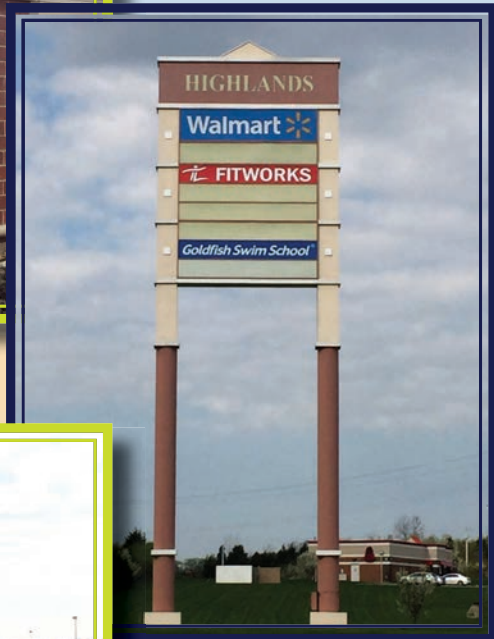


HIGHLANDS RETAIL CENTER RETAIL SPACE FOR LEASE



ONE EAST FOURTH STREET, SUITE 500, CINCINNATI, OH 45202
513.241.2300





ADDRESS: 8201-8218 Highlands Pointe Drive & 7060 Ridgetop Drive West Chester, OH 45069

FOR LEASE: 1,486 SF up to 8,535 SF

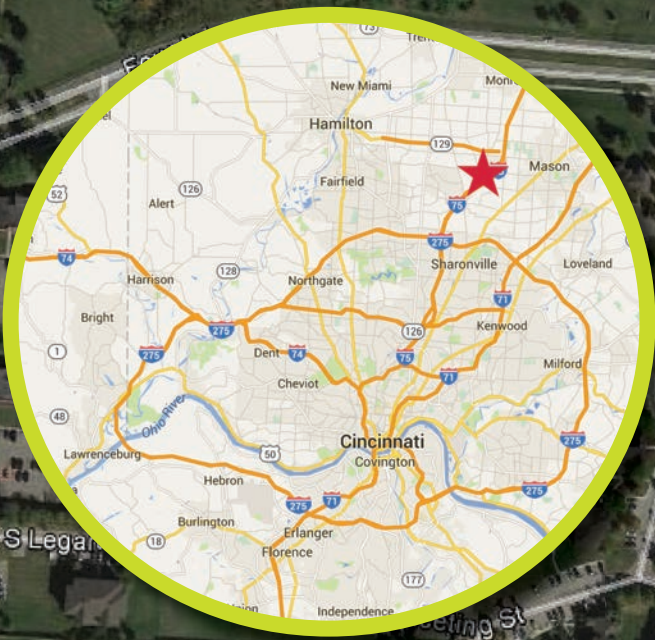
PRICING: \$16.00 PSF NNN

- ▶ Walmart Supercenter anchored retail development in fast growing West Chester, OH
- ▶ Great visibility, access and parking
- ▶ Located at Cincinnati Dayton Road and I-75, Exit 21

TRAFFIC COUNTS:

- ▶ Cincinnati Dayton Road at Highland Pointe Drive = 28,130 AADT in 2016
- ▶ Cincinnati Dayton Road at I-75 = 24,831 AADT in 2016

FEATURES



LOCATION

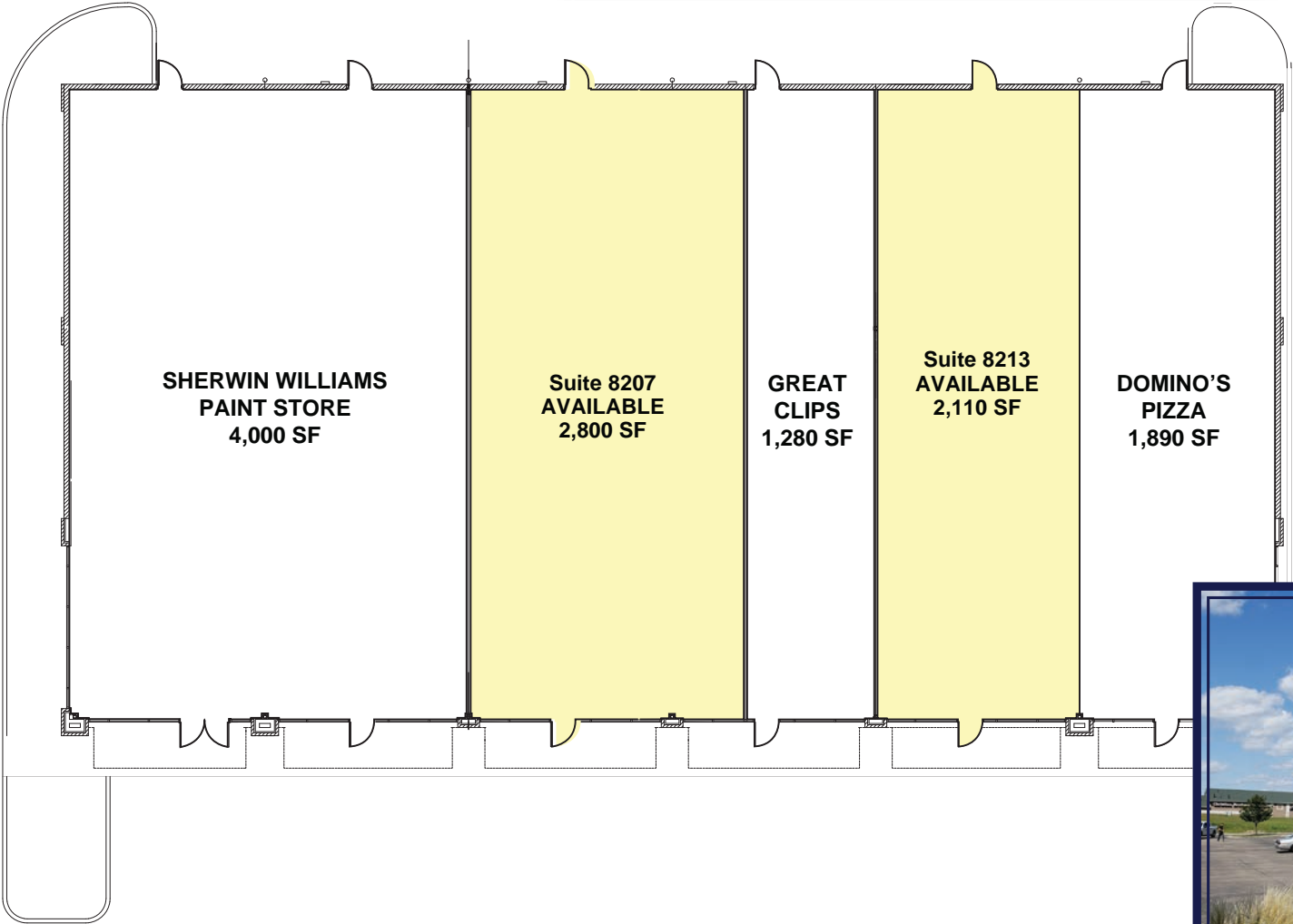


**B BUTLER
TECH**
800+ students
a day

© 2016 Google

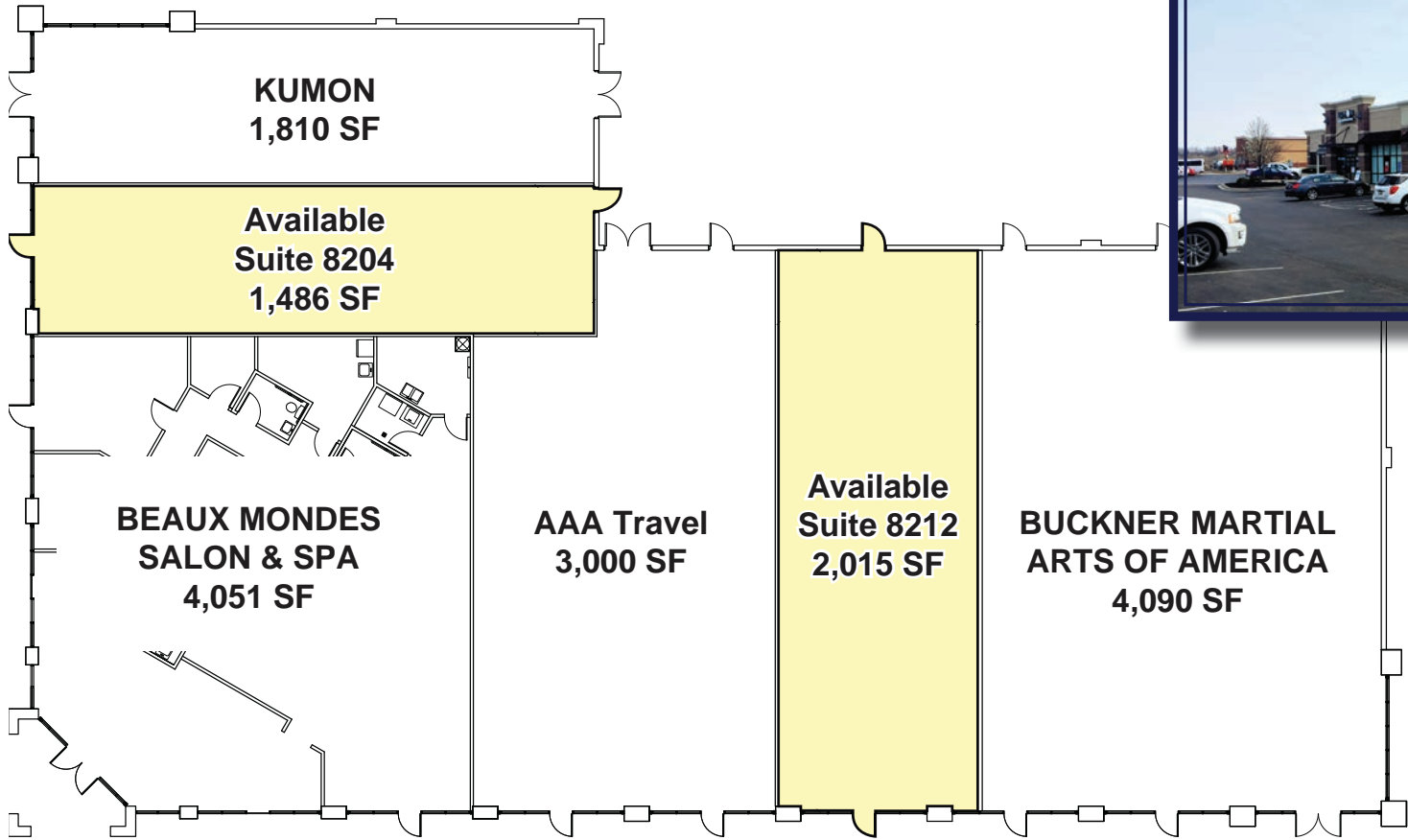
AERIAL

HIGHLANDS I
8201-8207 Highlands Pointe Drive
West Chester, OH 45069



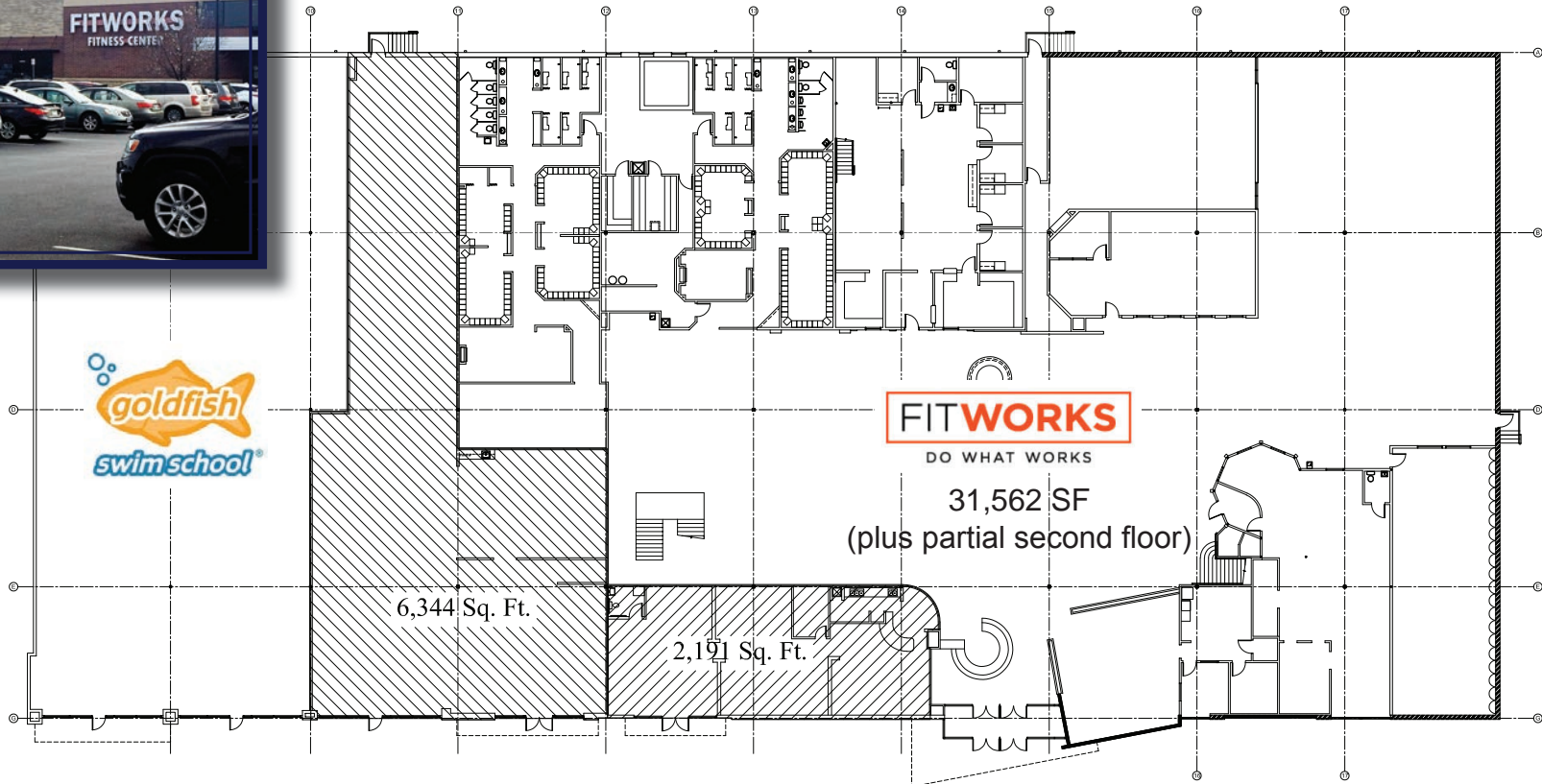
HIGHLANDS I LAYOUT

HIGHLANDS II
8218 Highlands Pointe Drive
West Chester, OH 45069



HIGHLANDS II LAYOUT

HIGHLANDS FITWORKS
7060 Ridgeway Drive
West Chester, OH 45069



HIGHLANDS FITWORKS

FITWORKS LAYOUT

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	8,217	51,628	106,066
2010 Population	8,217	53,105	134,827
2019 Population	8,507	58,407	148,398
2024 Population	8,712	61,125	155,723
2000-2010 Annual Rate	0.00%	0.28%	2.43%
2010-2019 Annual Rate	0.39%	1.06%	1.07%
2019-2024 Annual Rate	0.48%	0.91%	0.97%
2019 Male Population	50.9%	49.6%	49.3%
2019 Female Population	49.1%	50.4%	50.7%
2019 Median Age	37.1	40.0	37.9

RACE AND ETHNICITY	1 MILE	3 MILE	5 MILE
2019 White Alone	71.4%	80.2%	75.3%
2019 Black Alone	9.4%	7.3%	8.3%
2019 American Indian/Native Alaskan Alone	0.3%	0.2%	0.2%
2019 Asian Alone	10.7%	8.0%	10.8%
2019 Pacific Islander Alone	0.3%	0.1%	0.2%
2019 Other Race	4.7%	1.5%	2.5%
2019 Two or More Races	3.3%	2.6%	2.6%
2019 Hispanic Origin (Any Race)	9.7%	4.2%	6.2%

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Households	3,075	17,349	36,972
2010 Households	3,094	18,447	47,145
2019 Households	3,191	20,202	51,270
2024 Households	3,263	21,087	53,605
2000-2010 Annual Rate	0.06%	0.62%	2.46%
2010-2019 Annual Rate	0.34%	1.01%	0.94%
2019-2024 Annual Rate	0.45%	0.86%	0.89%
2019 Average Household Size	2.67	2.88	2.88

MEDIAN HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
2019 Median Household Income	\$74,946	\$94,515	\$95,783
2024 Median Household Income	\$83,937	\$101,845	\$102,763
2019-2024 Annual Rate	2.29%	1.51%	1.42%

AVERAGE HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
2019 Average Household Income	\$90,620	\$114,648	\$118,968
2024 Average Household Income	\$102,496	\$125,197	\$129,401
2019-2024 Annual Rate	2.49%	1.78%	1.70%

PER CAPITA INCOME	1 MILE	3 MILE	5 MILE
2019 Per Capita Income	\$33,395	\$39,914	\$41,311
2024 Per Capita Income	\$37,668	\$43,478	\$44,774
2019-2024 Annual Rate	2.44%	1.73%	1.62%

HOUSING	1 MILE	3 MILE	5 MILE
2000 Total Housing Units	3,289	17,928	38,600
2000 Owner Occupied Housing Units	65.9%	85.1%	78.8%
2000 Renter Occupied Housing Units	27.6%	11.6%	17.0%
2000 Vacant Housing Units	6.5%	3.2%	4.2%
2010 Total Housing Units	3,527	19,489	49,865
2010 Owner Occupied Housing Units	59.8%	81.5%	75.4%
2010 Renter Occupied Housing Units	27.9%	13.2%	19.2%
2010 Vacant Housing Units	12.3%	5.3%	5.5%
2019 Total Housing Units	3,597	21,075	53,554
2019 Owner Occupied Housing Units	57.8%	77.8%	72.3%
2019 Renter Occupied Housing Units	31.0%	18.0%	23.4%
2019 Vacant Housing Units	11.3%	4.1%	4.3%
2024 Total Housing Units	3,678	21,977	55,925
2024 Owner Occupied Housing Units	58.3%	78.5%	73.4%
2024 Renter Occupied Housing Units	30.3%	17.5%	22.4%
2024 Vacant Housing Units	11.3%	4.0%	4.1%

Data Note: Income is expressed in current dollars

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts fro 2019 and 2024. Esri converted Census 2000 data into 2010 geography.

August 21, 2019

DEMOGRAPHICS



FOR FURTHER INFORMATION, PLEASE CONTACT:

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