

RETAIL SPACE FOR LEASE **497-503 W MAIN STREET**

Batavia, OH 45103

**INCENTIVIZED
RENTAL RATES!**



Chris Nachtrab
cnachtrab@lee-associates.com
D 513.588.1841

TC Bartoszek
tc@lee-associates.com
D 513.588.1840

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

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RETAIL SPACE FOR LEASE

497-503 W MAIN STREET

FOR LEASE: 2,400 SF

PRICING: \$13.00 PSF + NNN (\$2.50 PSF)

- Customized first-year lease rate of \$10 PSF + NNN
- Dollar General anchored strip center
- Existing medical office currently available
- Visibility from SR 32 (42,921+ VPD)
- 1/2 mile from University of Cincinnati Clermont (31,000 students)
- Growing Batavia market
- Average household income of \$107,215 within 5-miles

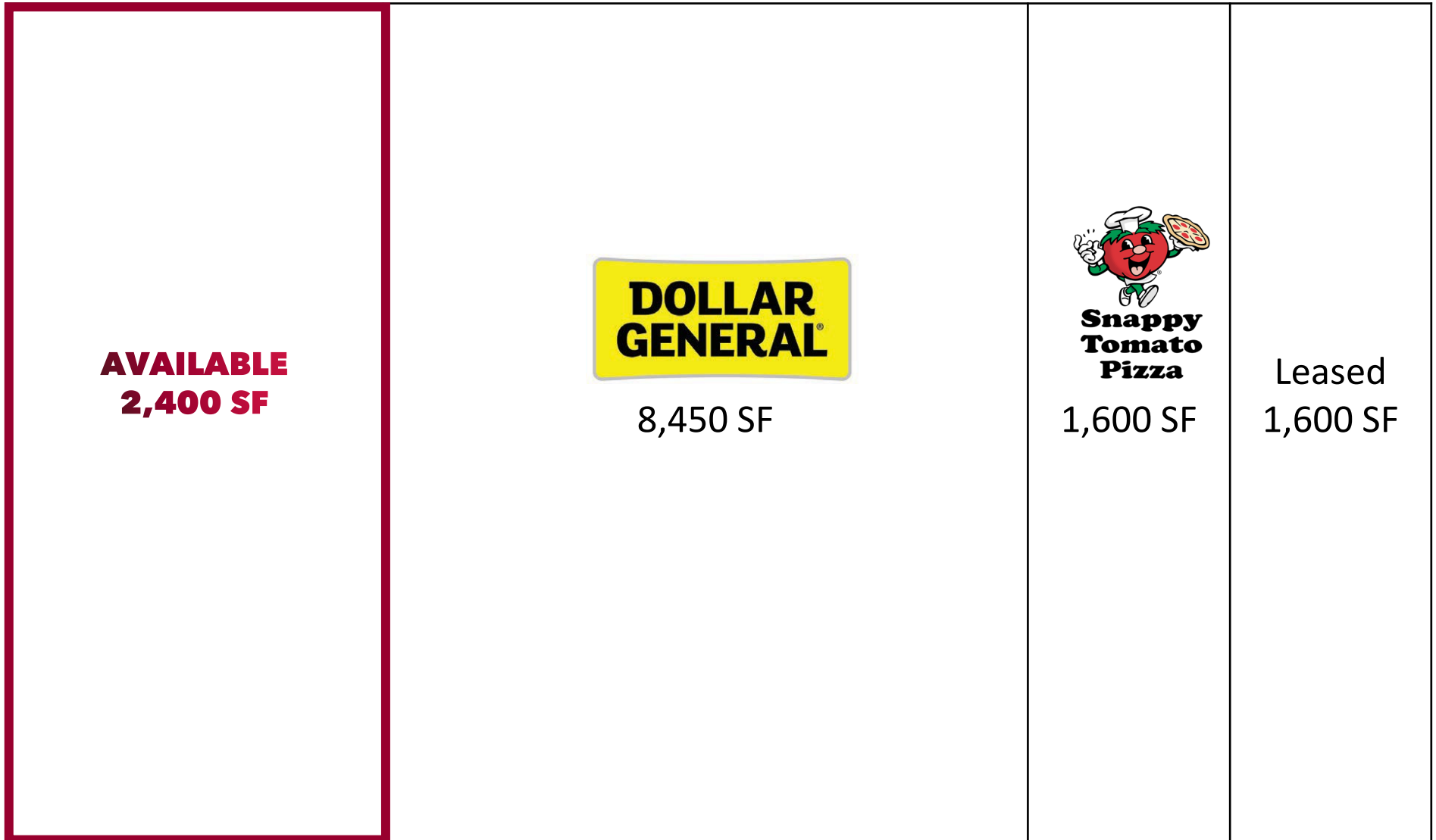
TRAFFIC COUNTS:

- W Main Street – 13,544 VPD

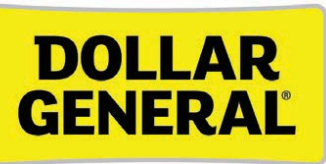


FLOOR PLAN

497-503 W MAIN STREET



**AVAILABLE
2,400 SF**



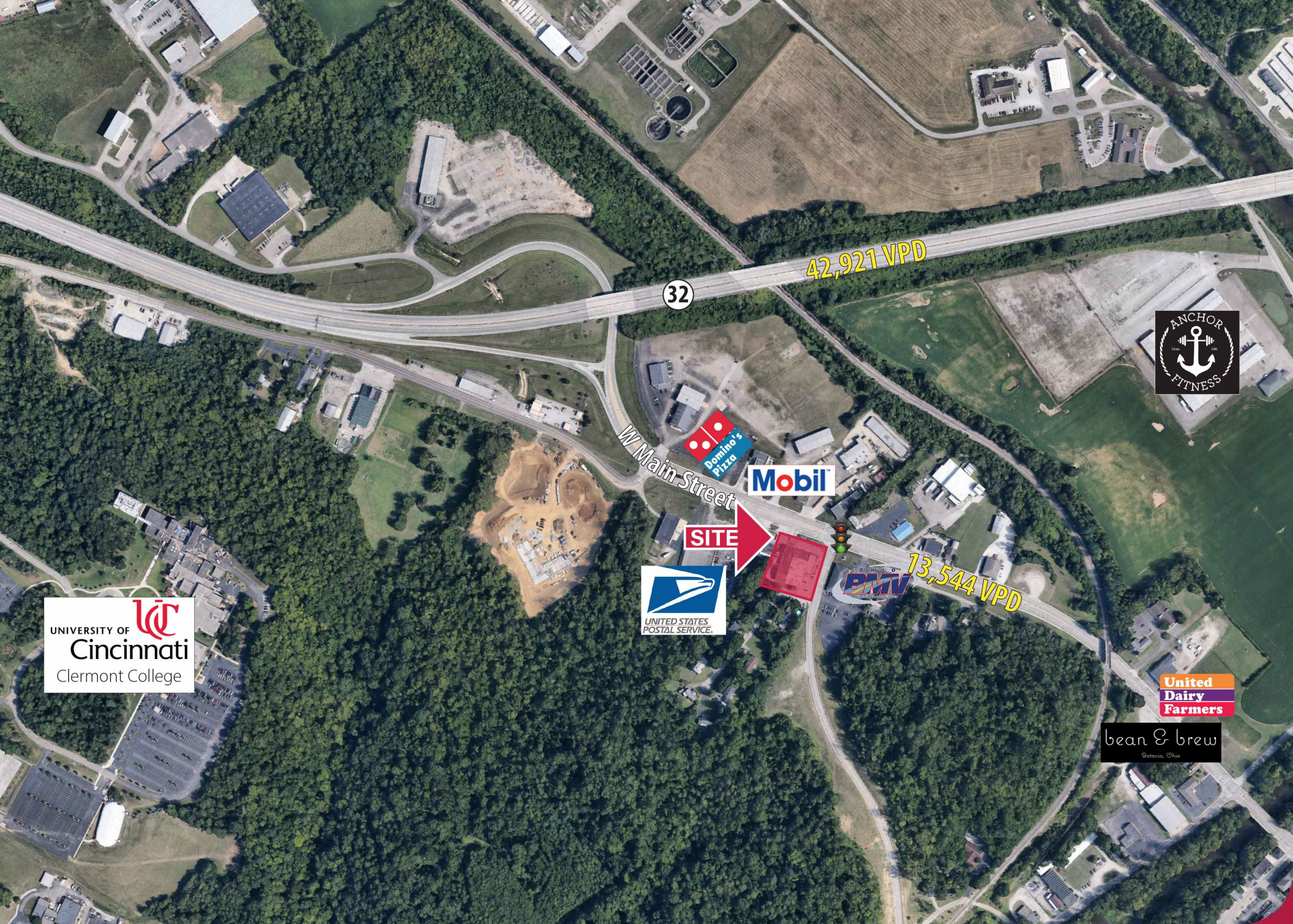
8,450 SF



1,600 SF

Leased
1,600 SF





UNIVERSITY OF
Cincinnati
Clermont College

32

42,921 VPD

W Main Street



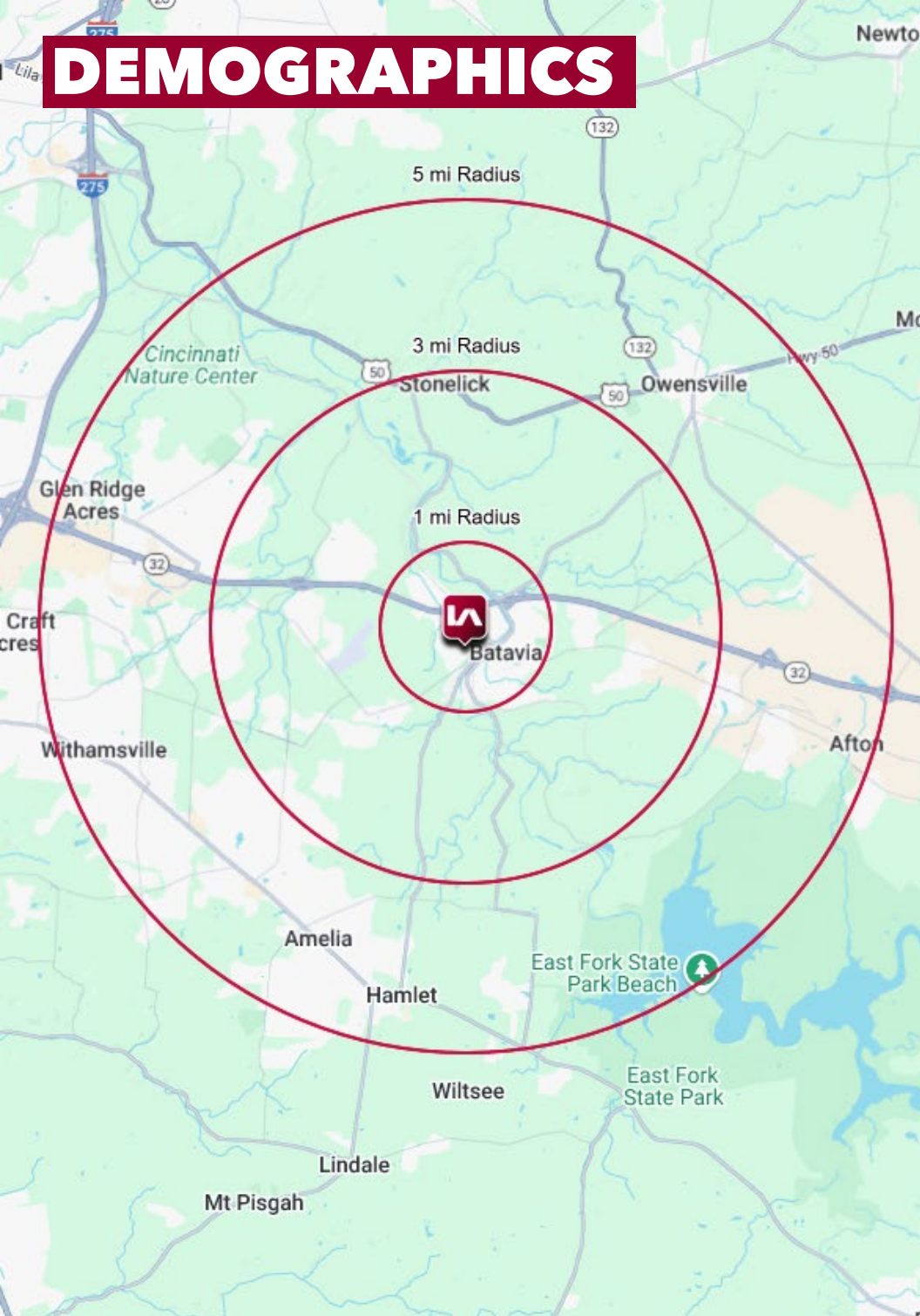
SITE



13,544 VPD



DEMOGRAPHICS



	1 MI RADIUS	3 MI RADIUS	5 MI RADIUS
POPULATION			
2025 Estimated Population	3,043	18,253	63,852
2030 Projected Population	3,286	19,501	66,698
2020 Census Population	2,743	16,707	60,710
2010 Census Population	2,535	14,021	54,414
Projected Annual Growth 2025 to 2030	1.6%	1.4%	0.9%
Historical Annual Growth 2010 to 2025	1.3%	2.0%	1.2%
HOUSEHOLDS			
2025 Estimated Households	1,271	6,956	25,744
2030 Projected Households	1,398	7,565	27,353
2020 Census Households	1,078	6,277	23,866
2010 Census Households	984	5,097	20,716
Projected Annual Growth 2025 to 2030	2.0%	1.7%	1.2%
Historical Annual Growth 2010 to 2025	1.9%	2.4%	1.6%
AGE			
2025 Est. Population Under 10 Years	12.9%	12.7%	12.1%
2025 Est. Population 10 to 19 Years	11.4%	12.4%	12.0%
2025 Est. Population 20 to 29 Years	13.3%	11.2%	13.2%
2025 Est. Population 30 to 44 Years	21.1%	21.3%	21.2%
2025 Est. Population 45 to 59 Years	18.5%	17.8%	17.6%
2025 Est. Population 60 to 74 Years	16.2%	17.5%	17.1%
2025 Est. Population 75 Years or Over	6.6%	7.0%	6.8%
2025 Est. Median Age	37.2	38.7	38.3
MARITAL STATUS & GENDER			
2025 Est. Male Population	49.9%	49.5%	49.7%
2025 Est. Female Population	50.1%	50.5%	50.3%
2025 Est. Never Married	39.6%	30.9%	29.7%
2025 Est. Now Married	27.6%	45.8%	47.0%
2025 Est. Separated or Divorced	24.0%	15.6%	16.3%
2025 Est. Widowed	8.9%	7.7%	6.9%
INCOME			
2025 Est. HH Income \$200,000 or More	6.2%	13.0%	9.5%
2025 Est. HH Income \$150,000 to \$199,999	6.9%	11.4%	9.6%
2025 Est. HH Income \$100,000 to \$149,999	15.0%	19.0%	19.0%
2025 Est. HH Income \$75,000 to \$99,999	11.7%	14.2%	14.7%
2025 Est. HH Income \$50,000 to \$74,999	14.9%	15.1%	18.1%
2025 Est. HH Income \$35,000 to \$49,999	8.7%	5.9%	10.1%
2025 Est. HH Income \$25,000 to \$34,999	7.8%	6.9%	6.2%
2025 Est. HH Income \$15,000 to \$24,999	17.0%	8.6%	6.3%
2025 Est. HH Income Under \$15,000	11.8%	6.0%	6.4%
2025 Est. Average Household Income	\$81,916	\$118,700	\$107,215
2025 Est. Median Household Income	\$57,052	\$92,141	\$83,779
2025 Est. Per Capita Income	\$34,773	\$45,413	\$43,329
2025 Est. Total Businesses	144	495	1,707
2025 Est. Total Employees	1,808	8,735	26,370