

# Retail Spaces For Lease

# Wards Crossing



## FEATURES

- **1,005 SF Available**
- Small office space that can be converted back to retail space.
- Perfect for a donut shop, pizza, insurance or coffee shop.
- Convenient traffic light access into this modern convenience center at UDF and Frisch's.
- Growing residential and office population
- Independent senior living facility with 116 being developed
- Quoted rate: \$14.00 PSF NNN (\$4.50)

This great strip center is strategically located just off I-275 and Wards Corner Road. Situated between a growing residential area and expanding business population, this shopping center is perfect for retailers seeking a strong office daytime population with close access to I-275.

Co-tenants include Gold Star Chili, Subway, Schutte Dry Cleaners, Salon Colour, Shanghai Bistro, Wirenet Inc. and Power Ryde Fitness

## LOCATION

**Wards Crossing**  
**471 Wards Corner Road**  
**Loveland, OH 45140**

<b><u>Demographics:</u></b>	<b><u>1 mile</u></b>	<b><u>3 mile</u></b>	<b><u>5 mile</u></b>
Population:	2,430	35,354	111,680
Households:	874	12,980	42,231
Avg. HH Income:	\$145,615	\$125,936	\$114,478

### **Traffic Count:**

Wards Corner Road at Loveland Miami Road = 14,039 2018

## CONTACT

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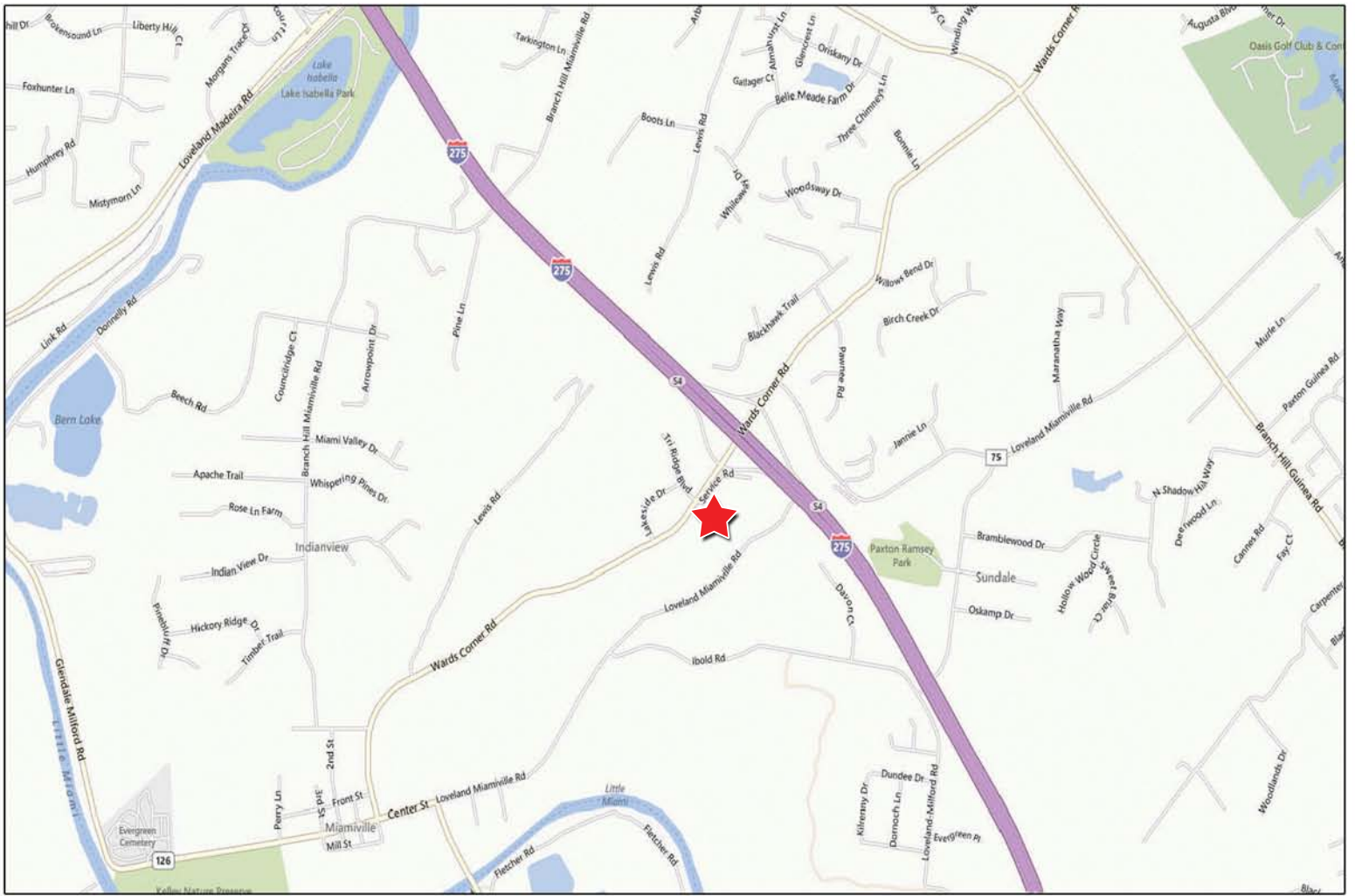
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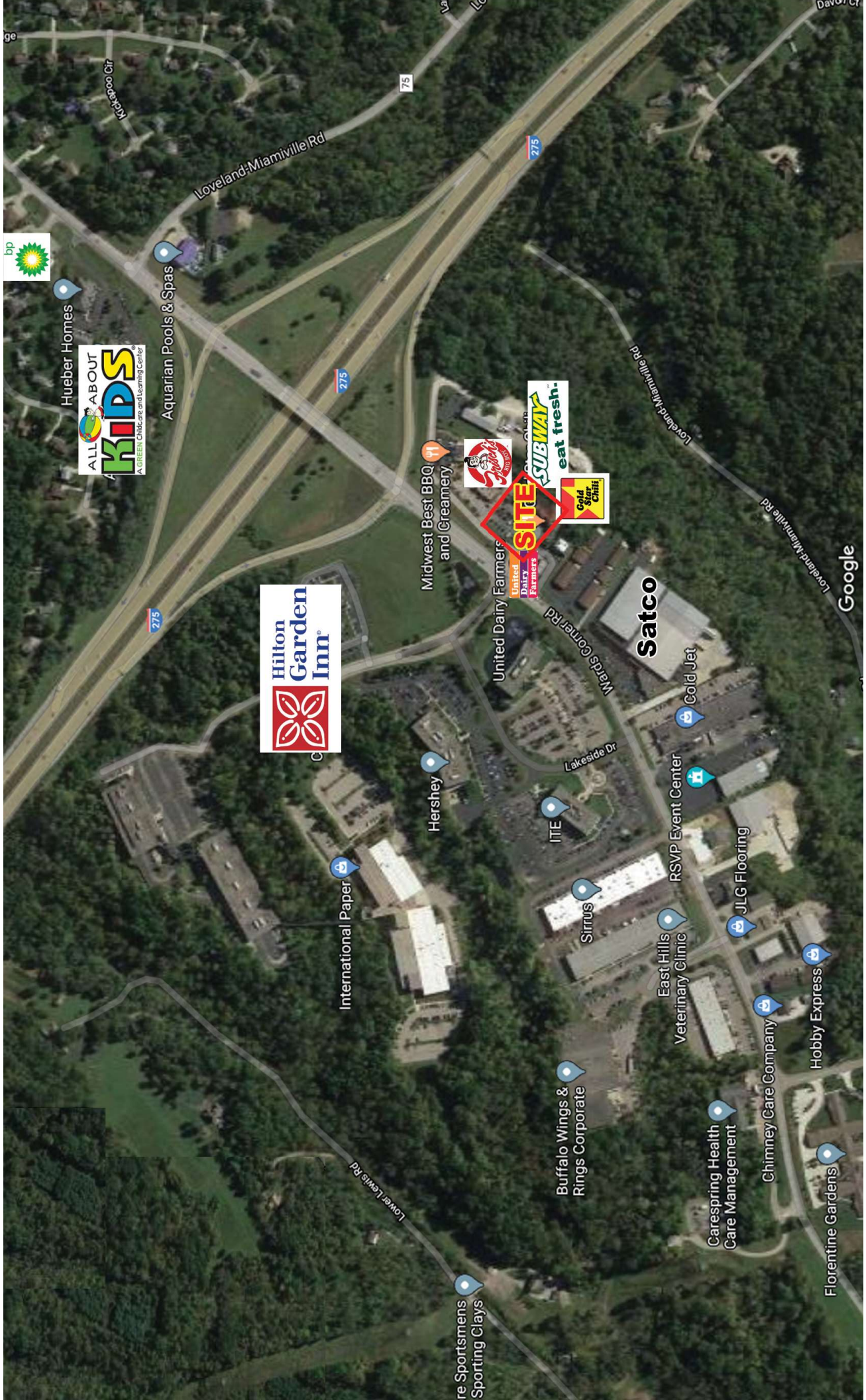


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Hueber Homes



Aquarian Pools & Spas



International Paper

Hershey

Midwest Best BBQ and Creamery

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United Dairy Farmers



Buffalo Wings & Rings Corporate

Sirus

ITE

East Hills Veterinary Clinic

Satco

RSVP Event Center

Carespring Health Care Management

Cold Jet

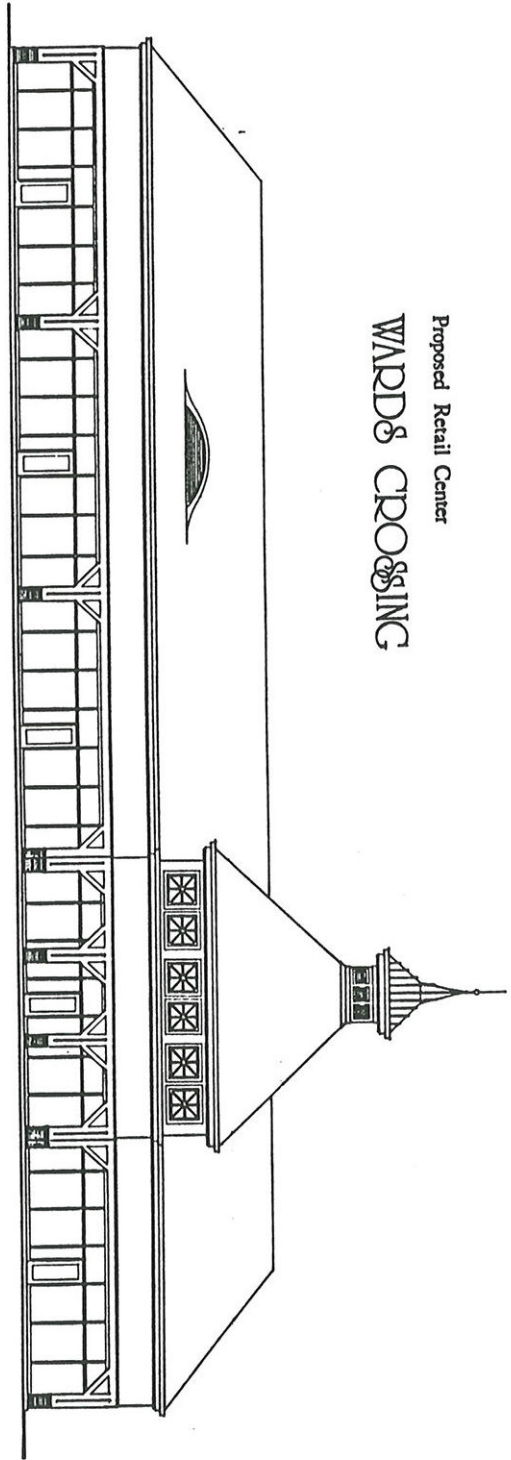
JLG Flooring

Chimney Care Company

Hobby Express

Florentine Gardens

Google



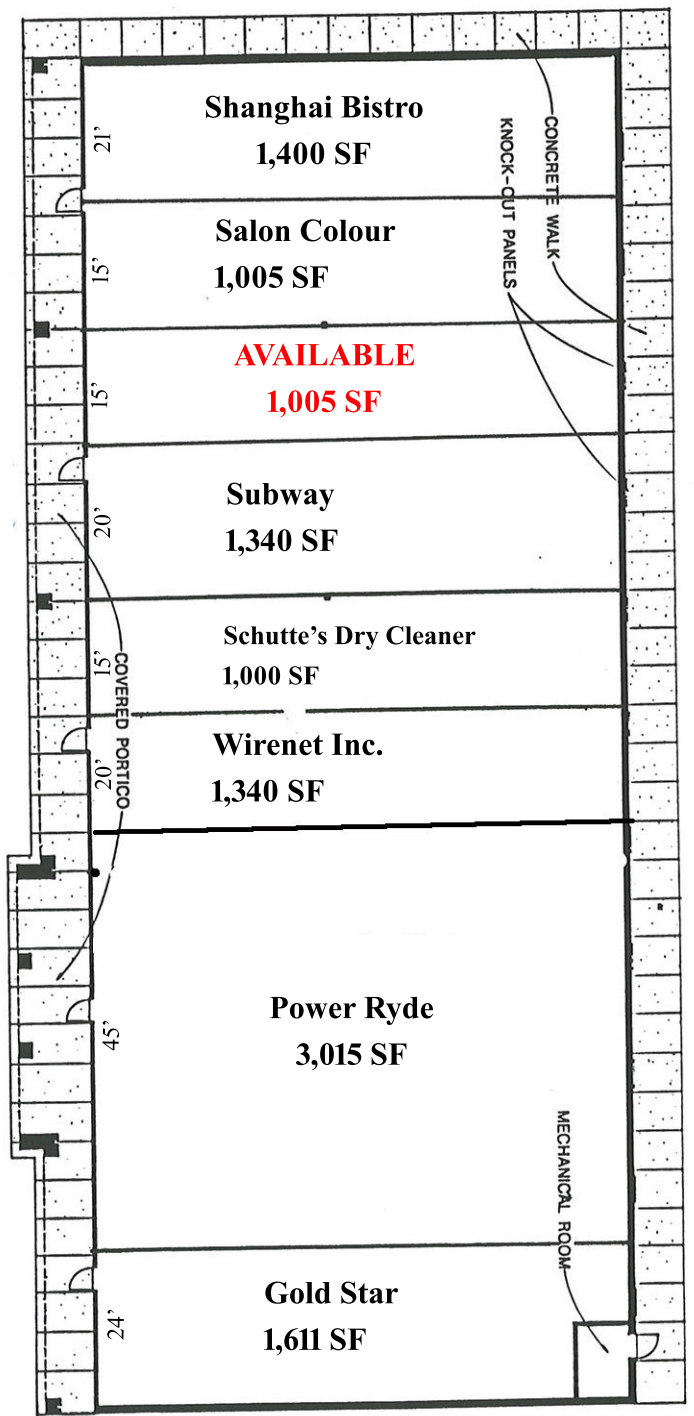
Proposed Retail Center  
WARDS & CROSSING

FRONT ELEVATION

SCALE 0 5' 15' 30'

FLOOR PLAN

SCALE 0 5' 15' 30'



Shanghai Bistro  
1,400 SF

Salon Colour  
1,005 SF

**AVAILABLE**  
**1,005 SF**

Subway  
1,340 SF

Schutte's Dry Cleaner  
1,000 SF

Wirenet Inc.  
1,340 SF

Power Ryde  
3,015 SF

Gold Star  
1,611 SF

CONCRETE WALK  
KNOCK-OUT PANELS

COVERED PORTICO

MECHANICAL ROOM

67'

Bay Depth

# Demographic Summary Report

## Wards Crossing 471 Wards Corner Rd, Loveland, OH 45140

Building Type: **General Retail**      Total Available: **0 SF**  
 Secondary: -      % Leased: **100%**  
 GLA: **11,859 SF**      Rent/SF/Yr: -  
 Year Built: **1990**



Radius	1 Mile		3 Mile		5 Mile	
<b>Population</b>						
2024 Projection	2,478		35,880		113,831	
2019 Estimate	2,430		35,354		111,680	
2010 Census	2,338		34,683		106,691	
Growth 2019 - 2024	1.98%		1.49%		1.93%	
Growth 2010 - 2019	3.93%		1.93%		4.68%	
<b>2019 Population by Hispanic Origin</b>	45		974		2,885	
<b>2019 Population</b>	2,430		35,354		111,680	
White	2,300	94.65%	32,801	92.78%	101,131	90.55%
Black	38	1.56%	810	2.29%	3,163	2.83%
Am. Indian & Alaskan	1	0.04%	50	0.14%	143	0.13%
Asian	41	1.69%	1,087	3.07%	5,210	4.67%
Hawaiian & Pacific Island	1	0.04%	9	0.03%	42	0.04%
Other	48	1.98%	597	1.69%	1,993	1.78%
U.S. Armed Forces	0		14		30	
<b>Households</b>						
2024 Projection	888		13,179		43,077	
2019 Estimate	874		12,980		42,231	
2010 Census	859		12,720		40,228	
Growth 2019 - 2024	1.60%		1.53%		2.00%	
Growth 2010 - 2019	1.75%		2.04%		4.98%	
Owner Occupied	821	93.94%	10,404	80.15%	33,041	78.24%
Renter Occupied	53	6.06%	2,576	19.85%	9,190	21.76%
<b>2019 Households by HH Income</b>	873		12,979		42,231	
Income: <\$25,000	45	5.15%	1,357	10.46%	4,627	10.96%
Income: \$25,000 - \$50,000	89	10.19%	2,082	16.04%	7,638	18.09%
Income: \$50,000 - \$75,000	93	10.65%	1,573	12.12%	6,265	14.84%
Income: \$75,000 - \$100,000	125	14.32%	1,559	12.01%	5,405	12.80%
Income: \$100,000 - \$125,000	109	12.49%	1,210	9.32%	4,212	9.97%
Income: \$125,000 - \$150,000	67	7.67%	1,290	9.94%	3,655	8.65%
Income: \$150,000 - \$200,000	163	18.67%	1,632	12.57%	4,352	10.31%
Income: \$200,000+	182	20.85%	2,276	17.54%	6,077	14.39%
<b>2019 Avg Household Income</b>	\$145,615		\$125,936		\$114,478	
<b>2019 Med Household Income</b>	\$119,380		\$98,692		\$86,958	

