



LEGACY
COMMERCIAL REAL ESTATE ADVISORS



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2091 N BEND RD, HEBRON, KY 41048

SHOPPES OF HEBRON

FOR SALE | CALL FOR OFFERS

LEGACYCREA.COM

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HEBRON, KY

- Shoppes of Hebron - Located in Hebron, KY
- Cincinnati MSA - TOP 30 - (Ranked #30) in the U.S.A
- Property is Situated in a Large Industrial Park - Anchored by Amazon, Wayfair, UPS, & More
- In Close Proximity to I-275 - Providing Access to Fast Travel
- Within a 10 Minute Drive to Cincinnati / Northern Kentucky International Airport
- Strong Surrounding Population - 23,000+ People Reside within 3 Mile Radius of Site - 56,000+ People Reside within 5 Mile Radius of Site

PROPERTY DETAILS

Building Area:	17,065 SF
Land Area:	1.98 Acres
Year Built:	2004

LEASE OVERVIEW

NOI:	\$218,383
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SUITE	TENANT NAME	SIZE SF	% OF BUILDING	PRICE / SF / YEAR	ANNUAL RENT	LEASE END
100	Power Up Fitness	2,500 SF	14.65%	\$12.00	\$40,000	02/28/2030
110	Discount Liquor & Tobacco	2,200 SF	12.89%	\$32.73	\$72,000	11/01/2028
120	Vacancy	1,931 SF	11.32%	-	-	-
130	MS Inspection & Logistics	1,750 SF	10.25%	\$23.31	\$38,400	04/30/2028
140	VIP - Vape Shop	1,050 SF	6.15%	\$29.00	\$29,400	11/18/2027
150	Pride Cheer Academy	6,878 SF	40.30%	\$7.02	\$50,820	11/01/2028
TOTALS		16,309 SF	95.56%	\$104.06	\$230,620	

INCOME SUMMARY

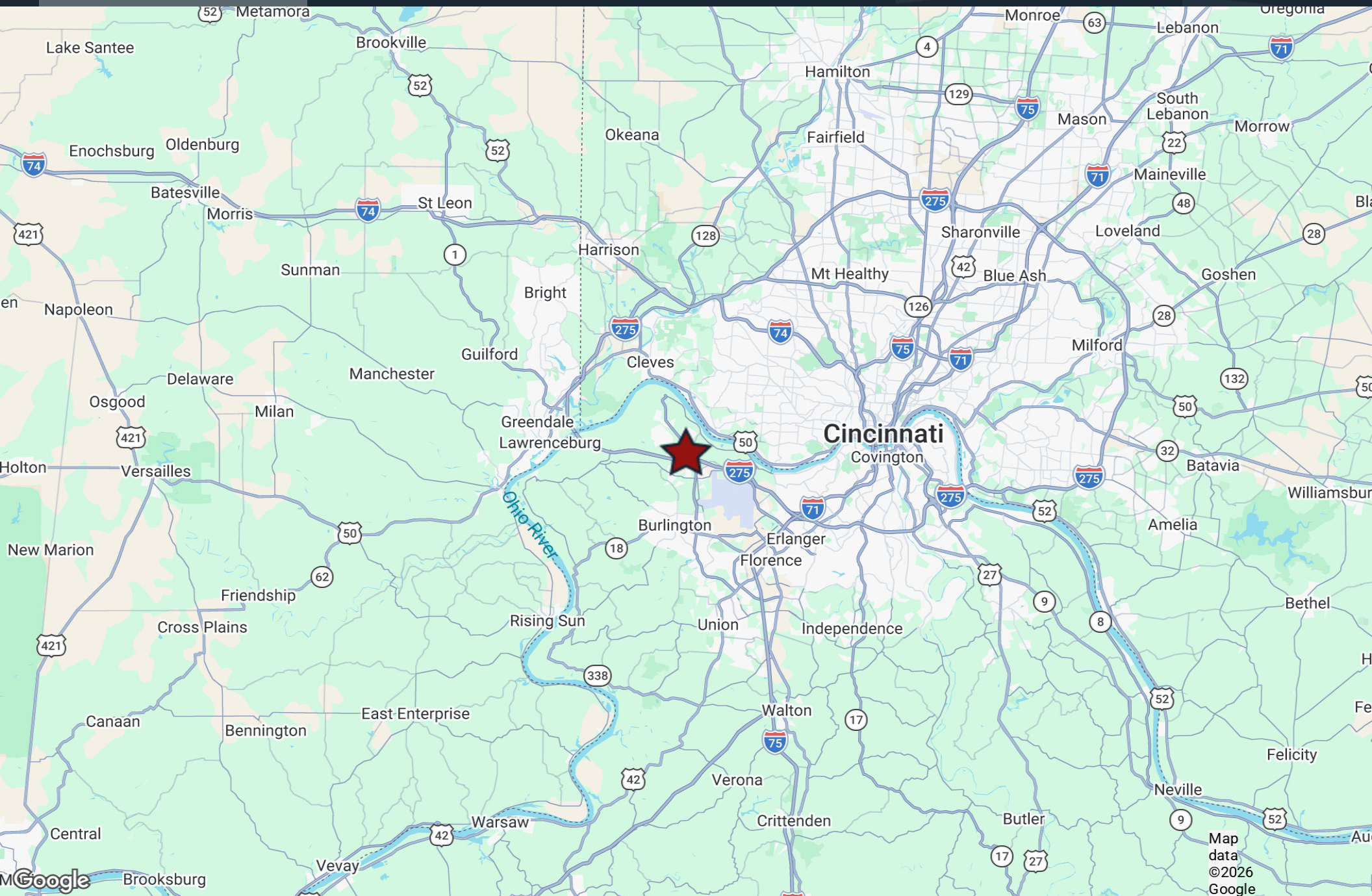
CAM Reimbursement	\$32,409
Rent	\$230,620
GROSS INCOME	\$263,029

EXPENSES SUMMARY

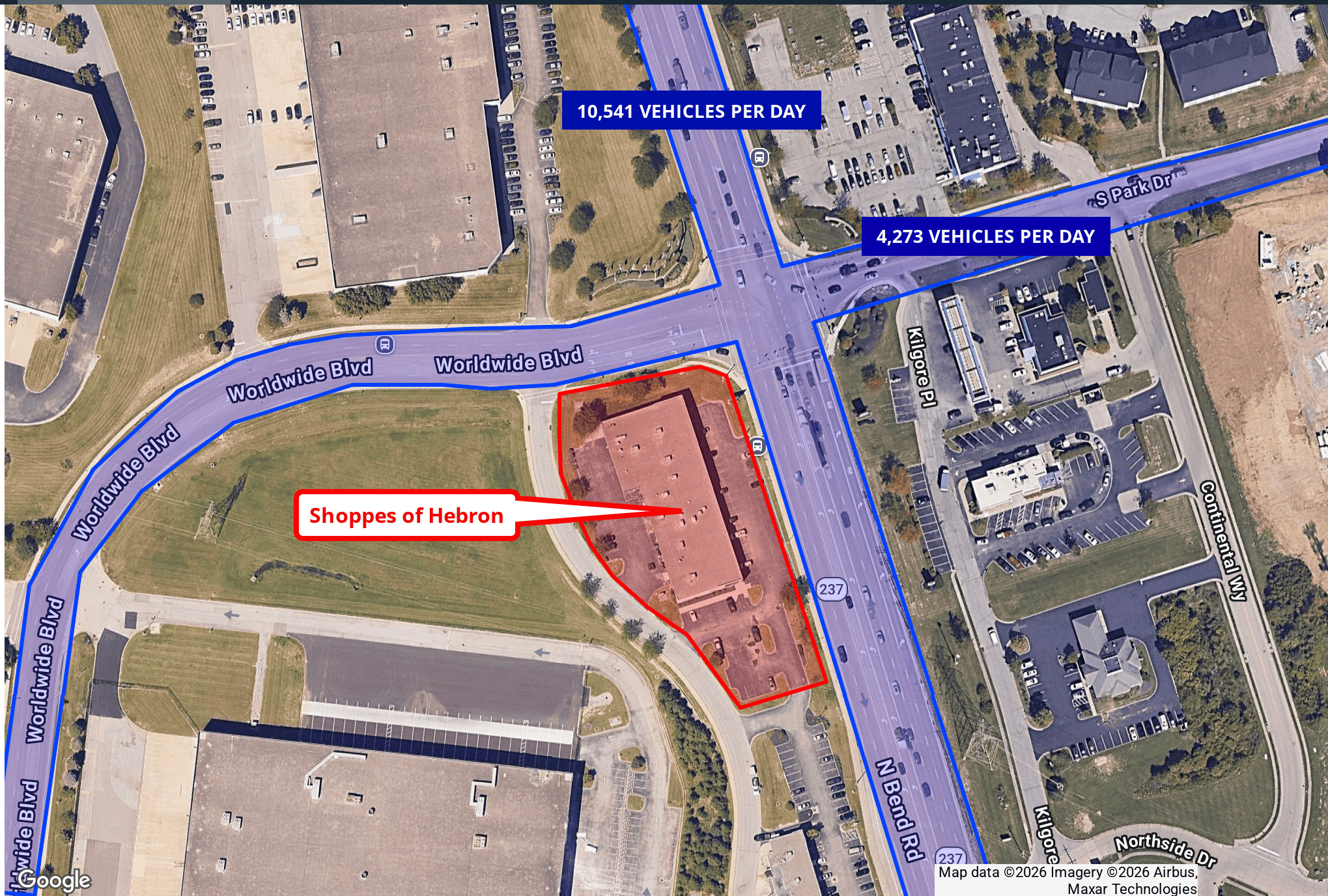
Insurance	\$8,043
Lot Sweep	\$1,272
Office Supplies	\$184
Professional Fees	\$820
Property Tax	\$13,744
Repairs & Maintenance	\$5,203
Utilities	\$15,379
OPERATING EXPENSES	\$44,645
NET OPERATING INCOME	\$218,384

REGIONAL MAP

2091 N BEND RD | HEBRON, KY 41048







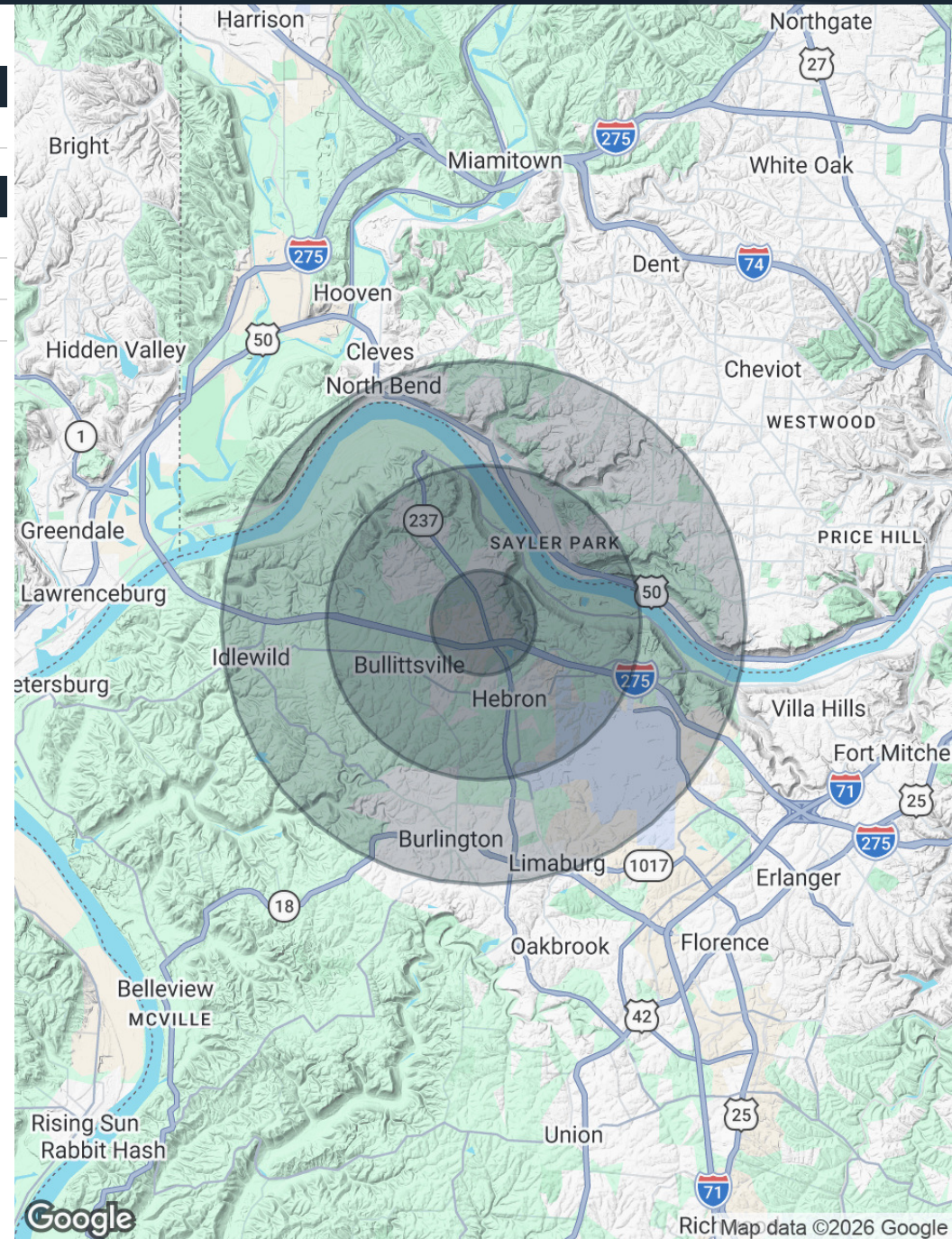
DEMOGRAPHICS MAP & REPORT

2091 N BEND RD | HEBRON, KY 41048

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	2,325	23,063	56,370

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	860	7,774	19,927
Average HH Income	\$128,634	\$131,210	\$117,436
Average House Value	\$334,388	\$316,699	\$299,695

2020 American Community Survey (ACS)





LEGACY

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PWR^{UP}
GROUP TRAINING

DISCOUNT LIQUOR
& TOBACCO

Paradise

Peet's

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