



Situated in an area that has experienced impressive growth in retail, office and housing, Arbor Square is ideally located at the corner of Socialville-Foster and Mason-Montgomery Roads. The center, built in 2003, was expanded to include a new PetSmart and JoAnn Fabrics. It benefits from outstanding location, strong demographics, high traffic and significant daytime population. More than 44.1% of households within five miles of the center earn more than \$100,000 per year.

KEY TENANTS



JOANN



HALF PRICE BOOKS



*Owned by others

SIZE

215,211 square feet

LOCATION

Cincinnati, Ohio

Southwest corner of Socialville-Foster and Mason-Montgomery Roads

TRAFFIC COUNTS

Mason-Montgomery Road - 31,000
Socialville-Foster Road - 10,000
I-71 - 132,000

KEY DEMOGRAPHICS

5-MILE RADIUS

POPULATION

Current Estimated Population	151,618
Projected Population (5 Years)	157,036
2010 Census Population	142,926

HOUSEHOLDS

Current Estimated Households	58,441
Projected Households (5 Years)	60,946
2010 Census Households	53,963

INCOME

Average Household Income	\$121,915
Household Income \$75,000+	58.1%

MEDIAN AGE

39 years

DAYTIME DEMOGRAPHICS

Number of Businesses	67,244
Number of Employees	101,477
Total Daytime Population	140,685

CONSUMER EXPENDITURES

Total Retail Expenditures	\$2.23 B
Per Household per Month	\$3,187



LEASING CONTACT

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*Owned by others

SPACE	TENANT	SIZE
800	PetSmart	27,431 s.f.
810	JoAnn Fabrics	29,768 s.f.
1000	The Little Gym Mason	4,560 s.f.
1010	Ann's Hallmark	4,800 s.f.
1020	Half-Price Books	8,000 s.f.
1030	Mathnasium	1,400 s.f.
1040	Chan's Asian Diner	1,610 s.f.
1050	Palm Beach Tan	3,710 s.f.
1060	Subway	1,610 s.f.
1070	Smoothie King	1,400 s.f.
1080	Sport Clips	1,400 s.f.

SPACE	TENANT	SIZE
1090	V Nails	1,400 s.f.
1100	Bank of America	1,400 s.f.
1110	Master K. Kim's Tae Kwon Do	4,387 s.f.
1120	Orangetheory Fitness	3,240 s.f.
MULTI-TENANT BUILDING		
2000	Moe's Southwest Grill	2,800 s.f.
2010	AVAILABLE	2,100 s.f.
2020	VaporCast	1,400 s.f.
2030	Big League Haircuts	1,400 s.f.
2040	Bawarchi Biryani's	2,100 s.f.

OUTPARCELS		
800	Pro-Clean Car Wash	7,921 s.f.
820	TriHealth	3,461 s.f.
OWNED BY OTHERS		
*	Kroger	
*	Kroger Fuel Center	
*	McDonald's	
*	Gold Star Chili	
*	Bob Evans	
*	Firestone	
*	Wendy's	

Tenant names, building sizes and shopping center configuration are subject to change.

