cars and trucks used	929		650		651	
Gasoline and motor oil	2,374		2,027		1,993	
Other vehicle expenses	2,930		2,371		2,337	
Vehicle finance charges	207		163		157	
Maintenance and repairs	1,027		808		806	
Vehicle insurance	1,303		1,114		1,090	
Vehicle rental leases	393		285		283	
Public transportation	599		397		411	
Health care	4,348	7.59 %	3,571	7.97 %	3,479	7.79 %
Health insurance	2,781		2,357		2,308	
Medical services	978		742		709	
Drugs	445		358		348	
Medical supplies	143		113		112	
Entertainment	3,488	6.09 %	2,679	5.98 %	2,634	5.90 %
Fees and admissions	725		465		471	
Television radios	1,135		995		976	
Pets toys	1,279		974		961	
Personal care products	754		573		572	
Reading	63		49		50	
Education	1,530		1,027		1,126	
Tobacco products	391		406		400	
Miscellaneous	879	1.53 %	715	1.60 %	721	1.62 %
Cash contributions	1,457		1,232		1,210	
Personal insurance	7,270		4,521		4,549	
Life and other personal insurance	210		153		152	
Pensions and Social Security	7,059		4,368		4,396	

Distance	Year	Estimated Households			Housing Occupied By		Housing Occupancy		
		Projection	2018	Change	1 Person	Family	Owner	Renter	Vacant
1-Mile	2020	2,907	2,499	16.97 %	400	2,428	2,771	136	256
3-Mile	2020	17,128	14,732	14.93 %	3,404	12,836	12,882	4,246	1,840
5-Mile	2020	45,007	38,794	14.95 %	10,307	32,286	30,911	14,096	5,587
1-Mile	2023	2,579	2,499	3.62 %	355	2,154	2,558	21	700
3-Mile	2023	15,317	14,732	3.04 %	3,043	11,475	11,963	3,354	4,431
5-Mile	2023	40,465	38,794	3.90 %	9,260	29,030	28,589	11,876	12,256

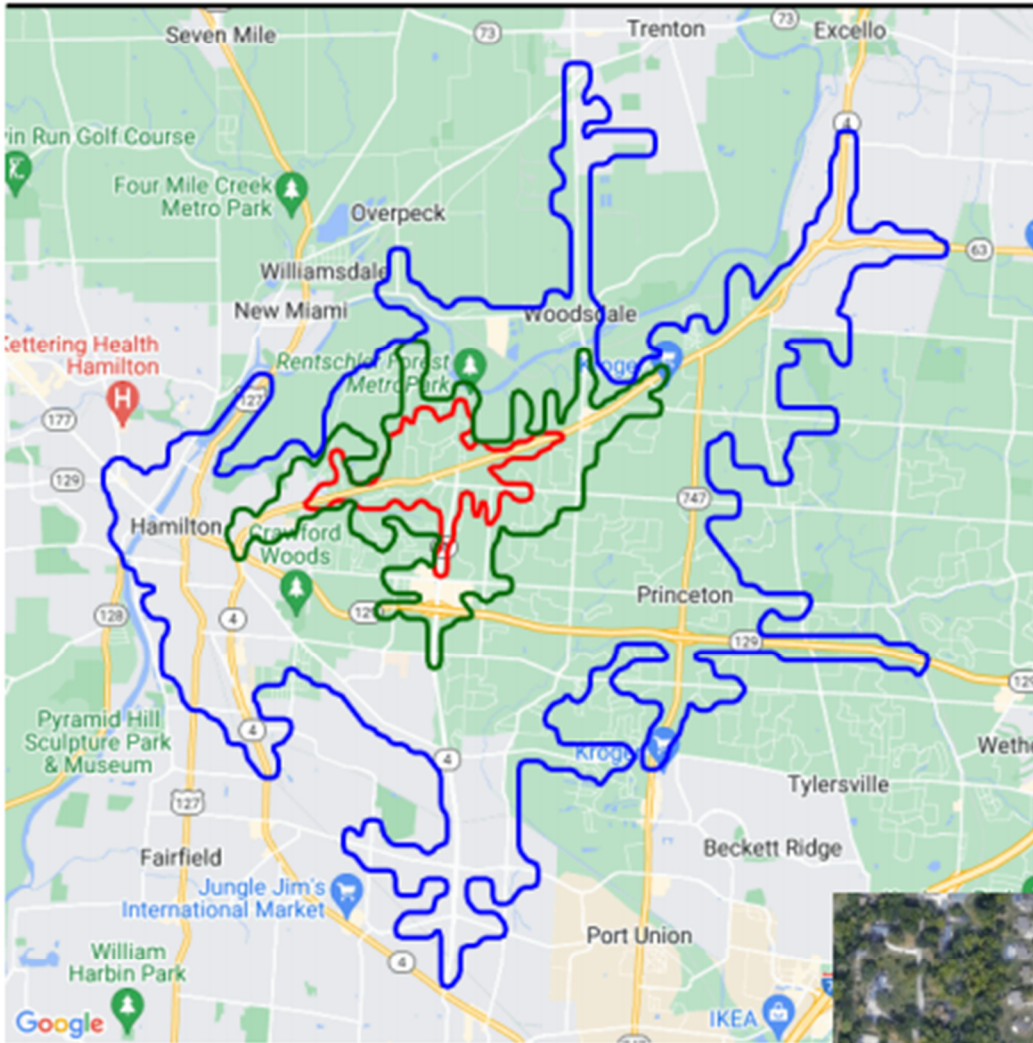


Commons of Indian Springs - 3/5/10 min radius rings

Capital Real Estate Partners LLC

312 Walnut St, #1600 Cincinnati, OH 45202 | 513-762-7622

Demographic Report



Commons of Indian Springs

Population

Distance	Male	Female	Total
3- Minute	1,488	1,527	3,016
5- Minute	5,546	5,674	11,220
10 Minute	34,585	35,974	70,560

Capital Real Estate Partners, LLC



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 **Catalist Research**

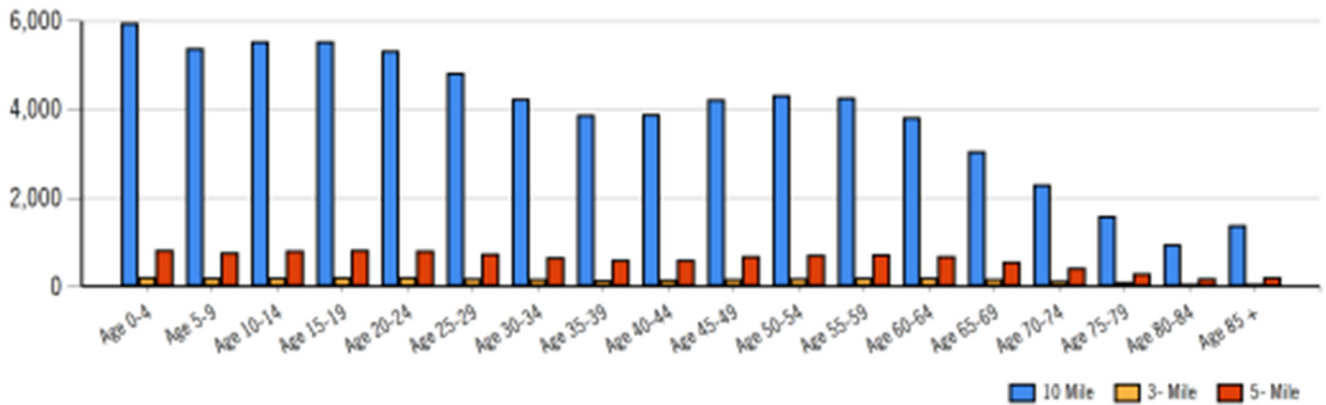
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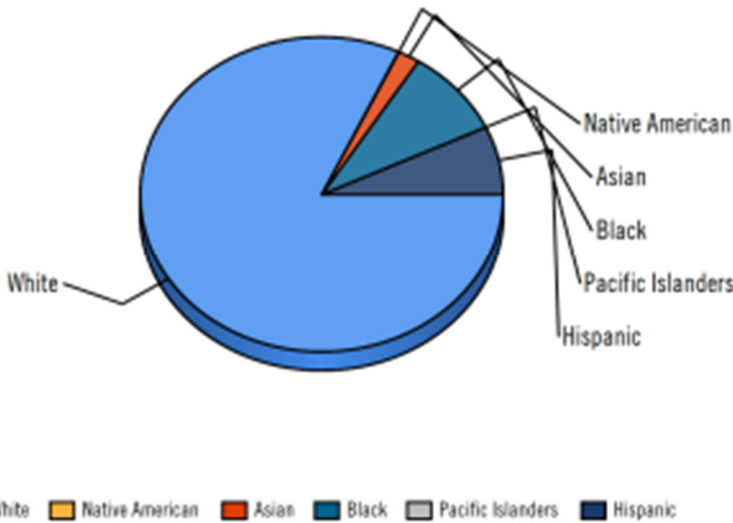
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Population by Distance and Age (2020)



Ethnicity within 5 Minute



Home Ownership 3 Minute



Home Ownership 5 Minute



Home Ownership 10 Minute



Employment by Distance

Distance	Employed	Unemployed	Unemployment Rate
3-Minute	1,677	17	0.45 %
5-Minute	5,970	115	1.25 %
10-Minute	33,953	1,286	3.82 %

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Commons of Indian Springs - 3/5/10 min radius rings

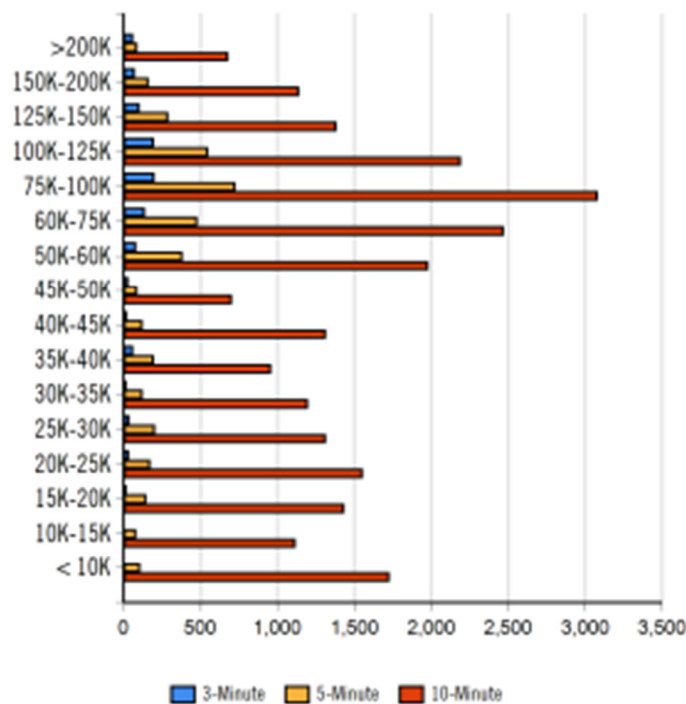
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312 Walnut St, #1600 Cincinnati, OH 45202 | 513-762-7622

Labor & Income

	Agriculture	Mining	Construction	Manufacturing	Wholesale	Retail	Transportation	Information	Professional	Utility	Hospitality	Pub-Admin	Other
3-Minute	3	0	82	328	76	149	72	10	98	438	176	50	58
5-Minute	12	0	253	1,194	217	647	263	63	346	1,443	518	193	355
10-Minute	199	48	2,227	6,078	1,385	4,477	1,583	469	2,717	7,060	2,593	960	2,222

Household Income



Radius	Median Household Income
10-Minute	\$60,347.63
5-Minute	\$65,283.47
3-Minute	\$87,502.25

Radius	Average Household Income
10-Minute	\$60,667.56
5-Minute	\$62,567.60
3-Minute	\$83,159.75

Radius	Aggregate Household Income
3-Minute	\$102,167,853.55
5-Minute	\$300,640,406.49
10-Minute	\$1,626,167,325.67

Education

	3-Minute	5-Minute	10-Minute
Pop > 25	1,979	7,154	42,813
High School Grad	680	2,458	14,332
Some College	428	1,525	7,310
Associates	144	488	2,681
Bachelors	372	1,216	6,426
Masters	92	303	1,785
Prof. Degree	19	56	395
Doctorate	5	22	249

Tapestry

	3-Minute	5-Minute	10-Minute
Vacant Ready For Rent	29 %	40 %	81 %
Teen's	35 %	44 %	83 %
Expensive Homes	0 %	2 %	5 %
Mobile Homes	10 %	12 %	43 %
New Homes	112 %	103 %	118 %
New Households	30 %	38 %	83 %
Military Households	0 %	2 %	5 %
Households with 4+ Cars	60 %	52 %	61 %
Public Transportation Users	5 %	5 %	13 %
Young Wealthy Households	63 %	52 %	60 %

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Commons of Indian Springs - 3/5/10 min radius rings

Capital Real Estate Partners LLC

312 Walnut St, #1600 Cincinnati, OH 45202 | 513-762-7622

Expenditures

	3-Minute	%	5-Minute	%	10-Minute	%
Total Expenditures	61,351,260		200,270,374		1,154,810,885	
Average annual household	53,777		46,466		45,573	
Food	6,879	12.79 %	6,051	13.02 %	5,995	13.15 %
Food at home	4,406		4,008		3,962	
Cereals and bakery products	627		572		562	
Cereals and cereal products	223		204		200	
Bakery products	404		367		361	
Meats poultry fish and eggs	858		791		797	
Beef	197		181		185	
Pork	155		145		143	
Poultry	159		148		151	
Fish and seafood	139		125		128	
Eggs	71		66		65	
Dairy products	450		402		398	
Fruits and vegetables	906		815		798	
Fresh fruits	134		120		117	
Processed vegetables	171		158		155	
Sugar and other sweets	162		148		146	
Fats and oils	140		127		125	
Miscellaneous foods	832		756		746	
Nonalcoholic beverages	370		345		342	
Food away from home	2,473		2,043		2,032	
Alcoholic beverages	403		326		320	
Housing	18,985	35.30 %	16,942	36.46 %	16,648	36.53 %
Shelter	11,468		10,187		10,043	
Owned dwellings	7,209		6,049		5,822	
Mortgage interest and charges	3,714		3,047		2,919	
Property taxes	2,413		2,016		1,944	
Maintenance repairs	1,081		985		958	
Rented dwellings	3,297		3,389		3,452	
Other lodging	961		748		768	
Utilities fuels	4,387		4,079		3,961	
Natural gas	415		373		365	
Electricity	1,715		1,636		1,601	
Fuel oil	174		156		149	
Telephone services	1,380		1,275		1,227	
Water and other public services	701		637		617	
Household operations	1,336	2.48 %	1,133	2.44 %	1,110	2.44 %
Personal services	402		324		315	
Other household expenses	933		809		795	
Housekeeping supplies	625		557		560	
Laundry and cleaning supplies	169		156		155	
Other household products	369		323		322	
Postage and stationery	86		77		82	
Household furnishings	1,169		983		971	
Household textiles	86		72		74	
Furniture	258		202		207	
Floor coverings	30		23		23	
Major appliances	154		144		131	
Small appliances	91		79		84	
Miscellaneous	548		461		449	
Apparel and services	1,399	2.60 %	1,208	2.60 %	1,238	2.72 %
Men and boys	285		233		233	
Men 16 and over	243		196		191	
Boys 2 to 15	42		36		41	
Women and girls	493		437		450	

Capital Real Estate Partners, LLC



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Commons of Indian Springs - 3/5/10 min radius rings

Capital Real Estate Partners LLC

312 Walnut St, #1600 Cincinnati, OH 45202 | 513-762-7622

Women 16 and over	416	361	377
Girls 2 to 15	77	76	73
Children under 2	89	85	88

Expenditures (Continued)

	3-Minute	%	5-Minute	%	10-Minute	%
Total Expenditures	61,351,260		200,270,374		1,154,810,885	
Average annual household	53,777		46,466		45,573	
Transportation	7,436	13.83 %	6,467	13.92 %	6,236	13.68 %
Vehicle purchases	1,819		1,493		1,419	
Cars and trucks new	945		762		709	
Cars and trucks used	823		688		674	
Gasoline and motor oil	2,292		2,090		2,018	
Other vehicle expenses	2,793		2,466		2,368	
Vehicle finance charges	199		171		159	
Maintenance and repairs	964		839		823	
Vehicle insurance	1,270		1,156		1,092	
Vehicle rental leases	359		299		292	
Public transportation	531		417		430	
Health care	4,180	7.77 %	3,719	8.00 %	3,519	7.72 %
Health insurance	2,696		2,437		2,326	
Medical services	923		789		724	
Drugs	425		374		354	
Medical supplies	135		118		114	
Entertainment	3,260	6.06 %	2,803	6.03 %	2,691	5.90 %
Fees and admissions	647		494		493	
Television radios	1,106		1,022		982	
Pets toys	1,186		1,022		983	
Personal care products	697		596		586	
Reading	58		51		50	
Education	1,337		1,040		1,172	
Tobacco products	400		407		398	
Miscellaneous	853	1.59 %	731	1.57 %	730	1.60 %
Cash contributions	1,443		1,270		1,214	
Personal insurance	6,442		4,850		4,768	
Life and other personal insurance	195		161		154	
Pensions and Social Security	6,247		4,688		4,613	

Distance	Year	Estimated Households			Housing Occupied By		Housing Occupancy		
		2020	2018	Change	1 Person	Family	Owner	Renter	Vacant
3-Minute	2020	1,201	1,032	22.68 %	176	990	1,137	65	107
5-Minute	2020	4,382	3,718	98.71 %	708	3,501	3,769	612	375
10-Minute	2020	27,298	23,096	861.70 %	5,642	20,228	18,839	8,459	3,067
3-Minute	2023	1,062	1,032	3.95 %	155	875	1,048	15	294
5-Minute	2023	3,911	3,718	23.75 %	632	3,124	3,525	385	1,034
10-Minute	2023	24,649	23,096	326.53 %	5,107	18,249	17,410	7,240	7,012

Capital Real Estate Partners, LLC



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 513-608-8888

ation Facts & Demographics

ics are determined by a 10 minute drive from 3027 Creekside Dr, Hamilton, OH 45011

CITY, STATE

Hamilton, OH

POPULATION

70,560

AVG. HHSIZE

2.78

MEDIAN HH INCOME

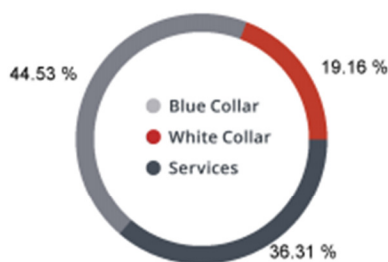
\$60,348

HOME OWNERSHIP

ers: **7,173**

ers: **17,065**

EMPLOYMENT



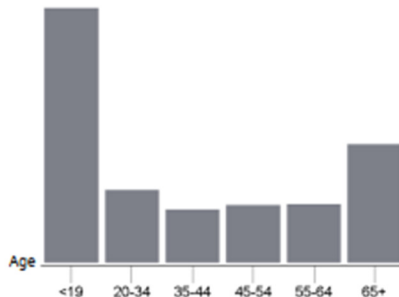
48.12 % Employed
1.82 % Unemployed

EDUCATION

High School Grad: **33.48 %**
Some College: **17.07 %**
Associates: **6.26 %**
Bachelors: **23.93 %**

GENDER & AGE

49.02 % **50.98 %**

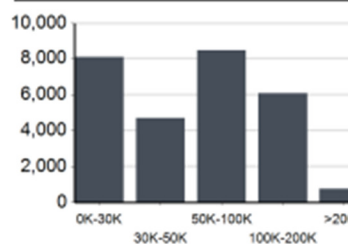


RACE & ETHNICITY

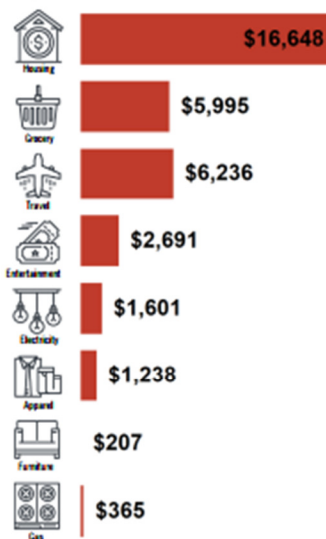
White: **85.54 %**
Asian: **2.05 %**
Native American: **0.05 %**
Pacific Islanders: **0.00 %**
African-American: **6.16 %**
Hispanic: **2.93 %**
Two or More Races: **3.27 %**

Catylist Research

INCOME BY HOUSEHOLD



HH SPENDING



and trends in from sources we deem reliable. It is provided without any representation, warranty or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor.