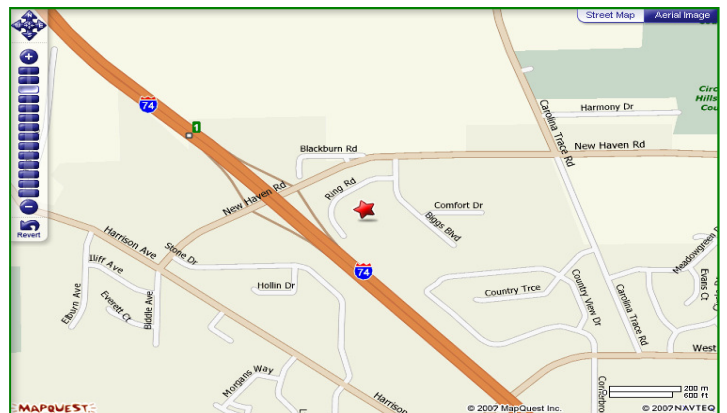


AVAILABLE FOR SALE OR LEASE Prime Development Land



Ring Rd., Harrison, OH

- 1.25 acres
- Strong Demographics
- Highway Visibility
- Potential Interstate signage!
- Surrounding Center includes many regional and national retailers including Remke / Bigg's, Home Depot, Staples, Cracker Barrel, BP, Tractor Supply, Comfort Suites, Gold Star, O'Charlies', BW-3's
- Immediately off I-74 / New Haven Rd. exit
- No tap fees for most users!



For further information, please contact:
Craig A. Roberts, owner / agent
(513) 762-7622

E-mail: craig.roberts@capitalrealestate.org

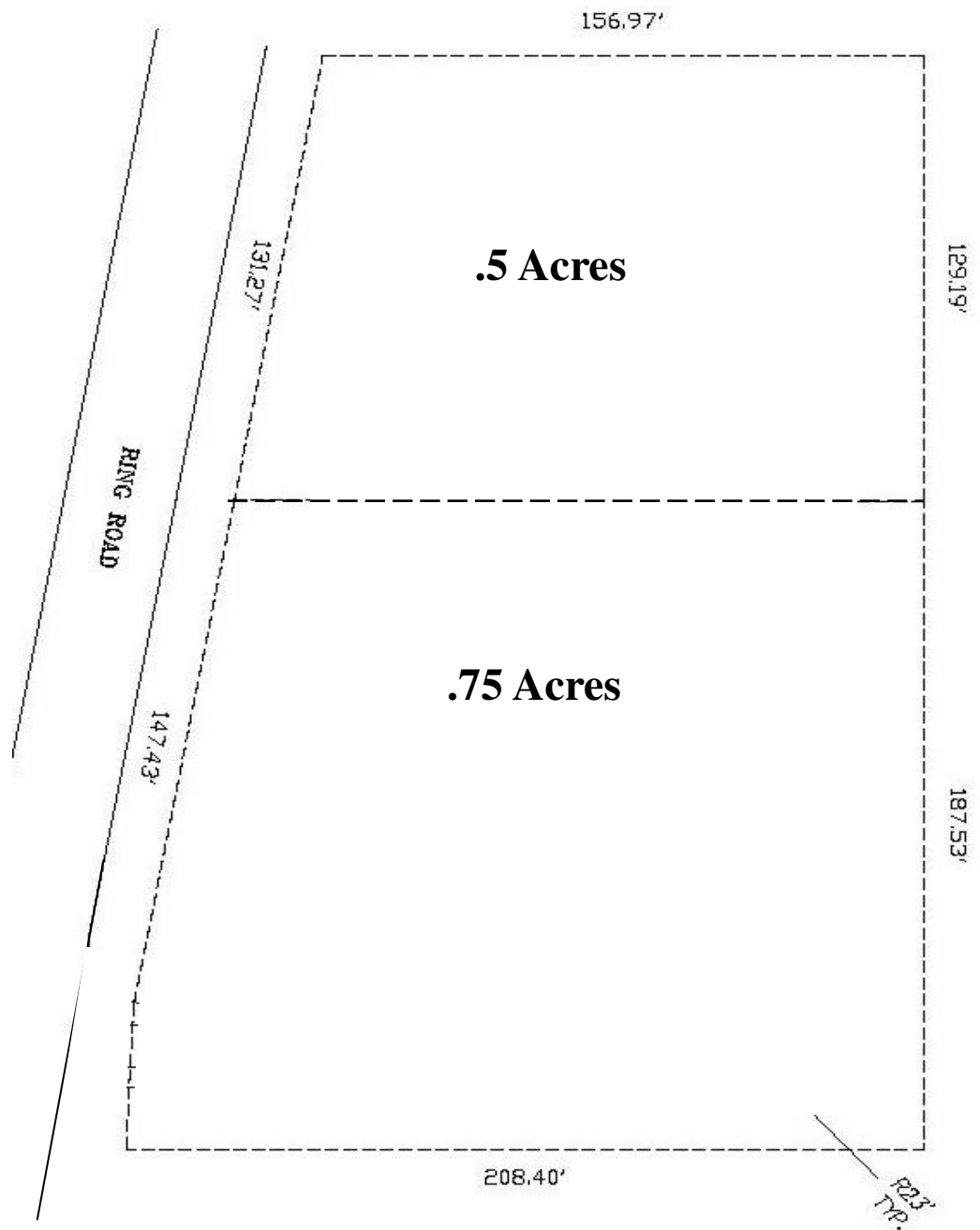
Information submitted herein has been obtained from reliable sources. We have no reason to doubt its accuracy, but we do not guarantee it.

General Specifications

Property ID:	561-0011-0045-00 (.751 acres) and 561-0011-0055-00 (.5 acres)
Property Type:	Commercial / Retail
Municipality:	Harrison, Ohio
Land Area:	Total of 1.25 acres
Zoning:	B-4 General Business District
Lot Dimensions:	See attached Site Plan
Sewer:	City of Cincinnati
Water:	Cincinnati Water Works
Electric:	Duke Energy
Gas:	Duke Energy
Other:	No tap fees for most users - a \$30,000 to \$40,000 savings!
Sale Price	\$775,000 per acre
Lease Price	1% of value per month for year one, annual CPI increases thereafter, lease term of 15 years or more required.

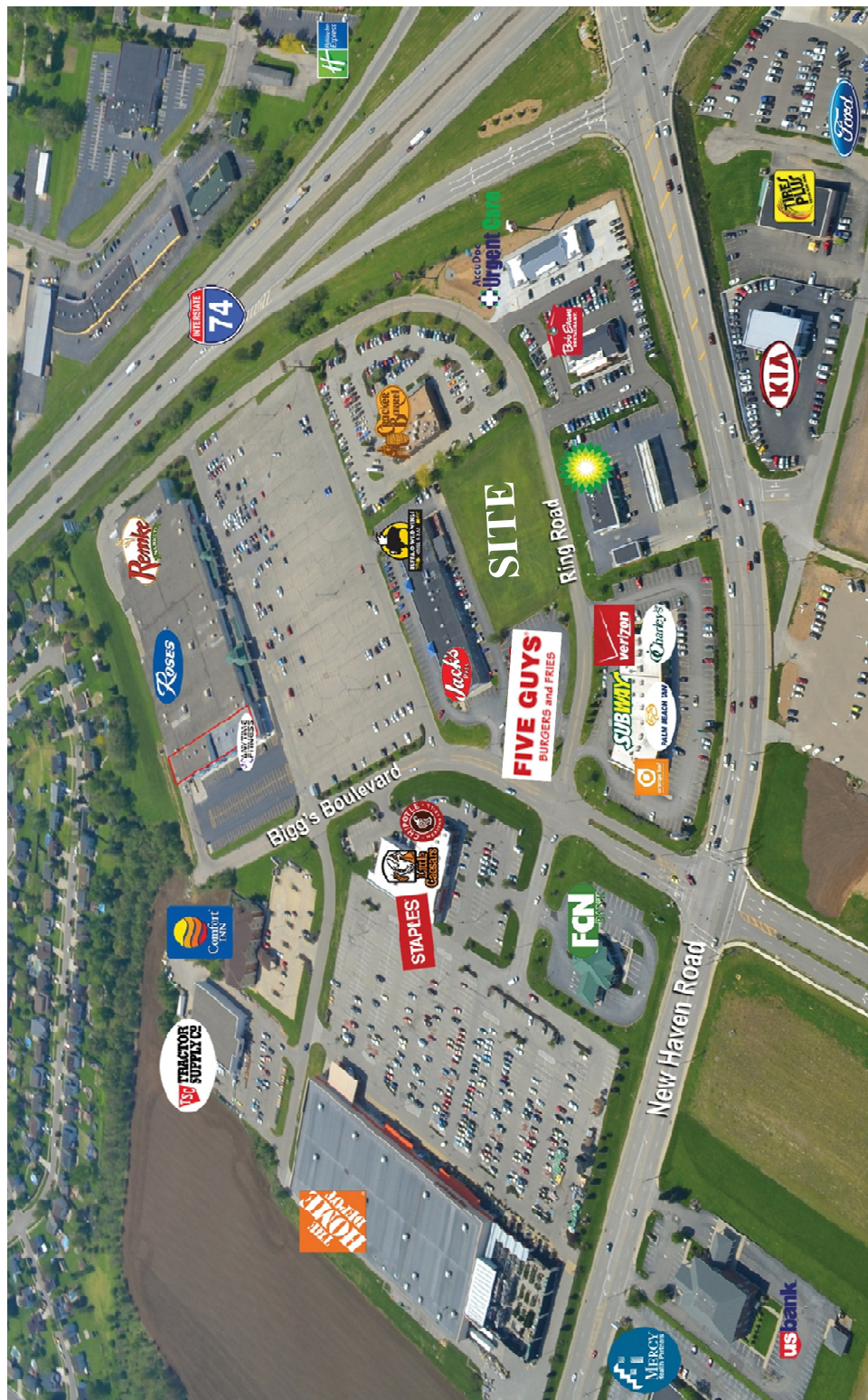
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Site Plan



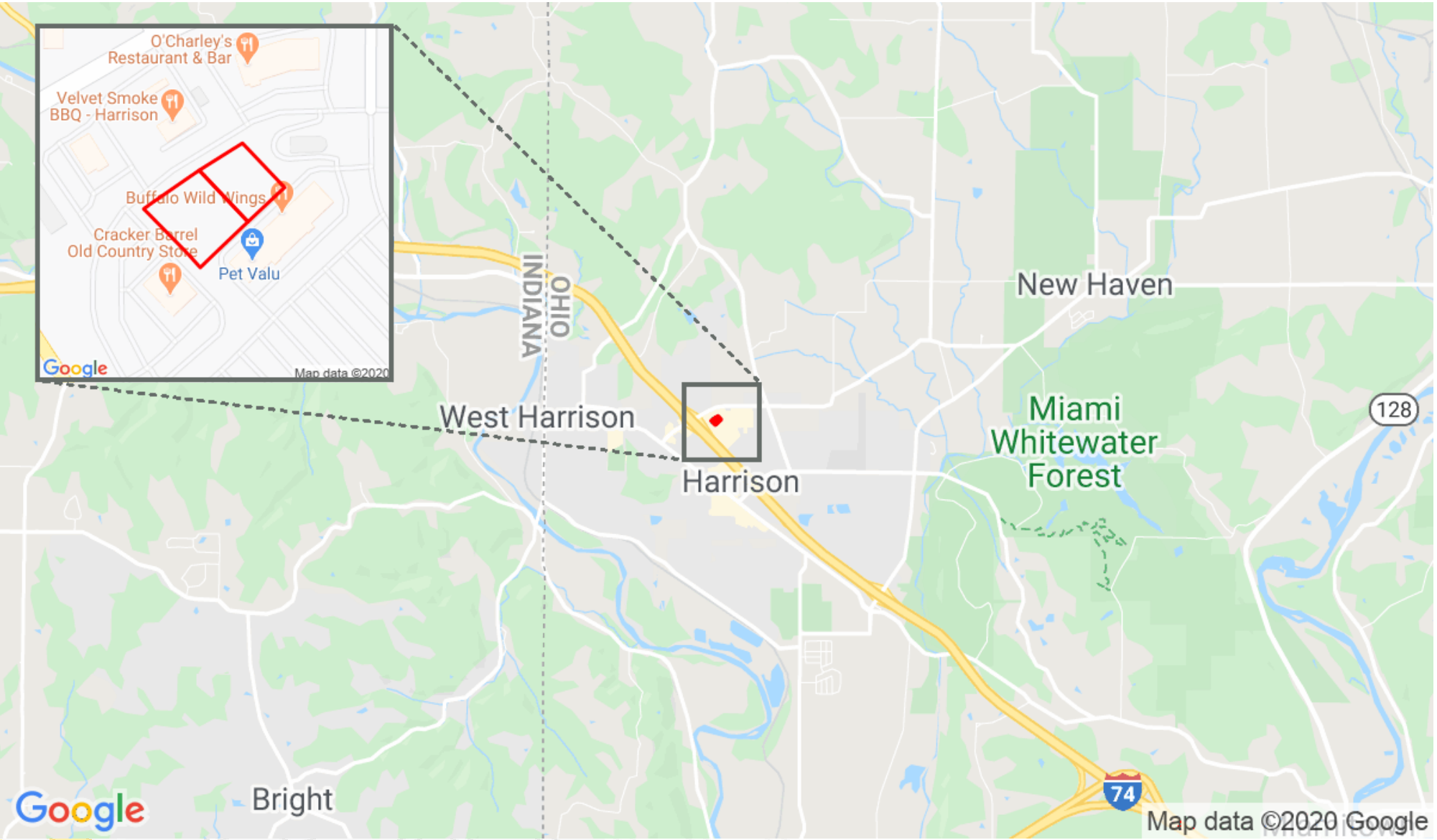
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Surrounding Retail Neighbors



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

0 Ring Rd



0 Ring Rd

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312 Walnut St, #1600 Cincinnati, OH 45202 |

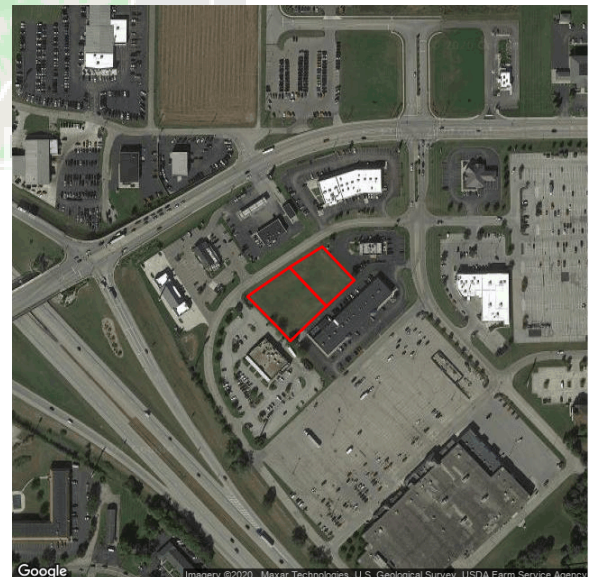
Demographic Report



0 Ring Rd

Population

Distance	Male	Female	Total
1- Mile	1,738	1,884	3,622
3- Mile	7,256	7,602	14,859
5- Mile	9,407	9,772	19,179



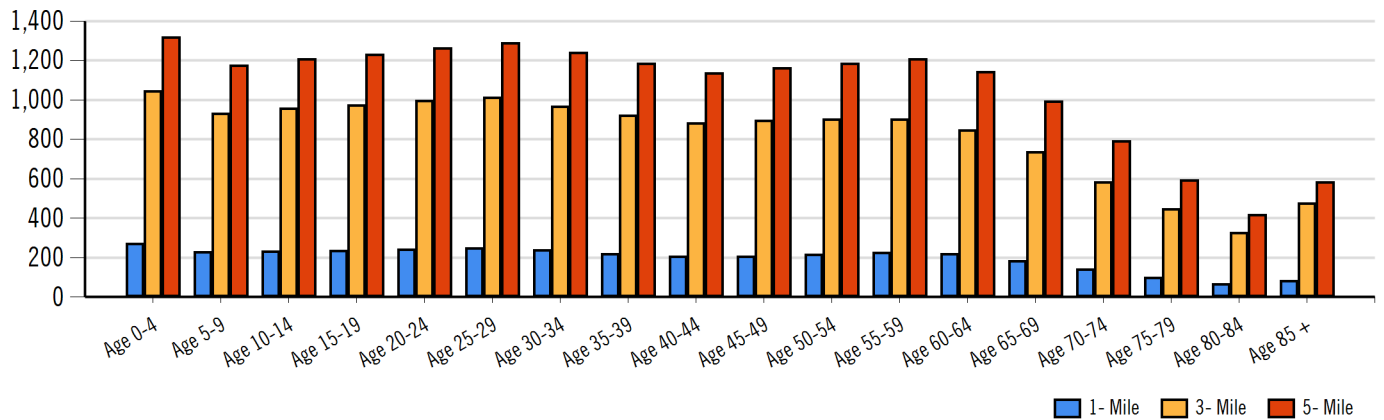
Capital Real Estate Partners, LLC



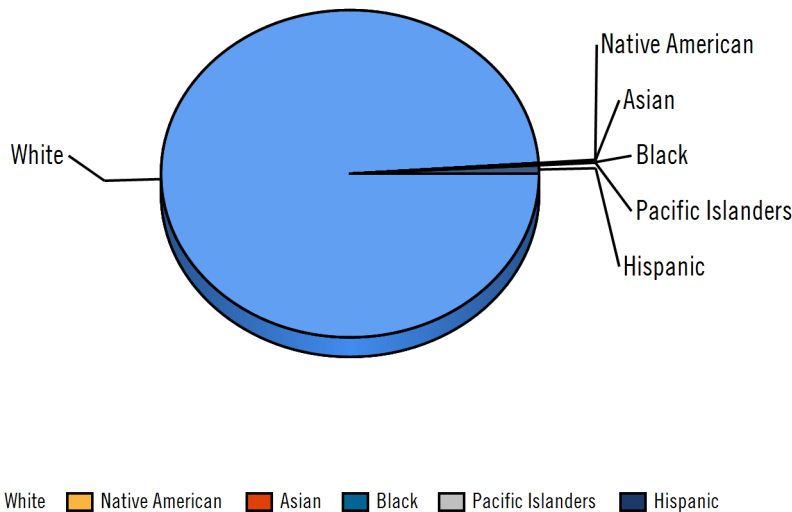
Craig A. Roberts
 craig.roberts@capitalrealestate.org
 513-762-7622

Catylist Research

Population by Distance and Age (2018)



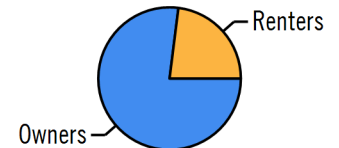
Ethnicity within 5 miles



Home Ownership 1 Mile



Home Ownership 3 Mile



Home Ownership 5 Mile



Employment by Distance

Distance	Employed	Unemployed	Unemployment Rate
1-Mile	1,930	37	0.49 %
3-Mile	7,817	188	1.61 %
5-Mile	10,063	238	1.66 %



0 Ring Rd

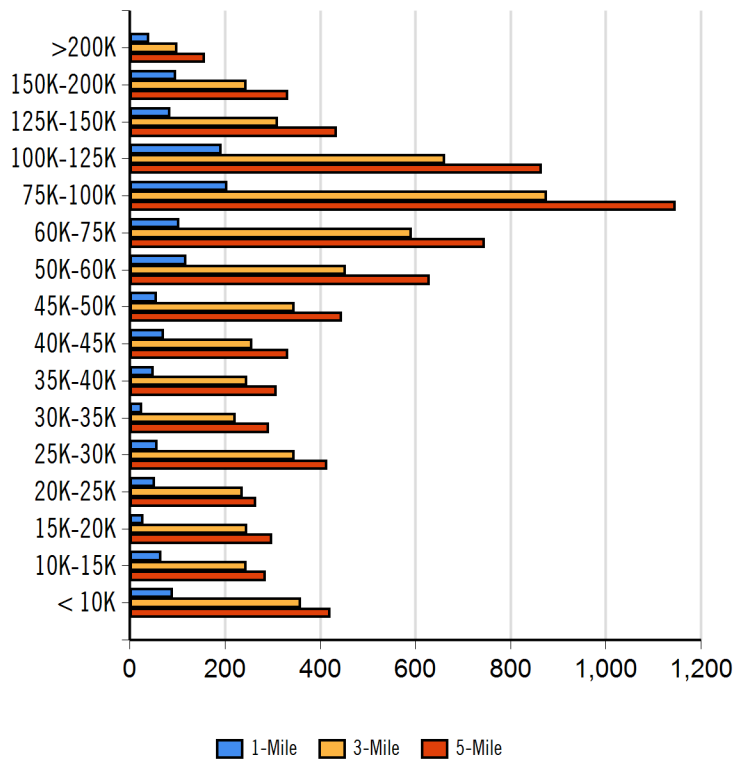
Capital Real Estate Partners LLC

312 Walnut St, #1600 Cincinnati, OH 45202 |

Labor & Income

	Agriculture	Mining	Construction	Manufacturing	Wholesale	Retail	Transportation	Information	Professional	Utility	Hospitality	Pub-Admin	Other
1-Mile	6	0	135	293	84	260	113	16	175	308	131	186	102
3-Mile	27	4	571	1,069	314	1,103	454	57	601	1,523	658	625	364
5-Mile	33	12	811	1,422	421	1,337	554	89	738	1,958	889	695	541

Household Income



Radius	Median Household Income
1-Mile	\$77,334.50
3-Mile	\$65,124.86
5-Mile	\$65,334.56

Radius	Average Household Income
1-Mile	\$80,403.67
3-Mile	\$73,448.36
5-Mile	\$72,714.56

Radius	Aggregate Household Income
1-Mile	\$107,368,426.30
3-Mile	\$400,730,277.67
5-Mile	\$531,695,776.73

Education

	1-Mile	3-mile	5-mile
Pop > 25	2,394	9,940	12,969
High School Grad	960	3,965	5,258
Some College	512	2,126	2,635
Associates	153	612	848
Bachelors	286	957	1,303
Masters	89	351	483
Prof. Degree	6	44	75
Doctorate	5	19	26

Tapestry

	1-Mile	3-mile	5-mile
Vacant Ready For Rent	12 %	46 %	54 %
Teen's	27 %	66 %	67 %
Expensive Homes	0 %	0 %	0 %
Mobile Homes	34 %	113 %	147 %
New Homes	44 %	73 %	95 %
New Households	16 %	47 %	49 %
Military Households	0 %	0 %	0 %
Households with 4+ Cars	54 %	114 %	139 %
Public Transportation Users	1 %	9 %	13 %
Young Wealthy Households	0 %	0 %	0 %

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.



0 Ring Rd

Capital Real Estate Partners LLC

312 Walnut St, #1600 Cincinnati, OH 45202 |

Expenditures

	1-Mile	%	3-Mile	%	5-Mile	%
Total Expenditures	68,652,939		275,746,635		360,458,264	
Average annual household	52,315		49,699		49,559	
Food	6,748	12.90 %	6,441	12.96 %	6,421	12.96 %
Food at home	4,351		4,199		4,193	
Cereals and bakery products	616		595		594	
Cereals and cereal products	218		211		211	
Bakery products	398		384		383	
Meats poultry fish and eggs	853		831		827	
Beef	200		195		193	
Pork	154		150		150	
Poultry	158		154		153	
Fish and seafood	138		133		132	
Eggs	70		68		68	
Dairy products	446		426		425	
Fruits and vegetables	885		851		852	
Fresh fruits	130		125		125	
Processed vegetables	167		163		163	
Sugar and other sweets	161		156		155	
Fats and oils	138		133		133	
Miscellaneous foods	823		793		793	
Nonalcoholic beverages	369		359		358	
Food away from home	2,397		2,241		2,227	
Alcoholic beverages	390		362		359	
Housing	18,496	35.36 %	17,784	35.78 %	17,756	35.83 %
Shelter	11,160		10,719		10,706	
Owned dwellings	6,928		6,539		6,545	
Mortgage interest and charges	3,569		3,314		3,320	
Property taxes	2,317		2,191		2,188	
Maintenance repairs	1,041		1,034		1,035	
Rented dwellings	3,305		3,319		3,316	
Other lodging	927		860		844	
Utilities fuels	4,279		4,181		4,186	
Natural gas	407		393		392	
Electricity	1,680		1,658		1,658	
Fuel oil	166		162		163	
Telephone services	1,342		1,306		1,310	
Water and other public services	683		661		661	
Household operations	1,297	2.48 %	1,221	2.46 %	1,212	2.45 %
Personal services	391		354		348	
Other household expenses	906		867		863	
Housekeeping supplies	622		598		592	
Laundry and cleaning supplies	169		163		162	
Other household products	366		350		346	
Postage and stationery	86		84		83	
Household furnishings	1,136		1,063		1,058	
Household textiles	84		78		78	
Furniture	251		229		224	
Floor coverings	28		26		26	
Major appliances	140		141		145	
Small appliances	89		87		85	
Miscellaneous	541		500		497	
Apparel and services	1,418	2.71 %	1,324	2.66 %	1,299	2.62 %
Men and boys	286		260		256	
Men 16 and over	242		218		216	
Boys 2 to 15	44		42		40	
Women and girls	491		470		464	

Capital Real Estate Partners, LLC



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Catylist Research

0 Ring Rd

Capital Real Estate Partners LLC		312 Walnut St, #1600 Cincinnati, OH 45202	
Women 16 and over	413	394	388
Girls 2 to 15	77	75	75
Children under 2	91	88	87

Expenditures (Continued)

	1-Mile	%	3-Mile	%	5-Mile	%
Total Expenditures	68,652,939		275,746,635		360,458,264	
Average annual household	52,315		49,699		49,559	
Transportation	7,202	13.77 %	6,851	13.78 %	6,855	13.83 %
Vehicle purchases	1,758		1,627		1,632	
Cars and trucks new	893		832		841	
Cars and trucks used	817		751		745	
Gasoline and motor oil	2,233		2,160		2,165	
Other vehicle expenses	2,695		2,590		2,590	
Vehicle finance charges	188		178		179	
Maintenance and repairs	943		898		897	
Vehicle insurance	1,212		1,185		1,186	
Vehicle rental leases	351		328		327	
Public transportation	514		473		466	
Health care	4,013	7.67 %	3,885	7.82 %	3,896	7.86 %
Health insurance	2,598		2,536		2,541	
Medical services	871		826		831	
Drugs	412		397		398	
Medical supplies	130		125		125	
Entertainment	3,168	6.06 %	2,991	6.02 %	2,985	6.02 %
Fees and admissions	624		568		563	
Television radios	1,078		1,049		1,051	
Pets toys	1,157		1,094		1,088	
Personal care products	682		643		640	
Reading	56		55		54	
Education	1,342		1,231		1,193	
Tobacco products	397		401		402	
Miscellaneous	823	1.57 %	792	1.59 %	791	1.60 %
Cash contributions	1,367		1,339		1,352	
Personal insurance	6,206		5,595		5,550	
Life and other personal insurance	187		177		176	
Pensions and Social Security	6,019		5,418		5,374	

Estimated Households					Housing Occupied By		Housing Occupancy		
Distance	Year	Projection	2000	Change	1 Person	Family	Owner	Renter	Vacant
1-Mile	2020	4,427	4,069	7.74 %	905	3,301	3,448	979	329
3-Mile	2020	8,832	8,234	6.11 %	2,004	6,404	7,105	1,727	1,183
5-Mile	2020	11,548	10,689	6.52 %	2,451	8,579	9,584	1,964	1,407
1-Mile	2023	4,255	4,069	3.45 %	868	3,176	3,368	887	585
3-Mile	2023	8,367	8,234	0.56 %	1,898	6,067	6,889	1,478	1,755
5-Mile	2023	10,785	10,689	-0.21 %	2,297	8,002	9,213	1,572	2,375



0 Ring Rd

Capital Real Estate Partners, LLC

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 **Catylist Research**

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Location Facts & Demographics

Demographics are determined by a 10 minute drive from 0 Ring Rd, Harrison, OH 45030

CITY, STATE

Harrison, OH

POPULATION

21,210

AVG. HHSIZE

2.60

MEDIAN HH INCOME

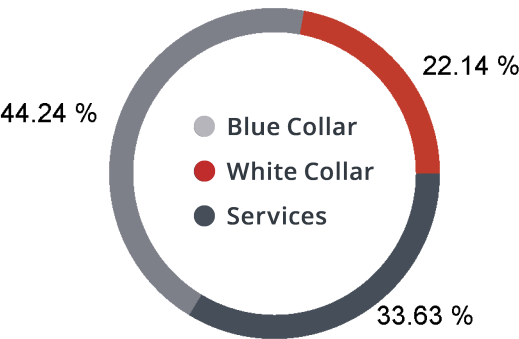
\$60,865

HOME OWNERSHIP

Renters: 1,771

Owners: 6,434

EMPLOYMENT



52.32 %

Employed

1.32 %

Unemployed

EDUCATION

High School Grad: 39.82 %

Some College: 20.61 %

Associates: 6.70 %

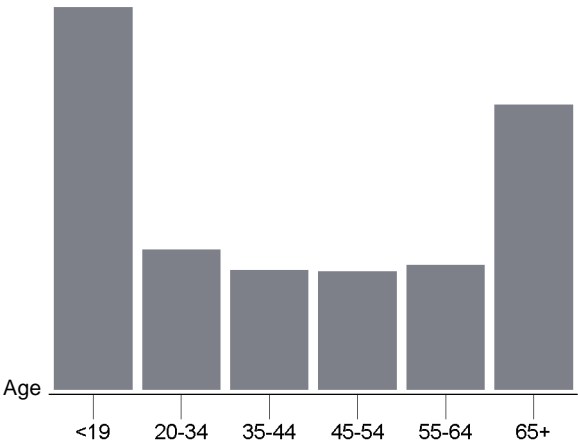
Bachelors: 18.66 %

GENDER & AGE

49.12 %



50.88 %



RACE & ETHNICITY

White: 98.31 %

Asian: 0.18 %

Native American: 0.00 %

Pacific Islanders: 0.00 %

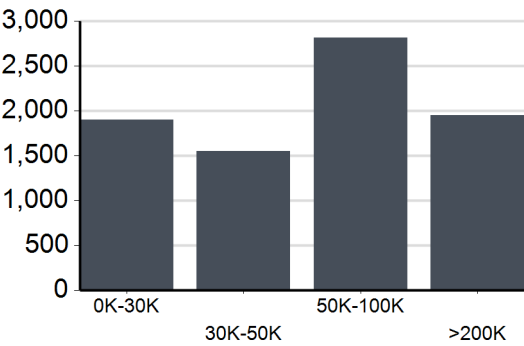
African-American: 0.11 %

Hispanic: 0.82 %

Two or More Races: 0.58 %



INCOME BY HOUSEHOLD



HH SPENDING



Housing

\$17,349



Grocery

\$6,255



Travel

\$6,654



Entertainment

\$2,887



Electricity

\$1,643



Apparel

\$1,251



Furniture

\$212

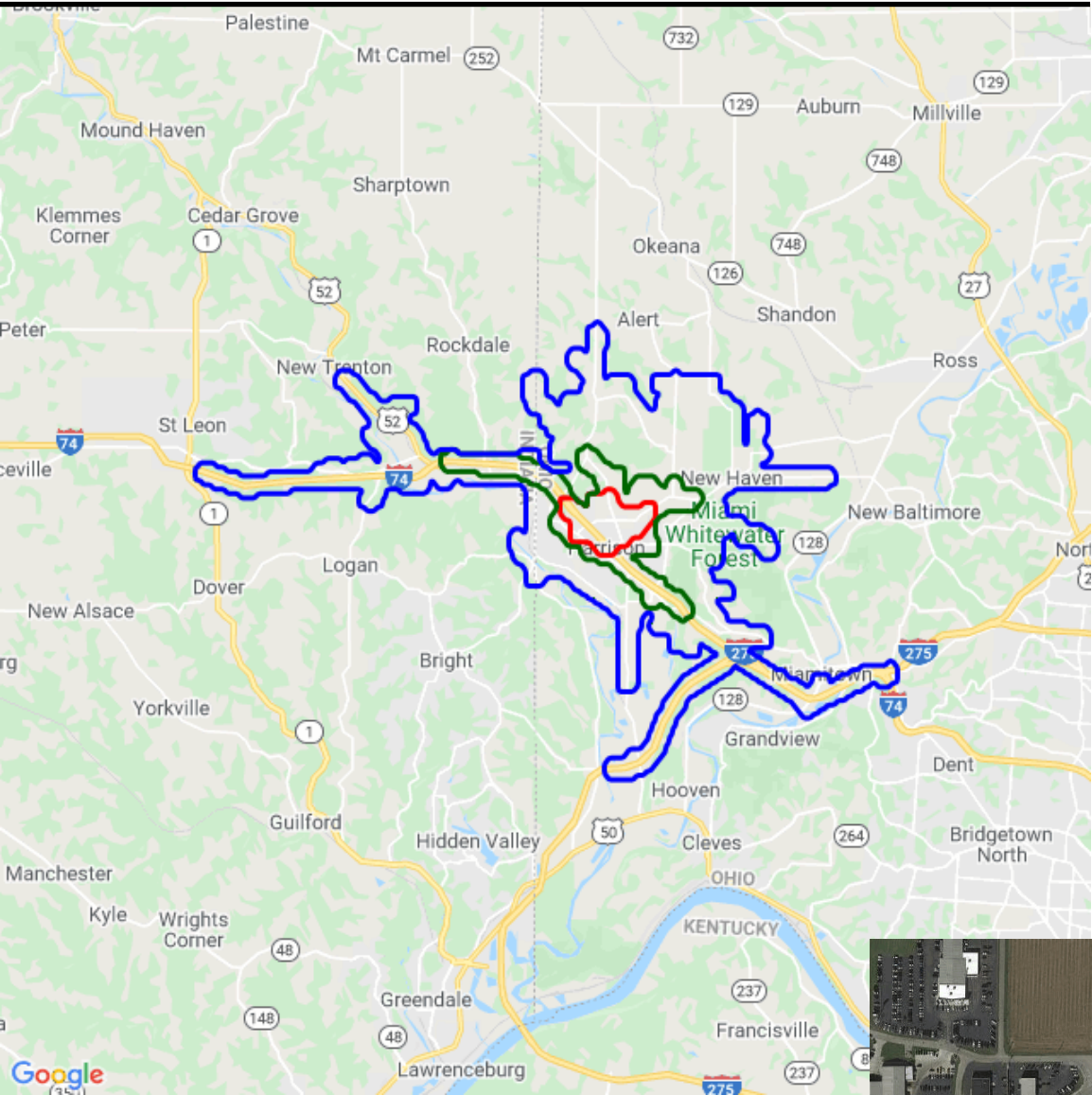


Gas

\$384

0 Ring Rd

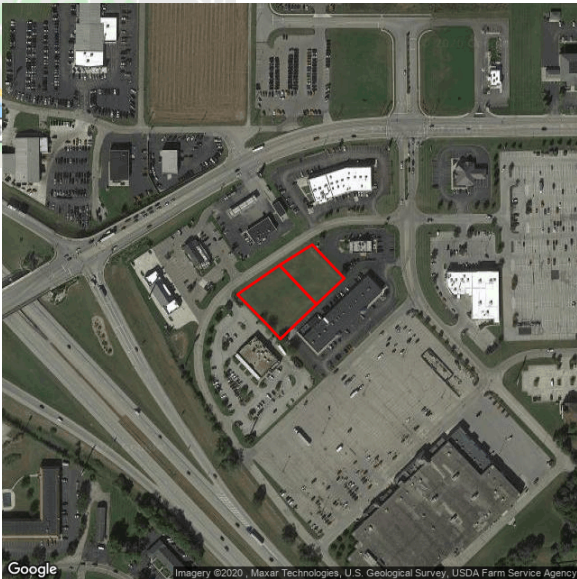
Demographic Report



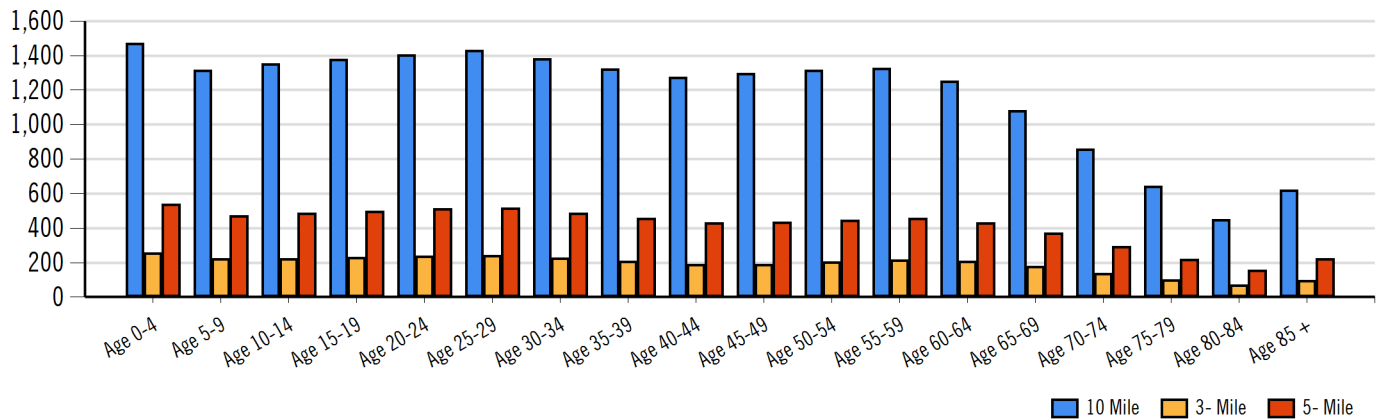
0 Ring Rd

Population

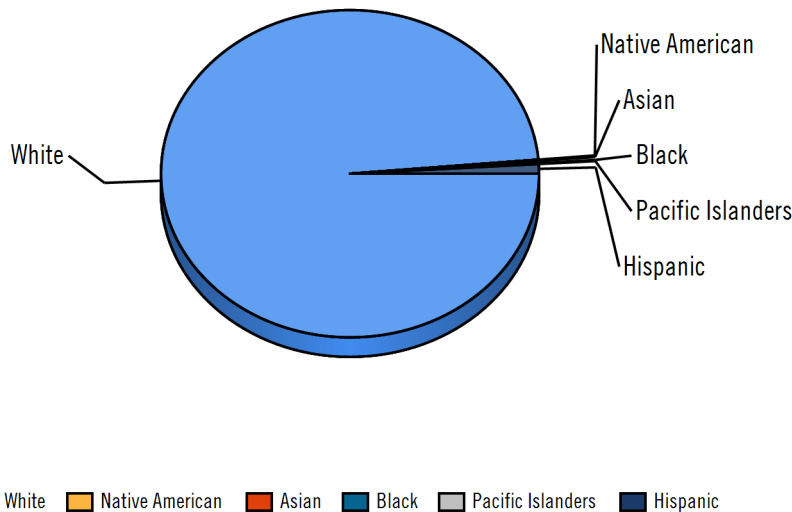
Distance	Male	Female	Total
3- Minute	1,665	1,805	3,471
5- Minute	3,632	3,835	7,467
10 Minute	10,417	10,792	21,210



Population by Distance and Age (2018)



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	1,855	33	0.56 %
5-Minute	3,945	85	0.88 %
10-Minute	11,097	280	1.29 %



0 Ring Rd

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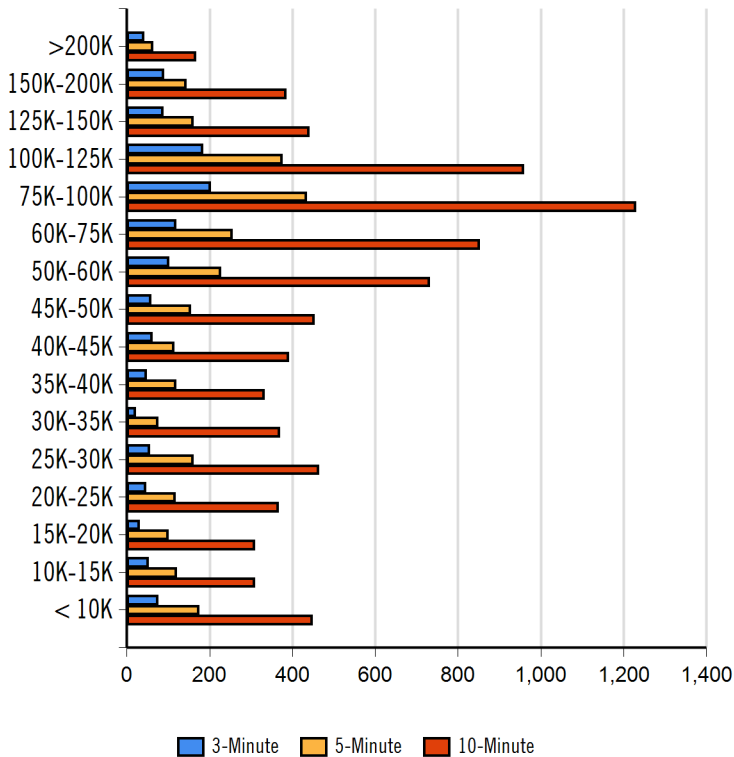
Capital Real Estate Partners LLC

312 Walnut St, #1600 Cincinnati, OH 45202 |

Labor & Income

	Agriculture	Mining	Construction	Manufacturing	Wholesale	Retail	Transportation	Information	Professional	Utility	Hospitality	Pub-Admin	Other
3-Minute	8	0	132	280	73	231	114	17	174	281	143	184	108
5-Minute	17	0	253	533	162	547	236	34	312	746	305	368	190
10-Minute	33	6	935	1,522	447	1,461	588	104	829	2,227	958	740	595

Household Income



Radius Median Household Income

Radius	Median Household Income
10-Minute	\$60,865.00
5-Minute	\$68,417.40
3-Minute	\$79,763.60

Radius Average Household Income

Radius	Average Household Income
10-Minute	\$68,185.52
5-Minute	\$75,103.80
3-Minute	\$83,417.40

Radius Aggregate Household Income

Radius	Aggregate Household Income
3-Minute	\$105,074,700.49
5-Minute	\$208,001,048.55
10-Minute	\$585,475,689.23

Education

	3-Minute	5-Minute	10-Minute
Pop > 25	2,293	4,950	14,276
High School Grad	921	1,996	5,685
Some College	477	1,095	2,943
Associates	141	312	957
Bachelors	288	546	1,455
Masters	82	187	553
Prof. Degree	6	17	108
Doctorate	5	10	102

Tapestry

	3-Minute	5-Minute	10-Minute
Vacant Ready For Rent	17 %	24 %	40 %
Teen's	33 %	41 %	50 %
Expensive Homes	0 %	0 %	0 %
Mobile Homes	42 %	73 %	106 %
New Homes	50 %	54 %	74 %
New Households	17 %	27 %	37 %
Military Households	0 %	0 %	0 %
Households with 4+ Cars	64 %	66 %	101 %
Public Transportation Users	1 %	5 %	7 %
Young Wealthy Households	0 %	0 %	0 %

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.

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0 Ring Rd

Capital Real Estate Partners LLC

312 Walnut St, #1600 Cincinnati, OH 45202 |

Expenditures

	3-Minute	%	5-Minute	%	10-Minute	%
Total Expenditures	66,129,185		138,135,428		399,791,981	
Average annual household	53,196		50,207		48,078	
Food	6,837	12.85 %	6,511	12.97 %	6,255	13.01 %
Food at home	4,389		4,232		4,110	
Cereals and bakery products	622		600		583	
Cereals and cereal products	219		212		208	
Bakery products	402		387		375	
Meats poultry fish and eggs	861		836		815	
Beef	202		196		190	
Pork	154		150		148	
Poultry	160		156		152	
Fish and seafood	139		135		130	
Eggs	70		68		67	
Dairy products	451		432		415	
Fruits and vegetables	890		857		835	
Fresh fruits	131		125		123	
Processed vegetables	168		163		161	
Sugar and other sweets	163		156		152	
Fats and oils	139		134		131	
Miscellaneous foods	831		800		775	
Nonalcoholic beverages	372		360		352	
Food away from home	2,448		2,278		2,145	
Alcoholic beverages	401		367		343	
Housing	18,756	35.26 %	17,909	35.67 %	17,349	36.09 %
Shelter	11,328		10,804		10,459	
Owned dwellings	7,041		6,583		6,313	
Mortgage interest and charges	3,627		3,353		3,179	
Property taxes	2,365		2,208		2,110	
Maintenance repairs	1,048		1,021		1,023	
Rented dwellings	3,313		3,331		3,338	
Other lodging	973		889		807	
Utilities fuels	4,308		4,172		4,125	
Natural gas	410		393		384	
Electricity	1,690		1,653		1,643	
Fuel oil	168		162		160	
Telephone services	1,349		1,301		1,288	
Water and other public services	689		661		649	
Household operations	1,327	2.49 %	1,238	2.47 %	1,168	2.43 %
Personal services	403		364		329	
Other household expenses	924		873		839	
Housekeeping supplies	634		607		578	
Laundry and cleaning supplies	171		166		159	
Other household products	374		354		337	
Postage and stationery	88		86		81	
Household furnishings	1,158		1,086		1,017	
Household textiles	85		81		75	
Furniture	263		241		212	
Floor coverings	29		27		25	
Major appliances	138		136		143	
Small appliances	92		88		84	
Miscellaneous	549		512		475	
Apparel and services	1,452	2.73 %	1,362	2.71 %	1,251	2.60 %
Men and boys	294		274		241	
Men 16 and over	248		229		202	
Boys 2 to 15	46		44		39	
Women and girls	500		479		455	

Capital Real Estate Partners, LLC



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Catylist Research

0 Ring Rd

Capital Real Estate Partners LLC		312 Walnut St, #1600 Cincinnati, OH 45202	
Women 16 and over	423	403	380
Girls 2 to 15	77	75	74
Children under 2	93	89	86

Expenditures (Continued)

	3-Minute	%	5-Minute	%	10-Minute	%
Total Expenditures	66,129,185		138,135,428		399,791,981	
Average annual household	53,196		50,207		48,078	
Transportation	7,270	13.67 %	6,883	13.71 %	6,654	13.84 %
Vehicle purchases	1,767		1,655		1,563	
Cars and trucks new	895		841		809	
Cars and trucks used	823		769		711	
Gasoline and motor oil	2,244		2,151		2,127	
Other vehicle expenses	2,729		2,586		2,516	
Vehicle finance charges	191		176		173	
Maintenance and repairs	952		905		871	
Vehicle insurance	1,229		1,171		1,157	
Vehicle rental leases	355		333		314	
Public transportation	529		489		447	
Health care	4,041	7.60 %	3,857	7.68 %	3,816	7.94 %
Health insurance	2,618		2,515		2,499	
Medical services	878		823		806	
Drugs	411		392		389	
Medical supplies	132		126		121	
Entertainment	3,206	6.03 %	3,007	5.99 %	2,887	6.00 %
Fees and admissions	642		583		533	
Television radios	1,087		1,044		1,032	
Pets toys	1,169		1,100		1,054	
Personal care products	693		653		619	
Reading	58		55		53	
Education	1,426		1,312		1,137	
Tobacco products	396		398		405	
Miscellaneous	846	1.59 %	792	1.58 %	772	1.61 %
Cash contributions	1,399		1,326		1,319	
Personal insurance	6,410		5,769		5,211	
Life and other personal insurance	190		175		170	
Pensions and Social Security	6,219		5,593		5,041	

Estimated Households					Housing Occupied By		Housing Occupancy		
Distance	Year	Projection	2020	Change	1 Person	Family	Owner	Renter	Vacant
3-Minute	2020	1,323	1,195	16.37 %	255	1,004	1,040	283	82
5-Minute	2020	2,903	2,668	31.83 %	624	2,138	2,277	626	225
10-Minute	2020	8,538	7,936	85.89 %	1,994	6,097	6,650	1,888	947
3-Minute	2023	1,274	1,195	9.41 %	246	967	1,019	255	154
5-Minute	2023	2,788	2,668	13.30 %	598	2,055	2,230	558	402
10-Minute	2023	8,151	7,936	15.87 %	1,903	5,820	6,485	1,666	1,492

