

AVAILABLE FOR LEASE

PROPERTY HIGHLIGHTS

- 41,909 SF retail center anchored by CVS Pharmacy and Dollar Tree
- 1,200 SF - 3,280 SF available for lease
- LED monument sign with electronic message center
- Excellent visibility and access from US Route 22 & 3 and Columbia Rd
- Population of 56,665 within a three mile radius with an average household income of \$170,692
- Retailers in the area include CVS Pharmacy, Kroger, Menards, Sam's Club, Meijer, At Home and many more
- Restaurants in the area include McDonald's, Sonic Drive-In, LaRosa's, Skyline Chili, Mac's Pizza Pub and many more

TRAFFIC COUNTS

- 22,862 (25) VPD: US Route 22
- 22,723 (25) VPD: Columbia Rd

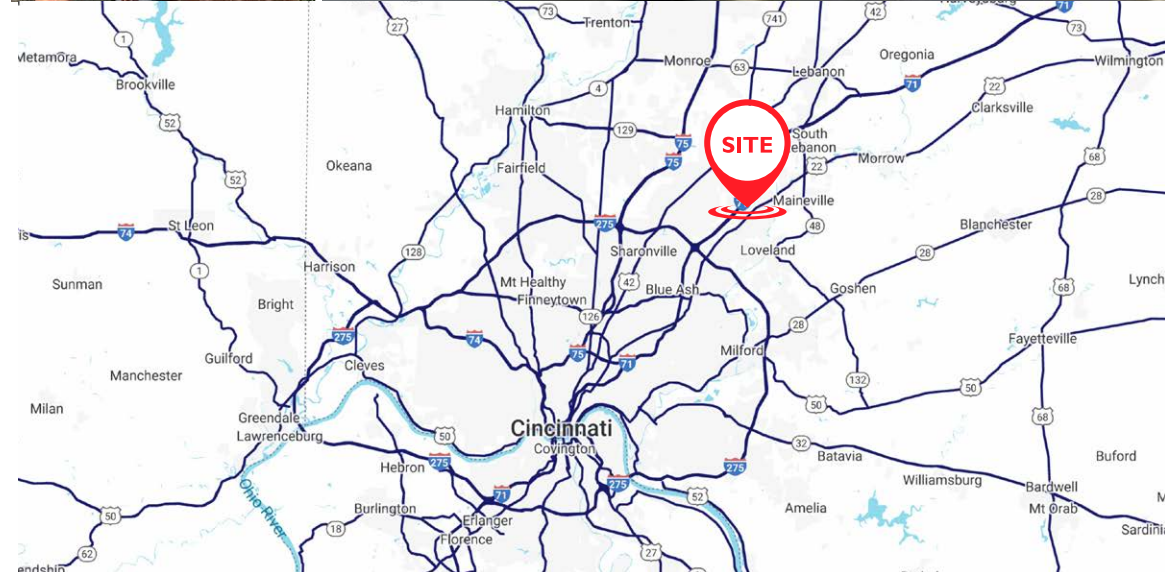
2025 EST. DEMOGRAPHICS

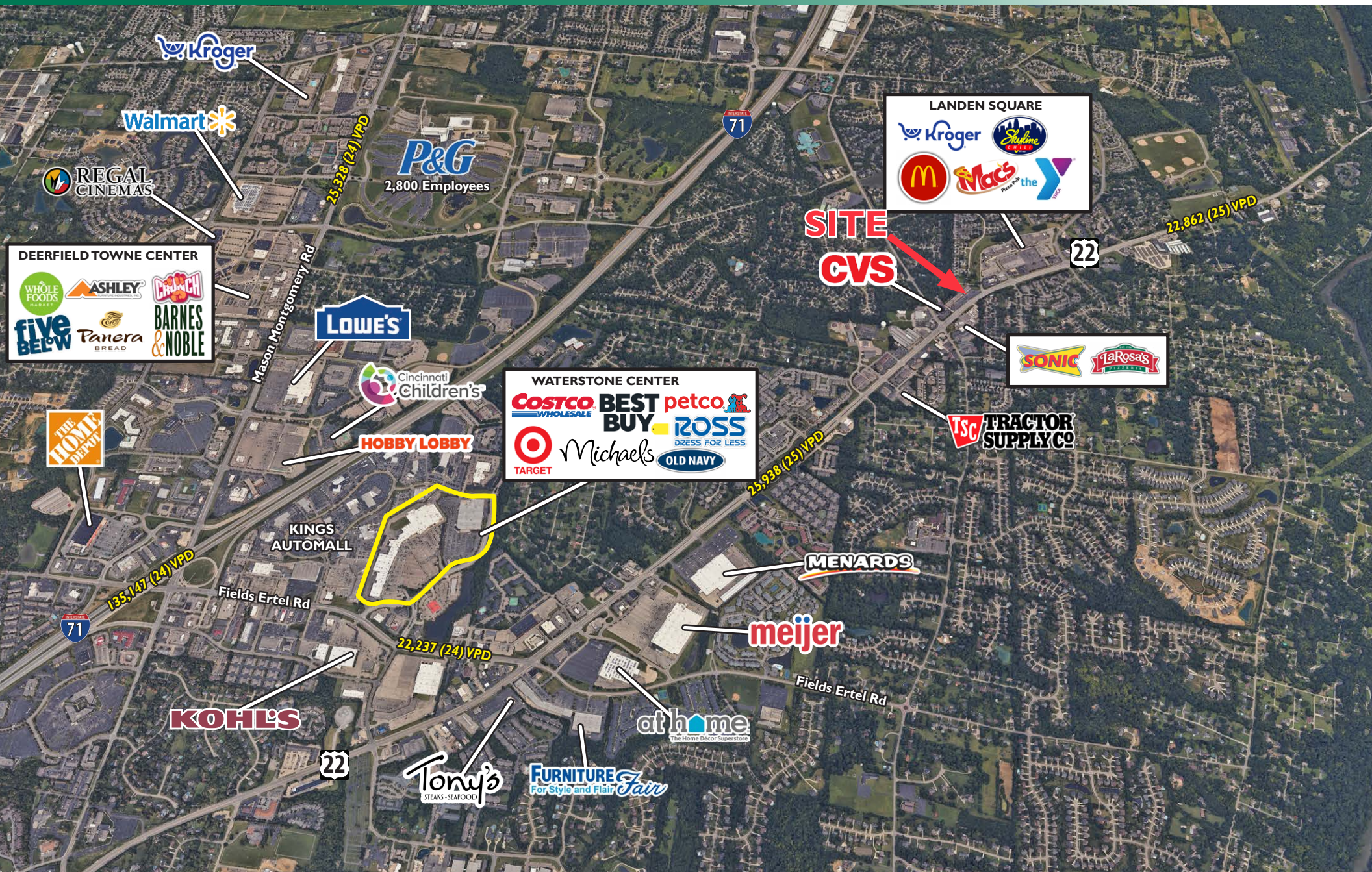
	1 MILE	3 MILES	5 MILES
POPULATION	11,579	56,665	143,948
HOUSEHOLDS	4,823	22,827	55,309
AVG HH INCOME	\$155,710	\$170,692	\$168,437
EMPLOYEES	1,567	43,203	73,168

CONTACT

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Twenty Mile Plaza

3116 US ROUTE 22 | MAINEVILLE, OHIO 45039

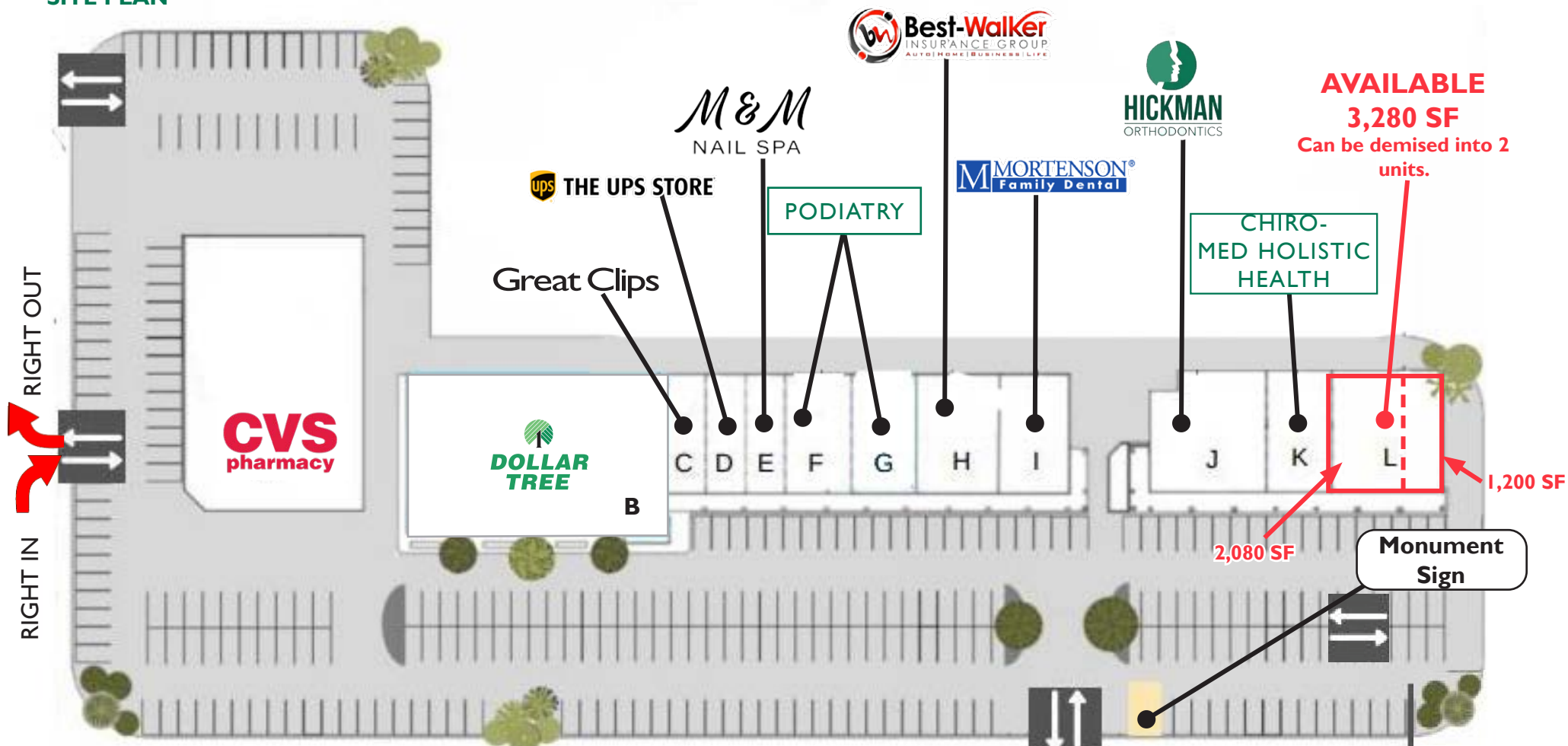
Anchor
ASSOCIATES



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A MEMBER OF
CHAINLINKS
RETAIL ADVISORS

SITE PLAN



SUITE	TENANT	SF
A	CVS Pharmacy	10,880
B	Dollar Tree	10,400
C	Great Clips	1,200
D	The UPS Store	1,200
E	M&M Nail Spa	1,200
F	Podiatry	1,300

SUITE	TENANT	SF
G	Podiatry	1,606
H	Best-Walker Insurance	1,534
I	Mortenson Dental	3,511
J	Hickman Orthodontics	3,306
K	Chiro Holistic Health	1,920
L	AVAILABLE	1,200 - 3,280