

TRI-COUNTY

FOR SALE, LEASE, OR GROUND LEASE

TURNKEY RESTAURANT

[View Listing](#)



8,330 SQ. FT.

FEATURES

- Turnkey restaurant with a showcase center bar and outdoor patio seating
- The back of the house has a fully equipped kitchen and offices
- 132 parking spaces
- Located .3 miles from Artisan Village, the \$1 billion Tri-County Mall Redevelopment project

This development will not only be transformational for the Tri-Country market, but the entire region.



TRAFFIC COUNTS

VPD	Street/Intersection
132,564	I-275
29,136	Princeton Pike

DEMOGRAPHICS

Radius	1 Mile	3 Mile	5 Mile
Population	4,949	47,192	148,105
Daytime Population	13,372	95,608	217,491
Households	2,154	18,800	60,007
Average HH Income	\$103,683	\$86,339	\$105,129

Artisan Village will be completed in phases, with phase 1 construction beginning later this year. The first phase will include 450 apartments, 40,000 sq ft of retail and restaurant space, and 110,000 sq ft of recreational space, including a 38,000 sq ft fitness center. The development will also include walking/cycling trails and green spaces. This is a great opportunity to become an established staple in this market, while the transformation is happening.

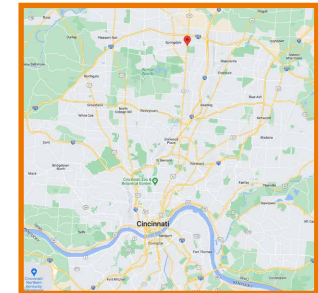
Todd Vollmer



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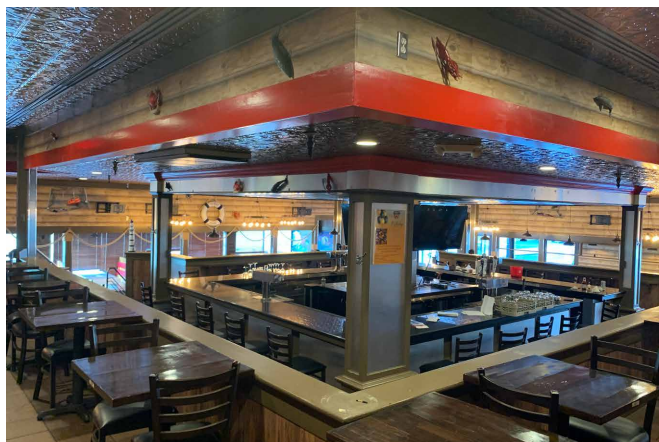
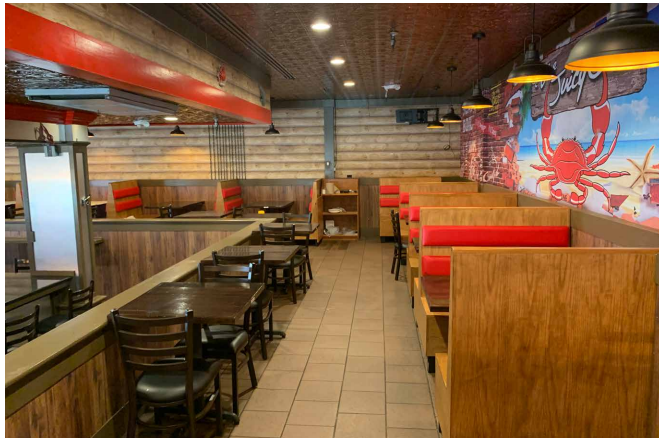
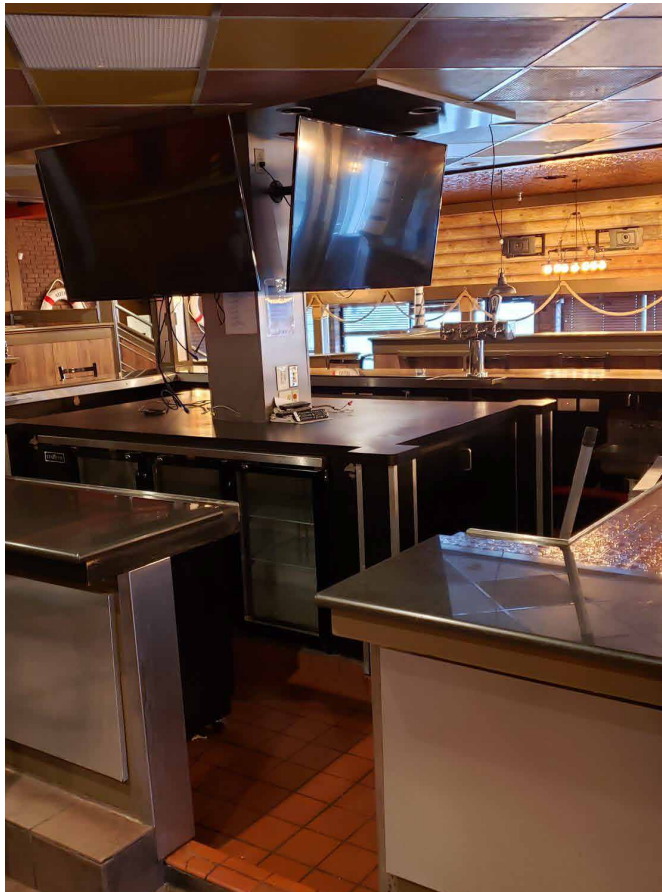
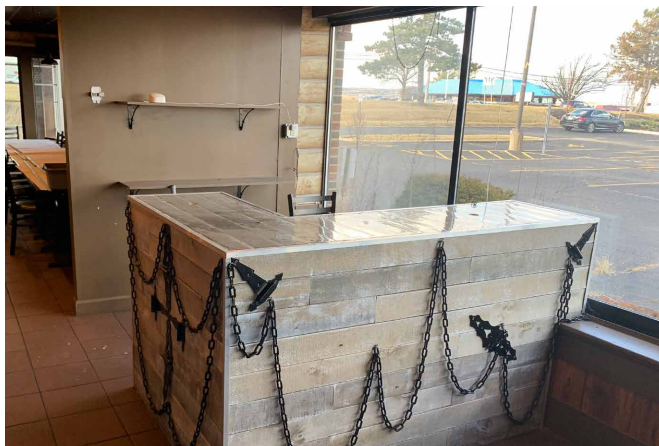
11340 Princeton Pike
Springdale, OH 45246

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IMAGES

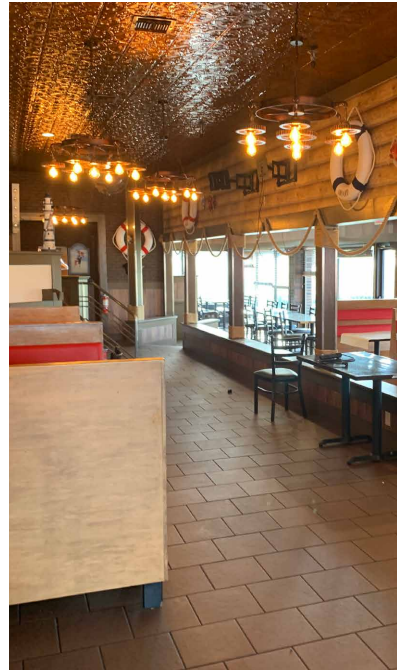
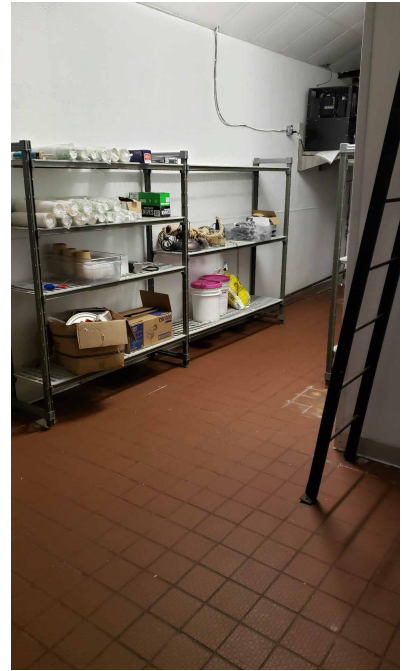
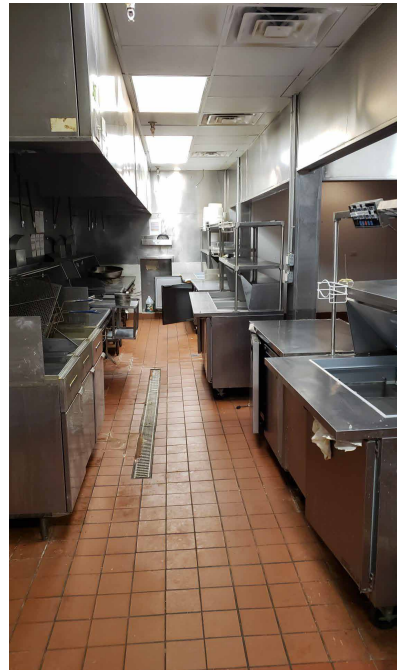
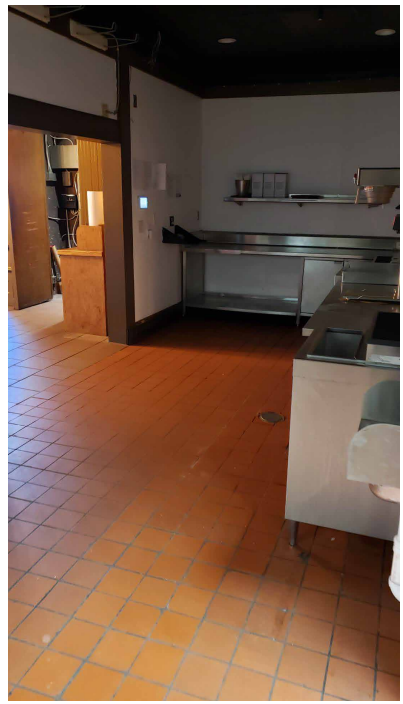
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2022 Demographics

Tri County Turn Key Restaurant

11340 Princeton Pike, Cincinnati, Ohio, 45246

Rings: 1, 3, 5 mile radii

Latitude: 39.28430

Longitude: -84.46669

Population	1 mile	3 miles	5 miles
2022 Total Population	4,949	47,192	148,105
2027 Total Population	5,051	47,164	147,792
2022-2027 Population: Annual Growth Rate	0.41%	-0.01%	-0.04%
2022 Total Daytime Population	13,372	95,608	217,491
2022 Female Population	2,681	25,043	77,418
2022 Male Population	2,268	22,149	70,688
2022 Median Age	46.2	38.8	40.5
Households	1 mile	3 miles	5 miles
2022 Total Households	2,154	18,800	60,007
2027 Total Households	2,214	18,804	59,971
2022-2027 Households: Annual Growth Rate	0.55%	0.00%	-0.01%
2022 Average Household Size	2.23	2.47	2.44
2022 Dominant Tapestry Segment Name	Retirement Communities	Rustbelt Traditions	Rustbelt Traditions
Income	1 mile	3 miles	5 miles
2022 Average Household Income	\$103,683	\$86,339	\$105,129
2027 Average Household Income	\$121,088	\$100,839	\$122,092
2022 Median Household Income	\$62,009	\$62,171	\$73,657
2027 Median Household Income	\$72,776	\$70,297	\$84,406
2022-2027 Median Household Income: Annual Growth Rate	3.25%	2.49%	2.76%
2022 Per Capita Income	\$45,454	\$34,770	\$42,596
2027 Per Capita Income	\$53,478	\$40,666	\$49,523
2022-2027 Per Capita Income: Annual Growth Rate	3.30%	3.18%	3.06%
Home Value	1 mile	3 miles	5 miles
2022 Average Home Value	\$165,000	\$154,697	\$208,653
2027 Average Home Value	\$374,490	\$276,804	\$319,613
2022 Median Home Value	\$165,000	\$154,697	\$208,653
2027 Median Home Value	\$246,203	\$209,766	\$267,705
Race	1 mile	3 miles	5 miles
Diversity Index	74.3	77.1	68.8
Educational Attainment	1 mile	3 miles	5 miles
Less than 9th Grade	153	1,163	3,044
9-12th Grade/No Diploma	158	1,772	4,667
High School Diploma	804	9,288	25,184
GED/Alternative Credential	133	1,059	2,810
Some College/No Degree	620	6,178	17,670
Associate's Degree	300	2,881	9,060
Bachelor's Degree	905	6,687	25,642
Graduate/Professional Degree	589	3,661	15,937
Educational Attainment Base	3,662	32,689	104,014
Business Summary	1 mile	3 miles	5 miles
Total Businesses	753	3,593	8,337
Total Employees	14,638	84,166	161,915
Total (SIC01-99) Sales (\$000)	\$3,968,569	\$17,909,396	\$32,408,216
Total Expenditures (Consumer Spending)	1 mile	3 miles	5 miles
2022 Annual Budget Expenditures	\$191,328,434	\$1,401,937,896	\$5,396,674,285
2027 Annual Budget Expenditures	\$229,721,406	\$1,638,158,732	\$6,264,044,545
2022 Retail Goods	\$9,217,938	\$68,289,920	\$259,168,840
2027 Retail Goods	\$68,245,931	\$487,786,277	\$1,874,327,321