



A UNIQUE, URBAN-STYLE, PEDESTRIAN-FRIENDLY ENVIRONMENT

DEVELOPED BY: **SILVERMAN**
and **COMPANY, INC.**

OnSite
Retail Group



PROJECT OVERVIEW



- Located in one of greater Cincinnati's top regional trade areas
- A premier destination for dining, shopping and entertainment
- Suburban convenience featuring urban amenities
- 95,000 square feet of street level retail and restaurant space, 362 apartments, proposed 150 room hotel and Mercy Health medical office building
- Urbanist design, cohesive streetscape elements and active public open space creates dynamic atmosphere
- Extensive pedestrian infrastructure providing walkability unmatched in suburban greater Cincinnati
- Neighboring uses include Whole Foods, Regal Cinema, Bravo Cucina, Dick's Sporting Goods, Buy Buy Baby, Bed Bath & Beyond, Crunch Fitness, Panera Bread, Firebirds Wood Fired Grill, Life Time Fitness and Pure Barre
- Elevated lifestyle living
- The District is located within 4 miles of: Montgomery (#5 Best Places to Live in the Cincinnati Area), Mason (#18 Best Suburbs to Buy a House in America) and Sixteen Mile Stand (#3 Best Places to Live in the Cincinnati Area), [Source: niche.com]

RETAIL & RESTAURANT OPPORTUNITIES AVAILABLE





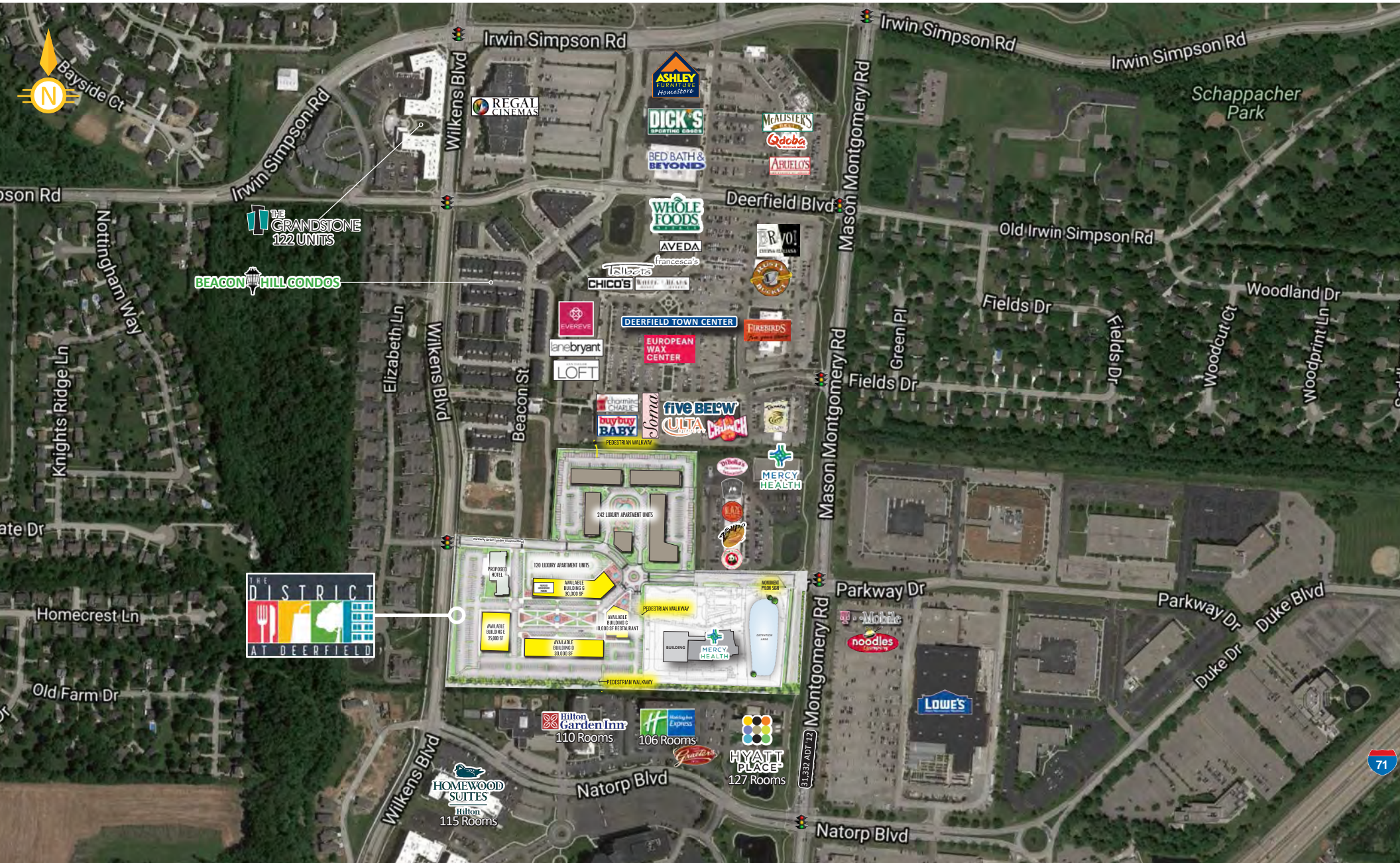
TRADE AREA OVERVIEW



Primary Trade Area

- 3 million square feet of office space
- Nearly 4.3 million square feet of retail space
- Home to Mason High School, largest in Ohio (3,300+ Students) and recently ranked the #3 high school in Cincinnati and #7 in Ohio by Niche
- Fortune 500 Companies and major employers that have located here:
 - Procter & Gamble
 - Macy's
 - Cintas
 - Luxottica
 - Anthem BlueCross BlueShield
- Procter & Gamble currently undergoing \$350M expansion adding over 1,350 employees
- Warren County, known as Ohio's largest playground, features Kings Island, Western & Southern Open, (ATP world tennis tour), The Beach Water Park and Great Wolf Lodge

AERIAL OVERVIEW



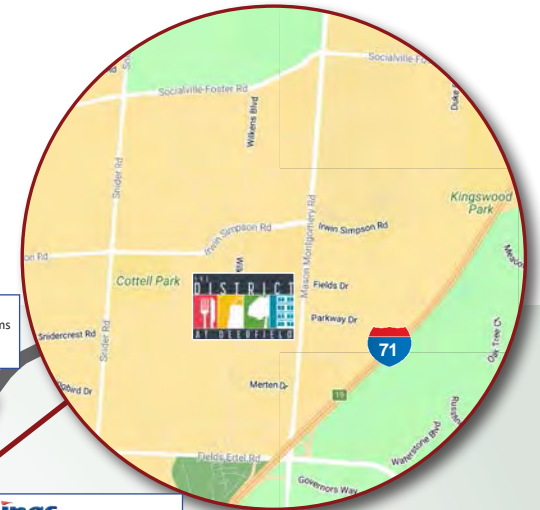
AERIAL OVERVIEW



MAP OVERVIEW

AVERAGE HH INCOME

- \$100,000 or more
- \$75,000 to \$100,000
- \$50,000 to \$75,000





DEMOGRAPHIC OVERVIEW



HOUSEHOLD INCOME

| | One Mile | Three Mile | Five Mile |
|---|-----------|------------|-----------|
| The District | | | |
| Estimated Average Household Income (2018) | \$133,235 | \$124,679 | \$125,527 |
| Kenwood (Montgomery Road & Kenwood Road) | | | |
| Estimated Average Household Income (2018) | \$91,105 | \$107,438 | \$101,242 |
| Liberty Township (Liberty Way & Tylers Place Boulevard) | | | |
| Estimated Average Household Income (2018) | \$154,015 | \$139,358 | \$135,267 |

LOCATION POPULATION

| | | | |
|---|--------|--------|---------|
| The District | | | |
| Estimated Population (2018) | 6,808 | 66,435 | 147,520 |
| Kenwood (Montgomery Road & Kenwood Road) | | | |
| Estimated Population (2018) | 11,020 | 67,858 | 167,621 |
| Liberty Township (Liberty Way & Tylers Place Boulevard) | | | |
| Estimated Population (2018) | 3,369 | 58,144 | 134,542 |

WHITE COLLAR WORKERS

| | | | |
|-------------------------|-------------|--------------|--------------|
| The District | | | |
| Total Daytime Employees | 16,957 | 50,773 | 110,897 |
| White Collar Workers | 2,808 / 82% | 27,045 / 76% | 57,552 / 74% |
| Kenwood | | | |
| Total Daytime Employees | 16,831 | 49,996 | 143,572 |
| White Collar Workers | 4,512 / 70% | 25,189 / 72% | 60,866 / 69% |
| Liberty Township | | | |
| Total Daytime Employees | 8,324 | 21,843 | 57,999 |
| White Collar Workers | 1,201 / 78% | 22,300 / 75% | 53,165 / 76% |

COLLEGE EDUCATED

| | | | |
|-------------------|-------------|--------------|--------------|
| The District | | | |
| College Educated* | 1,360 / 33% | 14,388 / 32% | 31,582 / 31% |
| Kenwood | | | |
| College Educated* | 2,164 / 27% | 13,830 / 28% | 31,994 / 27% |
| Liberty Township | | | |
| College Educated* | 717 / 31% | 11,653 / 32% | 28,368 / 33% |

* Adult population age 25 years or over



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DEVELOPED BY: **SILVERMAN
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