



FOR LEASE

Shoppes at Grandin II

5944 and 5988 State Route 48, Maineville, Ohio 45039



Locate your business:

- *Between Kroger and WalMart
- *Busy retail center
- *High growth area
- *High income area
- *Close to I-71

**1.9 ACRE OUTLOT AVAILABLE
at newly reduced price!**

CONTACT: Pam ShROUT

5430 West Chester Road
West Chester, OH 45069
Office: 513.860.5050
Cell: 513.213.8800
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Location:	Intersection of SR 48 and Grandin Road
Anchor Tenant:	N/A
Building Type:	Multi-tenant retail plaza
Construction:	Masonry exterior / metal frame on block and slab
Building Size:	19,978 SF
Available SF:	1,572 SF and 1,844 SF
Utilities:	Separately metered
Tenant Finish:	Vanilla box
Signage/Identification:	Individual tenant signage on building fascia and pylon
Occupancy Date:	Immediate
Parking Ratio:	1 per 150 SF
Lease Term:	5 Years
Lease Rate:	\$14.50 NNN PSF (Taxes: \$2.70, Insurance: \$0.35, CAM: \$2.04— total: \$5.09)
Outlots Available:	1.9 acres available for sale-reduced to \$475,000



Co-Tenants:

Porter Paint, Snap Fitness, Papa John's, Agenter Orthodontics, Indulgence Nail Salon, Martinizing Dry Cleaning, Verizon/Flexicom and Penn Station

Demographics:

	<u>Population</u>	<u>Households</u>	<u>Median Income</u>
1	1,936	730	\$ 75,857
3	16,155	5,984	\$ 75,431
5	50,755	18,348	\$ 81,837

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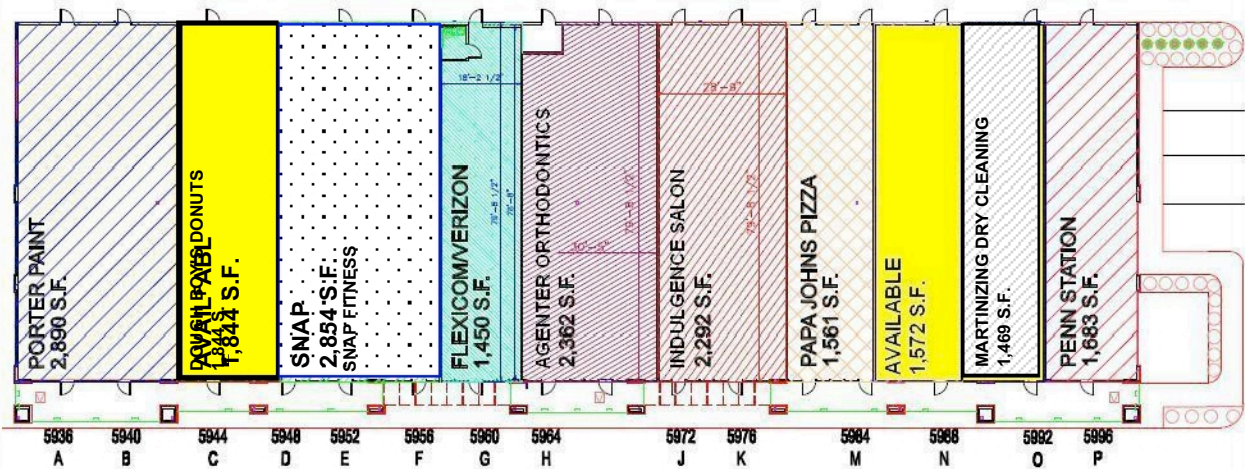
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Site Plan for Shoppes at Grandin II



Shoppes
at
Grandin II SOUTH SR 48
HAMILTON TOWNSHIP
WARREN, COUNTY 45039



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