

FOR LEASE

Independence Retail Center



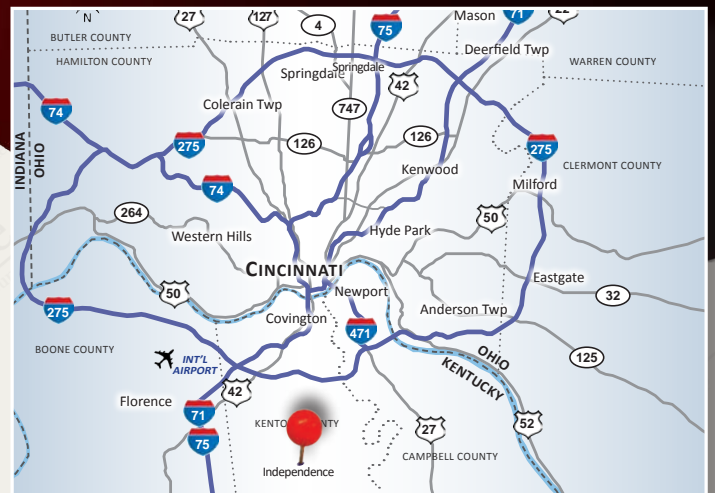
Village Green | 2081 Centennial Boulevard, Independence, KY 41051

PROPERTY HIGHLIGHTS

-  1,146 SF Available
-  Monument Signage Panel
-  One of Greater Cincinnati's Fastest Growing Areas
-  In the Heart of Independence's Commercial District
-  Convenient Signalized Access, Fronting KY-17
-  13,228 SF Neighborhood Retail Center
-  **Traffic Counts:** KY-17 11K ADT

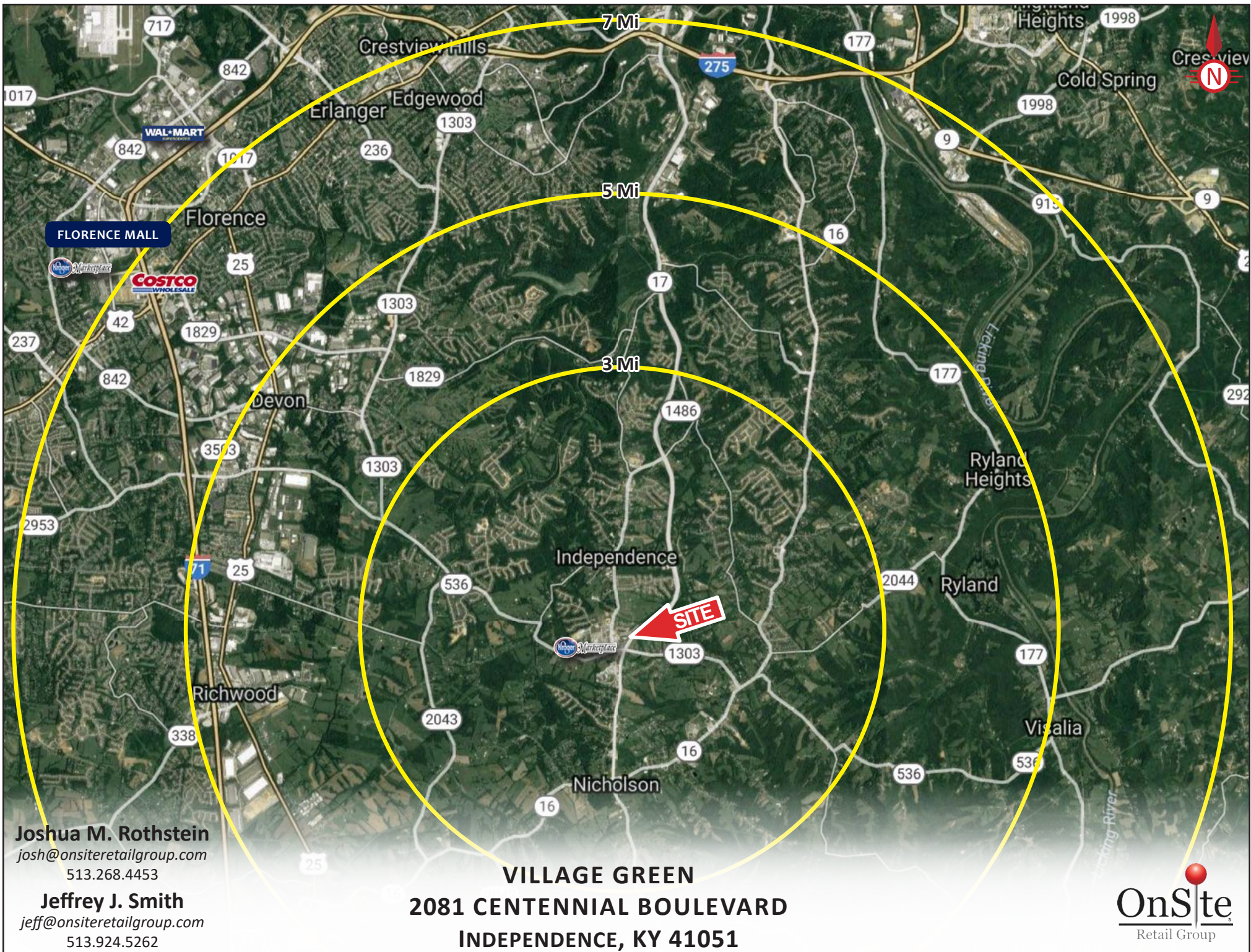
DEMOGRAPHICS

<u>Year 2019</u>	<u>One Mile</u>	<u>Three Mile</u>	<u>Five Mile</u>
Estimated Population	3,752	23,622	59,158
Median HH Income	\$83,811	\$86,390	\$82,397
Average HH Income	\$86,472	\$91,183	\$87,365
Daytime Population	1,868	3,314	11,608



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VILLAGE GREEN
2081 CENTENNIAL BOULEVARD
INDEPENDENCE, KY 41051



Logos are for identification purposes only and may be trademarks of their respective companies.



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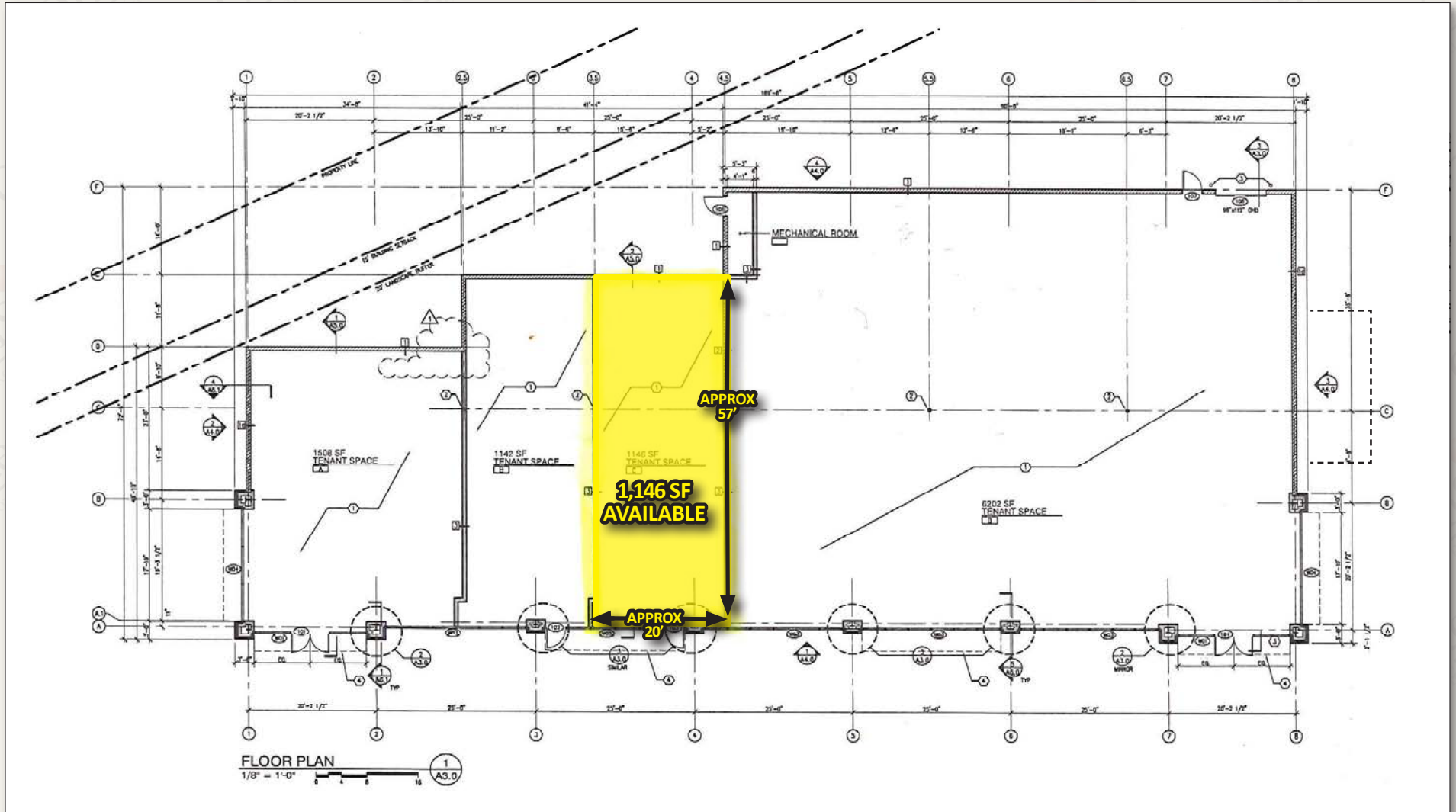
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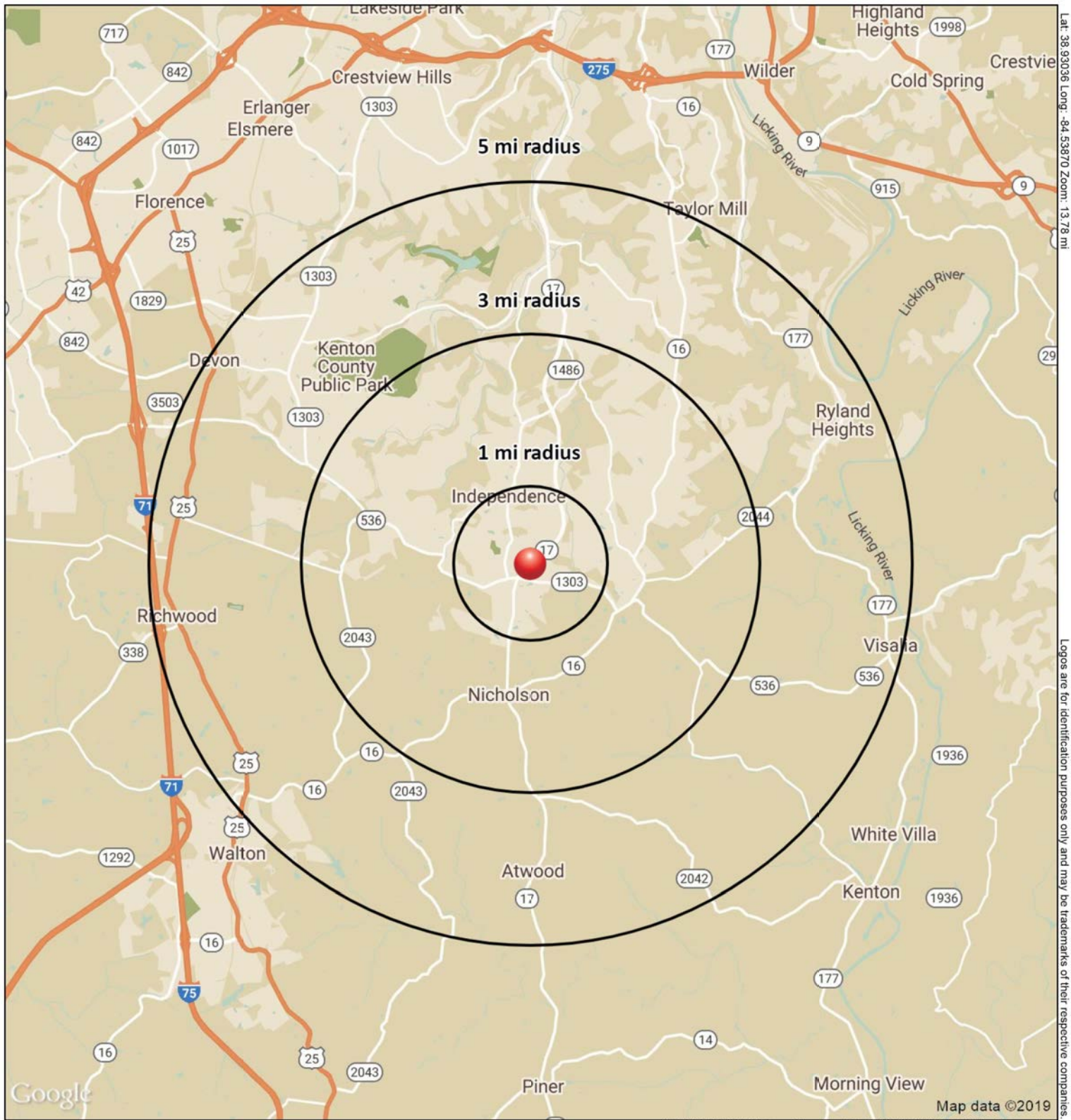
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Lat: 38.93036 Long: -84.53870 Zoom: 13.78 mi
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2081 Centennial Blvd
Independence, KY 41051

December 2019



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SUMMARY PROFILE

2000-2010 Census, 2019 Estimates with 2024 Projections



Lat/Lon: -84.5387/38.9304

RS1

2081 Centennial Blvd

Independence, KY 41051

		1 mi radius	3 mi radius	5 mi radius
POPULATION	2019 Estimated Population	3,751	23,622	59,158
	2024 Projected Population	3,748	23,713	59,670
	2010 Census Population	3,068	20,554	53,229
	2000 Census Population	2,371	12,139	40,353
	Projected Annual Growth 2019 to 2024	-	-	0.2%
	Historical Annual Growth 2000 to 2019	3.1%	5.0%	2.5%
	2019 Median Age	36.0	34.4	35.1
HOUSEHOLDS	2019 Estimated Households	1,303	8,162	20,861
	2024 Projected Households	1,300	8,175	21,044
	2010 Census Households	1,049	6,879	18,233
	2000 Census Households	800	4,120	13,798
	Projected Annual Growth 2019 to 2024	-	-	0.2%
	Historical Annual Growth 2000 to 2019	3.3%	5.2%	2.7%
RACE AND ETHNICITY	2019 Estimated White	90.8%	93.0%	91.6%
	2019 Estimated Black or African American	5.9%	3.5%	3.6%
	2019 Estimated Asian or Pacific Islander	1.1%	1.4%	1.4%
	2019 Estimated American Indian or Native Alaskan	0.3%	0.2%	0.2%
	2019 Estimated Other Races	1.9%	2.0%	3.2%
	2019 Estimated Hispanic	3.8%	2.2%	3.6%
INCOME	2019 Estimated Average Household Income	\$83,472	\$91,183	\$87,365
	2019 Estimated Median Household Income	\$83,811	\$86,390	\$82,397
	2019 Estimated Per Capita Income	\$29,028	\$31,524	\$30,836
EDUCATION (AGE 25+)	2019 Estimated Elementary (Grade Level 0 to 8)	2.7%	2.4%	2.8%
	2019 Estimated Some High School (Grade Level 9 to 11)	5.1%	6.7%	6.6%
	2019 Estimated High School Graduate	34.4%	28.8%	28.9%
	2019 Estimated Some College	24.1%	22.3%	22.2%
	2019 Estimated Associates Degree Only	11.1%	10.0%	9.8%
	2019 Estimated Bachelors Degree Only	17.9%	20.4%	19.7%
	2019 Estimated Graduate Degree	4.7%	9.4%	10.0%
BUSINESS	2019 Estimated Total Businesses	188	379	966
	2019 Estimated Total Employees	1,868	3,314	11,608
	2019 Estimated Employee Population per Business	10.0	8.8	12.0
	2019 Estimated Residential Population per Business	20.0	62.4	61.2

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