

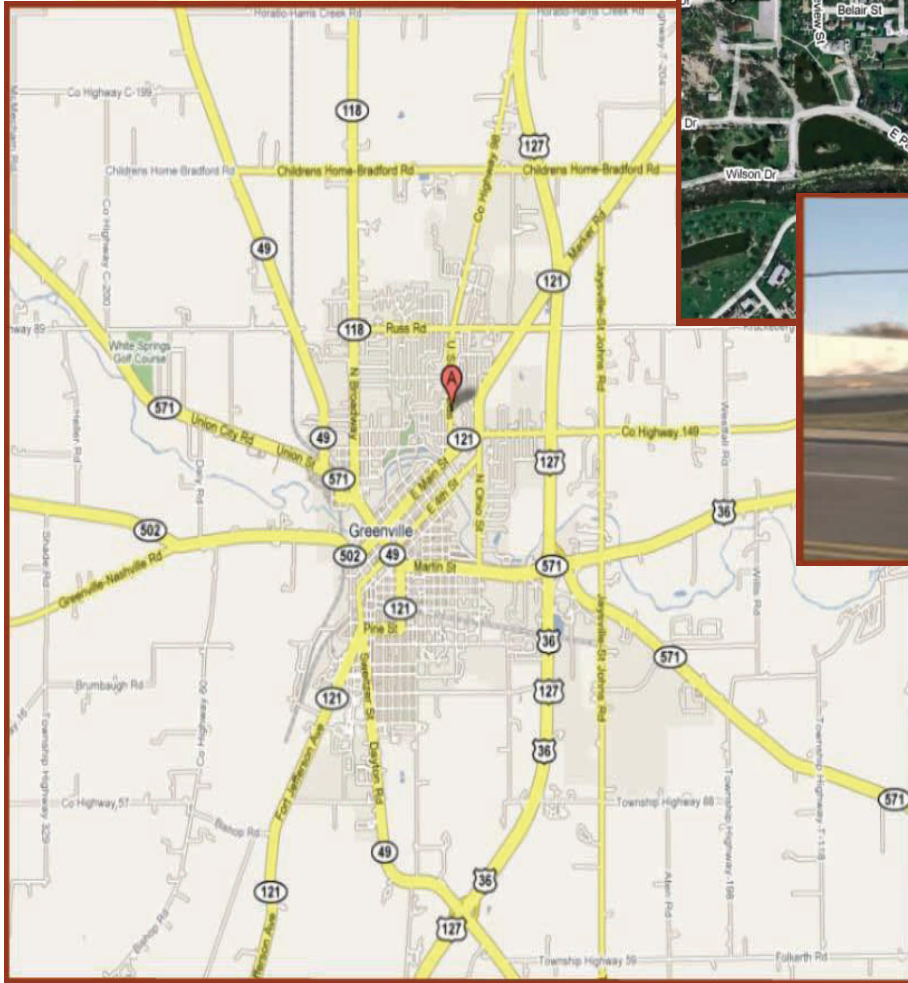
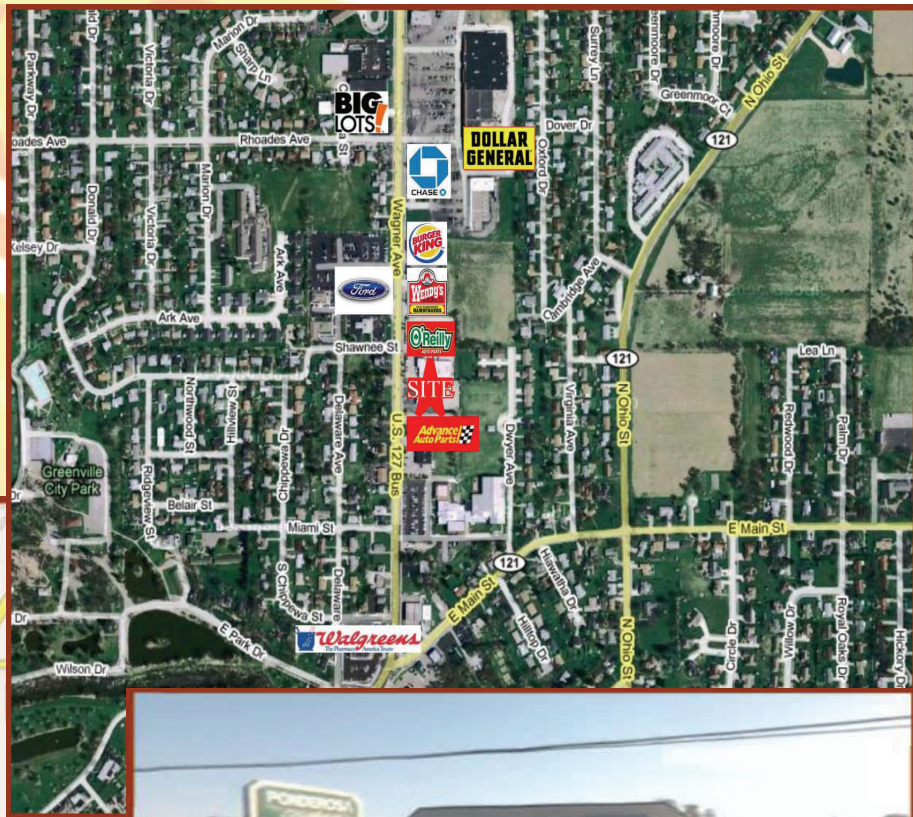
# Retail / Restaurant for Lease

401 Wagner Ave, Greenville, OH

## Free Standing Building for Lease

### Former Ponderosa Steakhouse

Year Built: 1982  
Building Size: 5,720  
Lot Size: 1.089 Acres  
47,436 SF  
Asking Rent: \$4,000/per month  
+ Real Estate Taxes



### Demographics for 10 Mile Radius

2000 Census Population: 35,834

Average Household Income: \$53,433

Median Age: 39.2

ADT: 5,820

**Florida Equities, LLC**

**Licensed Real Estate Broker, Brian W. Smith**

**6300 NE 1st Avenue, Suite 300, Fort Lauderdale, FL 33334**

**800-339-3234      bws@triplenetcorner.com**

**www.TripleNetCorner.com**

# SUMMARY DEMOGRAPHIC PROFILE

1990 - 2000 Census, 2005 Estimates & 2010 Projections

Calculated using Proportional Block Groups



Lat/Lon: 40.113751/-84.6223175

October 2009

RS1

<b>401 Wagner Ave GREENVILLE, Ohio</b>		<b>3.00 mi radius</b>	<b>5.00 mi radius</b>	<b>10.00 mi radius</b>
<b>POPULATION</b>	2005 Estimated Population	14,025	17,814	34,901
	2010 Projected Population	13,273	17,001	34,221
	2000 Census Population	15,416	19,318	35,834
	1990 Census Population	14,677	18,680	35,580
	Historical Annual Growth 1990 to 2005	-0.3%	-0.3%	-0.1%
	Projected Annual Growth 2005 to 2010	-1.1%	-0.9%	-0.4%
	2005 Median Age	41.9	41.7	39.2
<b>HOUSEHOLDS</b>	2005 Estimated Households	6,115	7,574	14,204
	2010 Projected Households	5,980	7,463	14,390
	2000 Census Households	6,504	7,954	14,109
	1990 Census Households	5,915	7,299	13,301
	Historical Annual Growth 1990 to 2005	0.2%	0.3%	0.5%
	Projected Annual Growth 2005 to 2010	-0.4%	-0.3%	0.3%
<b>POPULATION BY RACE</b>	2005 Estimated White	97.3%	97.6%	97.9%
	2005 Estimated Black or African American	0.6%	0.5%	0.4%
	2005 Estimated Asian & Pacific Islander	0.5%	0.4%	0.3%
	2005 Estimated American Indian & Native Alaskan	0.1%	0.1%	0.1%
	2005 Estimated Other Races	1.5%	1.4%	1.2%
	2005 Estimated Hispanic	1.2%	1.1%	1.0%
<b>INCOME</b>	2005 Estimated Average Household Income	\$ 51,894	\$ 53,309	\$ 53,433
	2005 Estimated Median Household Income	\$ 35,864	\$ 38,408	\$ 41,786
	2005 Estimated Per Capita Income	\$ 23,519	\$ 23,455	\$ 22,193
<b>EDUCATION (AGE 25+)</b>	2005 Elementary	5.1%	4.8%	4.5%
	2005 Some High School	14.4%	13.9%	13.5%
	2005 High School Graduate	41.6%	42.7%	46.2%
	2005 Some College	17.8%	17.3%	16.7%
	2005 Associates Degree Only	6.6%	6.6%	6.2%
	2005 Bachelors Degree Only	9.0%	8.9%	7.9%
	2005 Graduate Degree	5.6%	5.8%	4.9%
<b>BUSINESS</b>	Number of Businesses	922	1,063	1,487
	Total Number of Employees	11,241	12,495	15,289
	Employee Population per Business	12.2	11.8	10.3
	Residential Population per Business	15.2	16.8	23.5

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