

MAINEVILLE CROSSING OUTPARCEL

17 OH-3, Maineville, OH 45039

+/- 0.5 Acres SALE / LEASE / B-T-S



Property Details:

- Outparcel to Maineville Crossing, a neighborhood shopping center in fast-growing Hamilton Township (Warren County, OH)
- Just south of a newly constructed Kroger Marketplace (opened December 2024)
- Annual shopping center visits exceed 680,000, per Placer.AI
- Shopping center benefits from 2 access points via US 22, 1 access point via SR 48 and 1 access point via Nunner Rd (off SR 48)
- Site benefits from a cross-parking easement with the shopping center, and prominent pylon signage

Surrounding retailers include:



Demographics:

2024 Estimates	1 Mile	3 Mile	5 Mile	10 Mile
Population	5,646	35,469	78,360	295,415
Households	2,078	13,101	30,077	111,441
Average HH Income	\$182,433	\$164,397	\$164,273	\$158,450
Total No. of Employees	820	4,850	24,711	123,240

Traffic Counts:

Inrix 2023	ADT
US 22 - North of SR 48	18,753 (Inrix 2023)
SR 48	25,092 (Inrix 2023)

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Owned by:



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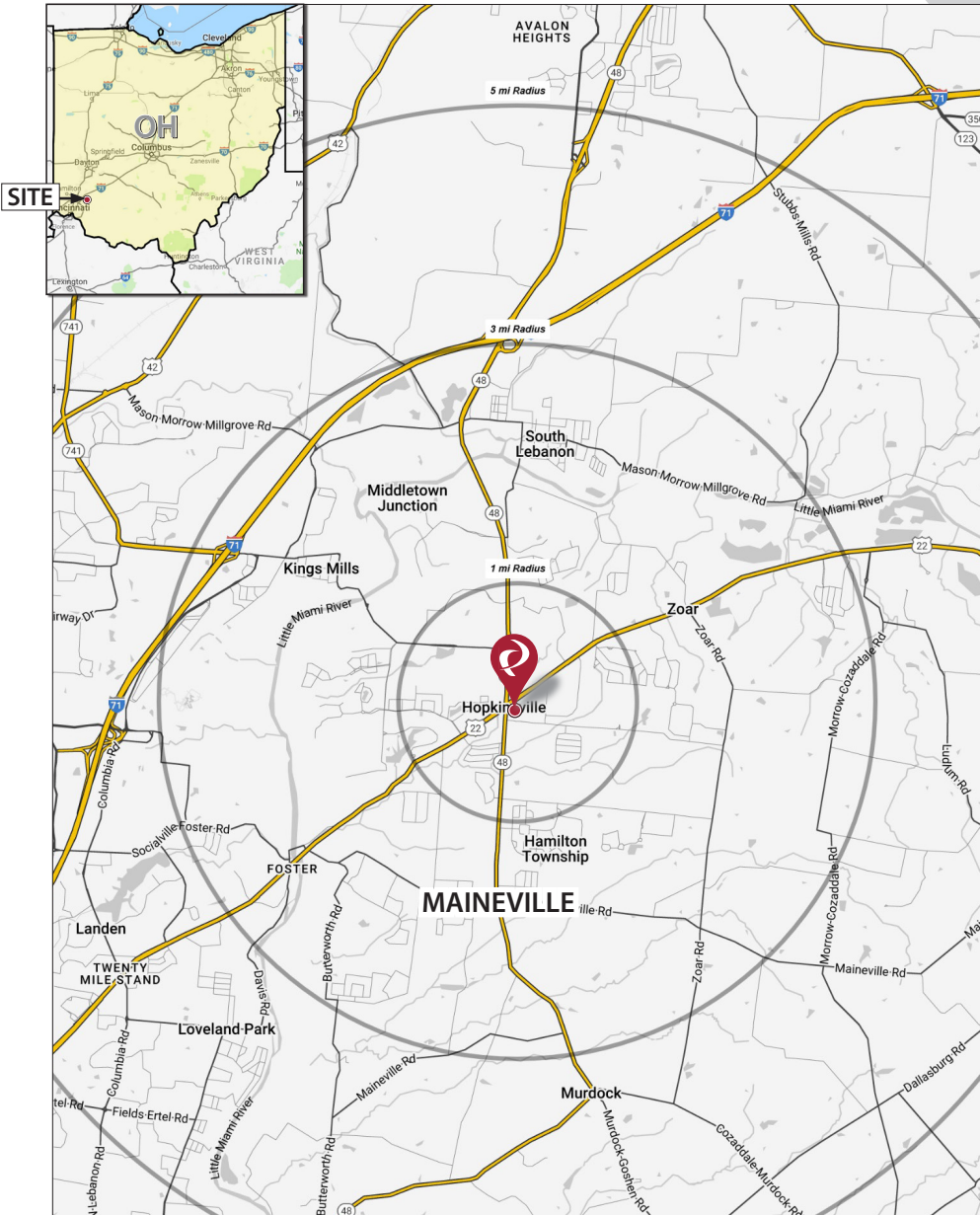
128 East Second Street | Suite B | Covington, KY 41011 | 513.489.3343 | edgegp.com

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Market Map and Demographics



Summary Profile

2010-2020 Census, 2024 Estimates with 2029 Projections
Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 39.3395/-84.2176

17 OH-3 Maineville, OH 45039	1 mi radius	3 mi radius	5 mi radius	10 mi radius
Population				
2024 Estimated Population	5,646	35,469	78,360	295,415
2029 Projected Population	6,180	38,882	84,058	308,138
2020 Census Population	5,322	32,465	72,959	288,728
2010 Census Population	4,206	25,481	60,572	260,574
Projected Annual Growth 2024 to 2029	1.9%	1.9%	1.5%	0.9%
Historical Annual Growth 2010 to 2024	2.4%	2.8%	2.1%	1.0%
2024 Median Age	39.1	38.6	38.9	39.5
Households				
2024 Estimated Households	2,078	13,101	30,077	111,441
2029 Projected Households	2,295	14,465	32,437	117,080
2020 Census Households	1,958	11,971	27,860	106,183
2010 Census Households	1,546	9,277	23,001	94,273
Projected Annual Growth 2024 to 2029	2.1%	2.1%	1.6%	1.0%
Historical Annual Growth 2010 to 2024	2.5%	2.9%	2.2%	1.3%
Race and Ethnicity				
2024 Estimated White	88.5%	88.8%	83.4%	80.7%
2024 Estimated Black or African American	3.1%	2.9%	3.3%	5.3%
2024 Estimated Asian or Pacific Islander	3.7%	3.7%	8.2%	8.5%
2024 Estimated American Indian or Native Alaskan	-	-	-	0.1%
2024 Estimated Other Races	4.6%	4.6%	4.9%	5.3%
2024 Estimated Hispanic	3.7%	3.4%	3.9%	4.4%
Income				
2024 Estimated Average Household Income	\$182,433	\$164,397	\$164,273	\$158,450
2024 Estimated Median Household Income	\$146,595	\$123,346	\$120,913	\$120,795
2024 Estimated Per Capita Income	\$67,165	\$60,752	\$63,078	\$59,831
Education (Age 25+)				
2024 Estimated Elementary (Grade Level 0 to 8)	0.7%	1.0%	1.1%	1.5%
2024 Estimated Some High School (Grade Level 9 to 11)	0.9%	2.3%	2.2%	2.7%
2024 Estimated High School Graduate	23.0%	24.0%	20.3%	20.8%
2024 Estimated Some College	15.6%	16.5%	15.4%	15.3%
2024 Estimated Associates Degree Only	10.5%	10.6%	9.5%	8.0%
2024 Estimated Bachelors Degree Only	33.1%	29.2%	31.9%	30.3%
2024 Estimated Graduate Degree	16.2%	16.4%	19.6%	21.4%
Business				
2024 Estimated Total Businesses	140	589	1,649	9,536
2024 Estimated Total Employees	820	4,850	24,711	123,240
2024 Estimated Employee Population per Business	5.9	8.2	15.0	12.9
2024 Estimated Residential Population per Business	40.5	60.2	47.5	31.0

©2025, Sites USA, Chandler, Arizona, 480-491-1112 Demographic Source: Applied Geographic Solutions 11/2024, TIGER Geography - RS1

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Overview Aerial



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Pylon panel available



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