

# MONFORT HEIGHTS

CINCINNATI, OH



## SIZE

54,920 square feet

## DEMOGRAPHICS

	1 mile	3 mile	5 mile
<b>Population</b>	10,614	82,871	229,385
<b>Households</b>	4,428	35,023	95,241
<b>Median HH Income (\$)</b>	69,243	56,549	53,842

## MAJOR TENANT(S)

Kroger

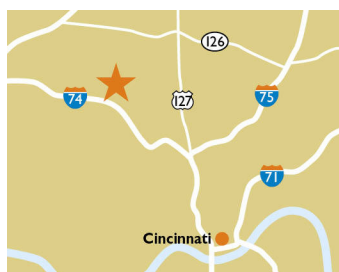
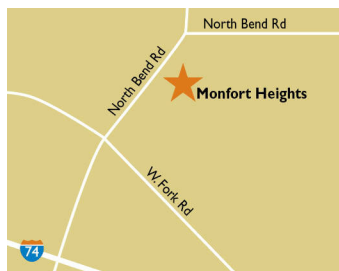
## LEASING CONTACT

**Andy Schneider**  
Mobile (513) 417-4369  
aschneider@phillipsedison.com

**Kenneth Groh**  
Mobile (513) 344-4606  
kgroh@phillipsedison.com

## MORE INFO

[www.phillipsedison.com](http://www.phillipsedison.com)



## LOCATION

3491 North Bend Road | Cincinnati, OH 45239

## PROPERTY HIGHLIGHTS

- 54,920 square feet
- Population over 232,800 within a five-mile radius
- Average household income exceeds \$73,300
- Available outlot area



**PHILLIPS EDISON & COMPANY®**






# MONFORT HEIGHTS

3491 North Bend Road | Cincinnati, OH 45239

SPACE	TENANT	SQ. FT.
00001	Kroger	54,920 SF
<b>TOTAL SQ. FT.</b>		<b>54,920</b>

**SITE LEGEND**

 Available	 Occupied
 Leased (not occupied)	 Owned by Others
 Site Boundary	



DISCLAIMER - This site plan is for general information purposes only and is not intended to constitute representations and warranties by Landlord as to the ownership of the real property depicted herein or the identity or nature of any occupants thereof.



# MONFORT HEIGHTS

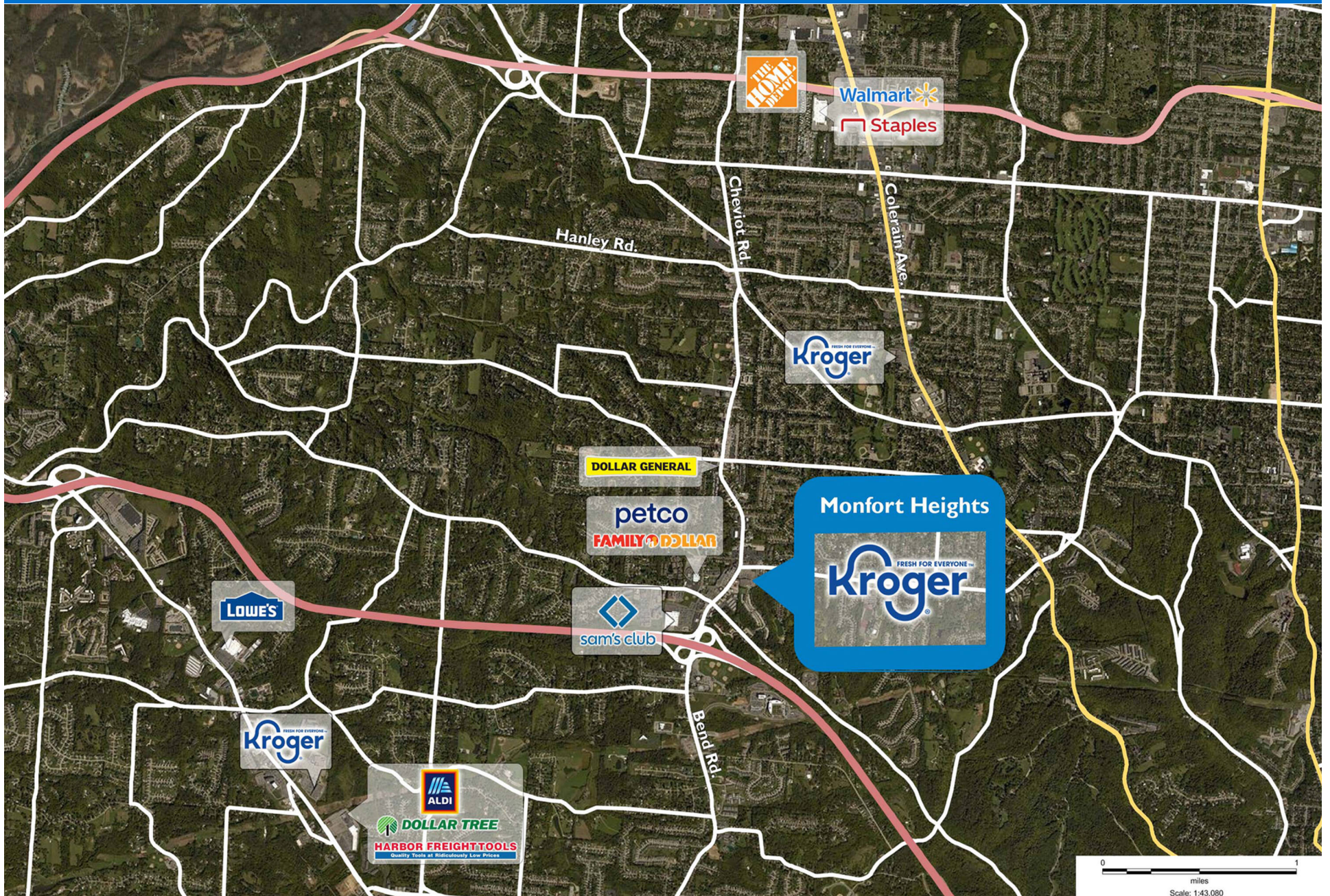
3491 North Bend Road | Cincinnati, OH 45239





# MONFORT HEIGHTS

3491 North Bend Road | Cincinnati, OH 45239





# Demographic Summary Report

1990 - 2000 Census, 2022 Estimates & 2027 Projections

Calculated using TAS Retrieval Retrieval

Mar 20, 2023



<b>Monfort Heights Cincinnati, OH</b>		<b>1.00 Mile Radius</b>	<b>3.00 Mile Radius</b>	<b>5.00 Mile Radius</b>
<b>Population</b>	Q2 2022 Estimated Population	10,614	82,871	229,385
	2027 Projected Population	10,441	81,999	226,962
	2010 Census Population	10,490	81,934	225,683
	2000 Census Population	10,432	84,747	238,237
	1990 Census Population	9,749	83,927	241,915
	Historical Annual Growth 1990 to 2000	0.68%	0.10%	-0.15%
	Historical Annual Growth 2000 to 2010	0.05%	-0.34%	-0.54%
	Estimated Annual Growth 2010 to 2022	0.09%	0.09%	0.13%
	Projected Annual Growth 2022 to 2027	-0.33%	-0.21%	-0.21%
	Median Age	41.3	39.2	38.3
<b>Households</b>	Q2 2022 Estimated Households	4,428	35,023	95,241
	2027 Projected Households	4,359	34,651	94,231
	2010 Census Households	4,369	34,654	93,788
	2000 Census Households	4,075	34,959	97,459
	1990 Census Households	3,706	33,193	94,251
	Historical Annual Growth 1990 to 2000	0.95%	0.52%	0.34%
	Historical Annual Growth 2000 to 2010	0.70%	-0.09%	-0.38%
	Estimated Annual Growth 2010 to 2022	0.10%	0.08%	0.12%
	Projected Annual Growth 2022 to 2027	-0.31%	-0.21%	-0.21%
	Population per Household	2.40	2.34	2.38
<b>Population by Race</b>	White	87.8%	65.7%	59.6%
	Black or African American	6.5%	27.7%	33.3%
	Asian & Pacific Islander	2.4%	1.5%	1.3%
	Other Races	1.9%	3.3%	3.4%
	Hispanic Population	1.4%	1.9%	2.4%
<b>Income</b>	Average Household Income	\$88,953	\$73,690	\$70,631
	Median Household Income	\$69,243	\$56,549	\$53,842
	Per Capita Income	\$37,136	\$31,416	\$29,594
<b>Education (Age 25+)</b>	Elementary	0.6%	1.9%	2.7%
	Some High School	3.2%	5.2%	6.3%
	High School Graduate	28.5%	31.7%	31.9%
	Some College	16.2%	21.5%	21.2%
	Associates Degree Only	9.6%	9.8%	9.3%
	Bachelors Degree Only	27.6%	19.9%	19.3%
	Graduate Degree	14.3%	10.0%	9.3%
<b>Business</b>	Number of Businesses	209	1,827	4,418
	Total Number of Employees	2,359	24,217	66,358
	Employees per Business	11.28	13.25	15.02
	Residential Population per Business	50.75	45.35	51.93

This report was produced using data from private and government sources deemed to be reliable and is herein provided without representation or warranty.