

RETAIL SPACE FOR LEASE HIGHLANDS FITNESS

7060 Ridgeway Drive | West Chester, OH 45069



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LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

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HIGHLANDS FITNESS

7060 Ridgeway Drive, West Chester, OH 45069

FOR LEASE: 2,191 SF & 4,051 SF
LEASE RATE: \$17.50 + \$9.16 NNN

BUILDING SIZE: 16,508 SF

- Part of a 75-acre mixed-use retail development with Wal-Mart Supercenter anchor
- Located at Cincinnati-Dayton Road and I-75, Exit 21
- Growing, affluent Northern Cincinnati community
- 35,000 SF fitness facility providing daily foot traffic

TRAFFIC COUNTS:

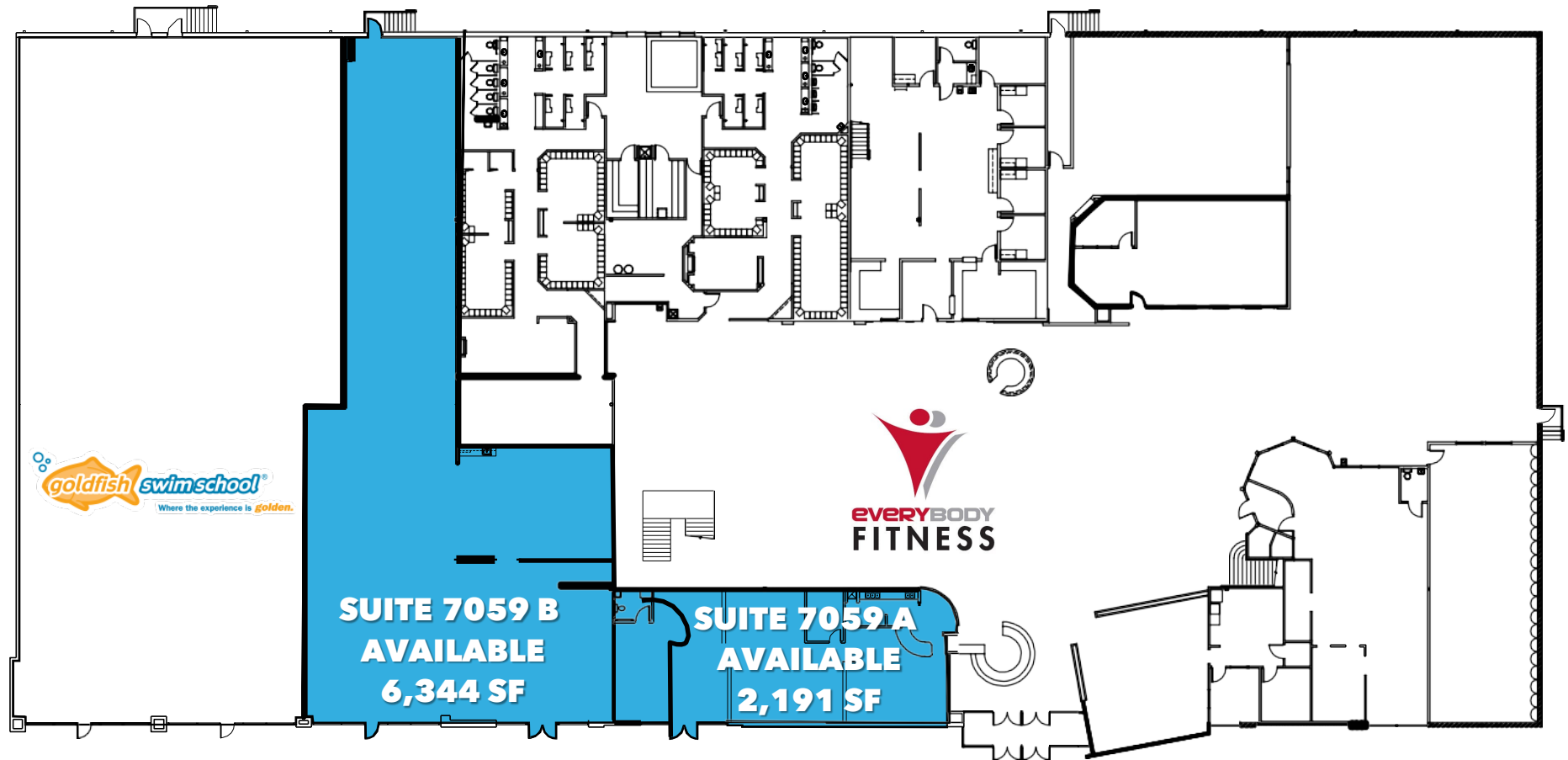
- I-75 - 114,110 VPD
- Cincinnati-Dayton Road - 22,960 VPD



RETAIL SPACE FOR LEASE

HIGHLANDS FITNESS

2902 - 2916 W US Highway 22, Maineville, OH 45039



AERIAL



HIGHLANDS FITNESS
2,191 SF & 6,344 SF
AVAILABLE

HIGHLANDS RETAIL
CENTER II
2,015 SF & 4,051 SF
AVAILABLE



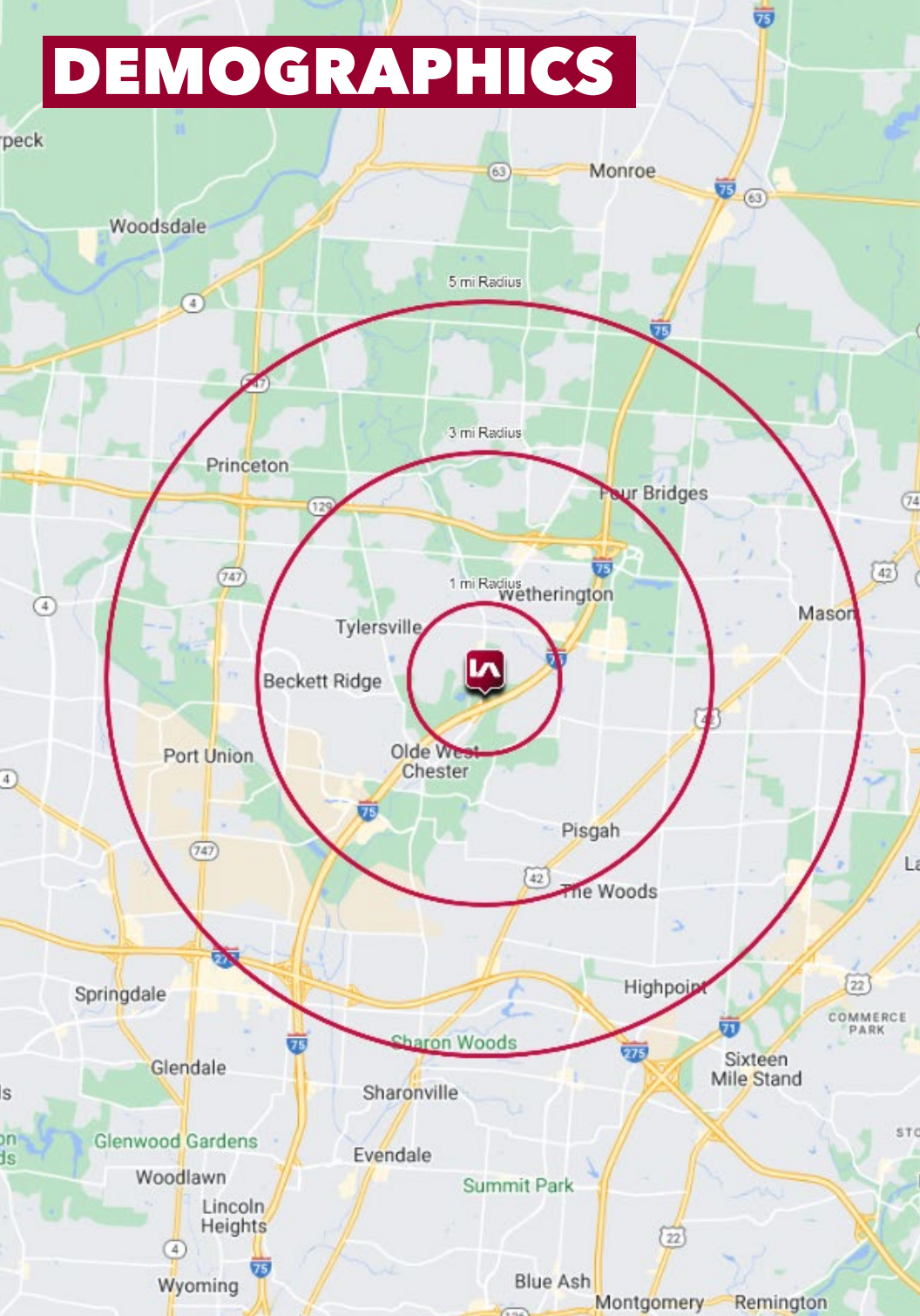
HIGHWAY
SIGNAGE



142,166 VPD



DEMOGRAPHICS



	1 MI RADIUS	3 MI RADIUS	5 MI RADIUS
POPULATION			
2025 Estimated Population	8,367	57,566	148,541
2030 Projected Population	8,619	57,446	148,498
2020 Census Population	7,769	57,680	146,582
2010 Census Population	7,788	54,507	133,425
Projected Annual Growth 2025 to 2030	0.6%	-	-
Historical Annual Growth 2010 to 2025	0.5%	0.4%	0.8%
HOUSEHOLDS			
2025 Estimated Households	3,336	21,409	54,064
2030 Projected Households	3,540	22,045	55,541
2020 Census Households	2,942	20,705	51,952
2010 Census Households	2,860	19,095	46,761
Projected Annual Growth 2025 to 2030	1.2%	0.6%	0.5%
Historical Annual Growth 2010 to 2025	1.1%	0.8%	1.0%
AGE			
2025 Est. Population Under 10 Years	13.1%	12.5%	12.8%
2025 Est. Population 10 to 19 Years	12.8%	13.7%	14.7%
2025 Est. Population 20 to 29 Years	16.3%	11.7%	11.4%
2025 Est. Population 30 to 44 Years	19.8%	19.0%	19.9%
2025 Est. Population 45 to 59 Years	17.5%	19.7%	20.4%
2025 Est. Population 60 to 74 Years	15.0%	17.1%	15.0%
2025 Est. Population 75 Years or Over	5.6%	6.3%	5.8%
2025 Est. Median Age	35.5	39.2	38.4
MARITAL STATUS & GENDER			
2025 Est. Male Population	50.4%	49.8%	49.7%
2025 Est. Female Population	49.6%	50.2%	50.3%
2025 Est. Never Married	31.7%	27.9%	27.2%
2025 Est. Now Married	50.1%	56.4%	56.5%
2025 Est. Separated or Divorced	12.7%	10.4%	10.8%
2025 Est. Widowed	5.5%	5.3%	5.5%
INCOME			
2025 Est. HH Income \$200,000 or More	10.6%	21.7%	25.6%
2025 Est. HH Income \$150,000 to \$199,999	9.5%	14.5%	13.4%
2025 Est. HH Income \$100,000 to \$149,999	26.2%	24.7%	21.6%
2025 Est. HH Income \$75,000 to \$99,999	16.0%	13.4%	11.7%
2025 Est. HH Income \$50,000 to \$74,999	19.8%	11.4%	11.6%
2025 Est. HH Income \$35,000 to \$49,999	7.2%	5.6%	5.7%
2025 Est. HH Income \$25,000 to \$34,999	5.5%	2.9%	3.7%
2025 Est. HH Income \$15,000 to \$24,999	1.4%	1.9%	2.7%
2025 Est. HH Income Under \$15,000	3.6%	4.0%	4.0%
2025 Est. Average Household Income	\$119,007	\$154,947	\$165,629
2025 Est. Median Household Income	\$102,378	\$127,321	\$132,476
2025 Est. Per Capita Income	\$47,445	\$57,654	\$60,335
2025 Est. Total Businesses	343	2,390	6,238
2025 Est. Total Employees	2,087	26,492	87,449