## CINCINNATI, OH



### SIZE

62,541 square feet

### DEMOGRAPHICS

l mile	3 mile	5 mile				
Population   4,951 54,832 166,605						
Households 2,243 22,178 68,597						
Median HH Income (\$)   68,277 72,411 66,124						

## MAJOR TENANT(S)

Kroger Dollar Tree Ashley Stewart

### LEASING CONTACT

Scott Faloni Mobile (410) 693-3248 sfaloni@phillipsedison.com





## LOCATION

10575 Springfield Pike | Cincinnati, OH 45215

## PROPERTY HIGHLIGHTS

- Anchored by Kroger, the number one grocer in the Cincinnati area
- Additional tenants include Ashley Stewart, Dollar Tree, GNC, Advance America, Pizza Hut and Metro PCS
- Population exceeds 54,800 in a three-mile radius with an average household income greater than \$99,700
- The center is located at the high-traffic intersection of Springfield Pike and Glendale Milford Road, which benefits from more than 22,700 vehicles per day



MORE INFO www.phillipsedison.com

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SPACE	TENANT	SQ. FT.
100	Kroger	62,541 SF
400	McDonald's	3,586 SF
1000	Ashley Stewart	3,598 SF
1010	Pizza Hut	1,796 SF
1020	Metro by T-Mobile	1,800 SF
1030	Advance America	1,800 SF
1040	Fine Eyebrows	1,800 SF
1050	Accurate Personnel	1,800 SF
1060	El Sabor Del Pueblo	1,800 SF
1080	Dollar Tree	10,000 SF
1090A	Fusabowl	2,070 SF
1090B	AVAILABLE	2,430 SF
2000	WellNow Urgent Care	3,200 SF
2010	VIP Discount	1,520 SF
2020	Cincy Nails	1,280 SF
TOTAL SQ. FT.		62,541

### SITE LEGEND

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





10575 Springfield Pike | Cincinnati, OH 45215



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### 10575 Springfield Pike | Cincinnati, OH 45215



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## Demographic Summary Report

1990 - 2000 Census, 2023 Estimates & 2028 Projections Calculated using TAS Retrieval Retrieval





Latitude: 39.259575

Longitude: -84.471349

Od 2023 Estimated Population 4,951 54,832 166,605   2028 Projected Population 4,487 54,036 165,197   2010 Census Population 4,418 53,210 160,038   2000 Census Population 3,807 54,145 166,616   1990 Census Population 3,728 56,616 166,533   Historical Annual Growth 2000 to 2010 1.50% -0.17% -0.27%   Estimated Annual Growth 2010 to 2023 0.83% 0.22% 0.28%   Projected Annual Growth 2010 to 2023 0.83% 0.22% 0.28%   Verigeted Annual Growth 2010 to 2023 0.83% 0.22% 0.28%   Verigeted Annual Growth 2010 to 2023 0.83% 0.22% 0.28%   2010 Census Households 2,243 22,178 68,597   2010 Census Households 1,353 21,725 66,619   2010 Census Households 1,353 21,732 66,199   2000 Census Households 1,353 21,732 66,199   2000 Census Households 1,353 21,732 66,619	Glenwood Crossing Cincinnati, OH		1.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius
Universide 2028 Projected Population 4,887 54,036 165,197   2010 Census Population 4,418 53,210 160,398   1990 Census Population 3,728 56,616 166,533   Historical Annual Growth 1990 to 2000 0,21% -0,45% -0,11%   Historical Annual Growth 2000 to 2010 1,50% -0,17% -0,27%   Estimated Annual Growth 2023 to 2028 -0,26% -0,29% -0,17%   Median Age 39,1 40,4 40,1   Q4 2023 Estimated Households 2,243 22,178 68,507   2000 Census Households 2,213 21,855 68,006   2010 Census Households 1,995 21,725 66,619   2000 Census Households 1,853 21,815 67,748   1990 Census Households 1,353 21,732 65,139   2000 Census Households 1,353 21,732 66,19   2000 Census Households 1,353 21,732 65,139   1990 Census Households 1,353 21,732 66,19   2000 Ce			4 051	54 930	166 605
University 2010 Census Population 4,418 53,210 160,398   2000 Census Population 3,807 54,145 164,761   1990 Census Population 3,728 56,616 166,533   Historical Annual Growth 1990 to 2000 0.21% -0.45% -0.11%   Historical Annual Growth 2010 to 2023 0.83% 0.22% 0.28%   Projected Annual Growth 2010 to 2023 0.83% 0.22% 0.28%   Projected Annual Growth 2010 to 2023 0.83% 0.22% 0.28%   Projected Annual Growth 2010 to 2023 0.83% 0.22% 0.28%   Od 2023 Estimated Households 2,243 22,178 68,597   2028 Projected Households 1,995 21,725 66,610   2010 Census Households 1,953 21,732 65,130   Historical Annual Growth 1990 to 2000 2.02% 0.04% 0.39%   Historical Annual Growth 2010 to 2023 0.86% 0.15% 0.21%   Projected Annual Growth 2020 to 2010 1.90% -0.04% -0.17%   Historical Annual Growth 2023 to 2028 -0.2		-			
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Operation 2010 Census Households 1,995 21,725 66,619   2000 Census Households 1,653 21,815 67,748   1990 Census Households 1,353 21,732 65,130   Historical Annual Growth 1990 to 2000 2.02% 0.04% 0.39%   Historical Annual Growth 2000 to 2010 1.90% -0.04% -0.17%   Estimated Annual Growth 2010 to 2023 0.86% 0.15% 0.21%   Projected Annual Growth 2023 to 2028 -0.27% -0.28% -0.17%   Population per Household 2.16 2.45 2.39   White 38.8% 51.8% 50.0%   Black or African American 50.2% 32.6% 34.5%   Asian & Pacific Islander 2.3% 3.1% 3.9%   Other Races 4.7% 5.6% 5.1%   Hispanic Population 4.0% 6.9% 6.6%   Median Household Income \$86,378 \$99,748 \$89,710   Median Household Income \$68,277 \$72,411 \$66,124   Per Capita Income		Q4 2023 Estimated Households	2,243	22,178	68,597
Proposed 2000 Census Households 1,653 21,815 67,748   1990 Census Households 1,353 21,732 65,130   Historical Annual Growth 1990 to 2000 2,02% 0,04% 0.39%   Historical Annual Growth 2000 to 2010 1,90% -0,04% -0,17%   Estimated Annual Growth 2010 to 2023 0,86% 0,15% 0,21%   Projected Annual Growth 2010 to 2023 0,86% 0,15% 0,21%   Projected Annual Growth 2010 to 2023 0,86% 0,15% 0,21%   Projected Annual Growth 2010 to 2023 0,86% 0,15% 0,21%   Population per Household 2.16 2.45 2.39   White 38.8% 51.8% 50.0%   Black or African American 50.2% 32.6% 34.5%   Asian & Pacific Islander 2.3% 3.1% 3.9%   Other Races 4.7% 5.6% 5.1%   Hispanic Population 4.0% 6.9% 6.6%   Median Household Income \$86,378 \$99,748 \$89,710   Median Househo		2028 Projected Households			68,006
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Estimated Annual Growth 2010 to 2023 0.86% 0.15% 0.21%   Projected Annual Growth 2023 to 2028 -0.27% -0.28% -0.17%   Population per Household 2.16 2.45 2.39   White 38.8% 51.8% 50.0%   Black or African American 50.2% 32.6% 34.5%   Asian & Pacific Islander 2.3% 3.1% 3.9%   Other Races 4.7% 5.6% 5.1%   Hispanic Population 4.0% 6.9% 6.6%   Median Household Income \$86,378 \$99,748 \$89,710   Median Household Income \$68,277 \$72,411 \$66,124   Per Capita Income \$39,723 \$40,686 \$37,347   Some High School 6.2% 4.6% 5.8%   High School Graduate 23.2% 29.3% 29.4%   Some College 23.4% 19.4% 19.9%   Associates Degree Only 5.5% 7.2% 8.3%	olds	1990 Census Households	1,353	21,732	65,130
Estimated Annual Growth 2010 to 2023 0.86% 0.15% 0.21%   Projected Annual Growth 2023 to 2028 -0.27% -0.28% -0.17%   Population per Household 2.16 2.45 2.39   White 38.8% 51.8% 50.0%   Black or African American 50.2% 32.6% 34.5%   Asian & Pacific Islander 2.3% 3.1% 3.9%   Other Races 4.7% 5.6% 5.1%   Hispanic Population 4.0% 6.9% 6.6%   Median Household Income \$86,378 \$99,748 \$89,710   Median Household Income \$68,277 \$72,411 \$66,124   Per Capita Income \$39,723 \$40,686 \$37,347   Some High School 6.2% 4.6% 5.8%   High School Graduate 23.2% 29.3% 29.4%   Some College 23.4% 19.4% 19.9%   Associates Degree Only 5.5% 7.2% 8.3%	lseh	Historical Annual Growth 1990 to 2000	2.02%	0.04%	0.39%
Estimated Annual Growth 2010 to 2023 0.86% 0.15% 0.21%   Projected Annual Growth 2023 to 2028 -0.27% -0.28% -0.17%   Population per Household 2.16 2.45 2.39   White 38.8% 51.8% 50.0%   Black or African American 50.2% 32.6% 34.5%   Asian & Pacific Islander 2.3% 3.1% 3.9%   Other Races 4.7% 5.6% 5.1%   Hispanic Population 4.0% 6.9% 6.6%   Median Household Income \$86,378 \$99,748 \$89,710   Median Household Income \$68,277 \$72,411 \$66,124   Per Capita Income \$39,723 \$40,686 \$37,347   Elementary 0.7% 3.9% 2.9%   Some High School 6.2% 4.6% 5.8%   High School Graduate 23.2% 29.3% 29.4%   Some College 23.4% 19.4% 19.9%   Associates Degree Only 5.5% 7.2% 8.3%	Hot	Historical Annual Growth 2000 to 2010	1.90%	-0.04%	-0.17%
Population per Household 2.16 2.45 2.39   White 38.8% 51.8% 50.0%   Black or African American 50.2% 32.6% 34.5%   Asian & Pacific Islander 2.3% 3.1% 3.9%   Other Races 4.7% 5.6% 5.1%   Hispanic Population 4.0% 6.9% 6.6%   Median Household Income \$86,378 \$99,748 \$89,710   Median Household Income \$68,277 \$72,411 \$66,124   Per Capita Income \$39,723 \$40,686 \$37,347   Interverse 0.7% 3.9% 2.9%   Some High School 6.2% 4.6% 5.8%   High School Graduate 23.2% 29.3% 29.4%   Some College 23.4% 19.4% 19.9%   Associates Degree Only 5.5% 7.2% 8.3%		Estimated Annual Growth 2010 to 2023	0.86%	0.15%	0.21%
Unite 38.8% 51.8% 50.0%   Black or African American 50.2% 32.6% 34.5%   Asian & Pacific Islander 2.3% 3.1% 3.9%   Other Races 4.7% 5.6% 5.1%   Hispanic Population 4.0% 6.9% 6.6%   Average Household Income \$86,378 \$99,748 \$89,710   Median Household Income \$68,277 \$72,411 \$66,124   Per Capita Income \$39,723 \$40,686 \$37,347   Elementary 0.7% 3.9% 2.9%   Some High School 6.2% 4.6% 5.8%   High School Graduate 23.2% 29.3% 29.4%   Some College 23.4% 19.4% 19.9%   Associates Degree Only 5.5% 7.2% 8.3%		Projected Annual Growth 2023 to 2028	-0.27%	-0.28%	-0.17%
Black or African American 50.2% 32.6% 34.5%   Asian & Pacific Islander 2.3% 3.1% 3.9%   Other Races 4.7% 5.6% 5.1%   Hispanic Population 4.0% 6.9% 6.6%   Average Household Income \$86,378 \$99,748 \$89,710   Median Household Income \$68,277 \$72,411 \$66,124   Per Capita Income \$39,723 \$40,686 \$37,347   Elementary 0.7% 3.9% 2.9%   Some High School 6.2% 4.6% 5.8%   High School Graduate 23.2% 29.3% 29.4%   Some College 23.4% 19.4% 19.9%   Associates Degree Only 5.5% 7.2% 8.3%		Population per Household	2.16	2.45	2.39
Black or African American 50.2% 32.6% 34.5%   Asian & Pacific Islander 2.3% 3.1% 3.9%   Other Races 4.7% 5.6% 5.1%   Hispanic Population 4.0% 6.9% 6.6%   Average Household Income \$86,378 \$99,748 \$89,710   Median Household Income \$68,277 \$72,411 \$66,124   Per Capita Income \$39,723 \$40,686 \$37,347   Elementary 0.7% 3.9% 2.9%   Some High School 6.2% 4.6% 5.8%   High School Graduate 23.2% 29.3% 29.4%   Some College 23.4% 19.4% 19.9%   Associates Degree Only 5.5% 7.2% 8.3%		White	38.8%	51.8%	50.0%
Hispanic Population 4.0% 6.9% 6.6%   Average Household Income \$86,378 \$99,748 \$89,710   Median Household Income \$68,277 \$72,411 \$66,124   Per Capita Income \$39,723 \$40,686 \$37,347   Elementary 0.7% 3.9% 2.9%   Some High School 6.2% 4.6% 5.8%   High School Graduate 23.2% 29.3% 29.4%   Some College 23.4% 19.4% 19.9%   Associates Degree Only 5.5% 7.2% 8.3%	le ion	Black or African American			
Hispanic Population 4.0% 6.9% 6.6%   Average Household Income \$86,378 \$99,748 \$89,710   Median Household Income \$68,277 \$72,411 \$66,124   Per Capita Income \$39,723 \$40,686 \$37,347   Elementary 0.7% 3.9% 2.9%   Some High School 6.2% 4.6% 5.8%   High School Graduate 23.2% 29.3% 29.4%   Some College 23.4% 19.4% 19.9%   Associates Degree Only 5.5% 7.2% 8.3%	Rac	Asian & Pacific Islander			
Hispanic Population 4.0% 6.9% 6.6%   Average Household Income \$86,378 \$99,748 \$89,710   Median Household Income \$68,277 \$72,411 \$66,124   Per Capita Income \$39,723 \$40,686 \$37,347   Elementary 0.7% 3.9% 2.9%   Some High School 6.2% 4.6% 5.8%   High School Graduate 23.2% 29.3% 29.4%   Some College 23.4% 19.4% 19.9%   Associates Degree Only 5.5% 7.2% 8.3%	by b	Other Races			5.1%
Median Household Income \$68,277 \$72,411 \$66,124   Per Capita Income \$39,723 \$40,686 \$37,347   Elementary 0.7% 3.9% 2.9%   Some High School 6.2% 4.6% 5.8%   High School Graduate 23.2% 29.3% 29.4%   Some College 23.4% 19.4% 19.9%   Associates Degree Only 5.5% 7.2% 8.3%	a -				
Median Household Income \$68,277 \$72,411 \$66,124   Per Capita Income \$39,723 \$40,686 \$37,347   Elementary 0.7% 3.9% 2.9%   Some High School 6.2% 4.6% 5.8%   High School Graduate 23.2% 29.3% 29.4%   Some College 23.4% 19.4% 19.9%   Associates Degree Only 5.5% 7.2% 8.3%			<u> </u>	<b>***</b>	<b>*</b> ~~ <b>=</b> / <b>*</b>
Elementary 0.7% 3.9% 2.9%   Some High School 6.2% 4.6% 5.8%   High School Graduate 23.2% 29.3% 29.4%   Some College 23.4% 19.4% 19.9%   Associates Degree Only 5.5% 7.2% 8.3%	me	_			
Elementary 0.7% 3.9% 2.9%   Some High School 6.2% 4.6% 5.8%   High School Graduate 23.2% 29.3% 29.4%   Some College 23.4% 19.4% 19.9%   Associates Degree Only 5.5% 7.2% 8.3%	nco				
Some High School 6.2% 4.6% 5.8%   High School Graduate 23.2% 29.3% 29.4%   Some College 23.4% 19.4% 19.9%   Associates Degree Only 5.5% 7.2% 8.3%		Per Capita income	\$39,723	\$40,000	\$37,347
bit Spec High School Graduate 23.2% 29.3% 29.4%   Some College 23.4% 19.4% 19.9%   Associates Degree Only 5.5% 7.2% 8.3%		Elementary	0.7%	3.9%	2.9%
bit Figh High School Graduate 23.2% 29.3% 29.4%   Some College 23.4% 19.4% 19.9%   Associates Degree Only 5.5% 7.2% 8.3%   Bachelors Degree Only 23.9% 20.4% 20.7%			6.2%	4.6%	5.8%
Some College 23.4% 19.4% 19.9%   Associates Degree Only 5.5% 7.2% 8.3%   Bachelors Degree Only 23.9% 20.4% 20.7%	5+)	High School Graduate	23.2%	29.3%	29.4%
Image: Second	je 2	Some College	23.4%	19.4%	19.9%
Bachelors Degree Only 23.9% 20.4% 20.7%	Ag	Associates Degree Only	5.5%	7.2%	8.3%
		Bachelors Degree Only	23.9%	20.4%	20.7%
Graduate Degree 17.0% 15.3% 13.0%		Graduate Degree	17.0%	15.3%	13.0%
Number of Businesses 198 2,063 5,957	رم ا	Number of Businesses	198	2 063	5 957
Total Number of Employees 3,107 32,361 95,423	les				
Employees per Business 15.71 15.69 16.02	Business	· -			
Residential Population per Business25.0426.5827.97	B				