

RETAIL SPACE FOR LEASE

1064 STATE ROUTE 28

1064 State Route 28 | Milford, OH 45150



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COMMERCIAL REAL ESTATE SERVICES

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AVAILABLE: 1,600 SF

PRICING: \$30.00 PSF + \$12.54 NNN

PROPERTY HIGHLIGHTS:

- Façade improvements scheduled to begin 9/1/2026
- Located in The Milford Shoppes, a well-established neighborhood shopping center.
- Strong daily-needs co-tenancy including Marco's Pizza, Clarkson Eyecare, AT&T, Tropical Smoothie Cafe, and MercyHealth Urgent Care.
- Dedicated right-in/right-out access from State Route 28 with multiple cross-access points.
- Positioned within one of Milford's strongest retail corridors.
- Surrounded by major national retailers including Meijer, Home Depot, Kohl's, Aldi, Starbucks, McDonald's, Kroger, Chick-fil-A, Target, and many others.
- Approximately 2 miles from I-275, providing excellent regional accessibility.
- Affluent trade area with strong household incomes and established residential growth.



RETAIL SPACE FOR LEASE

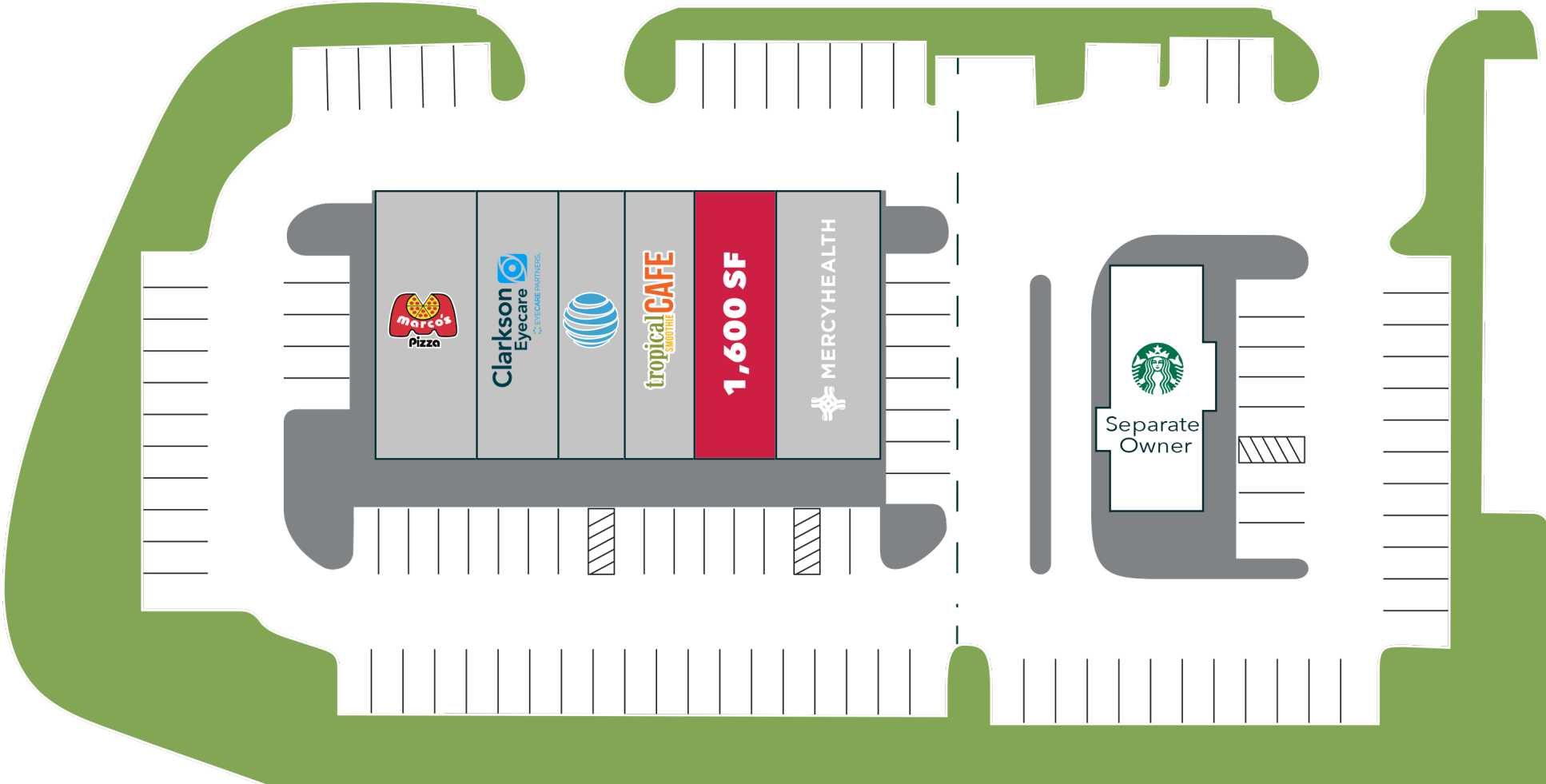
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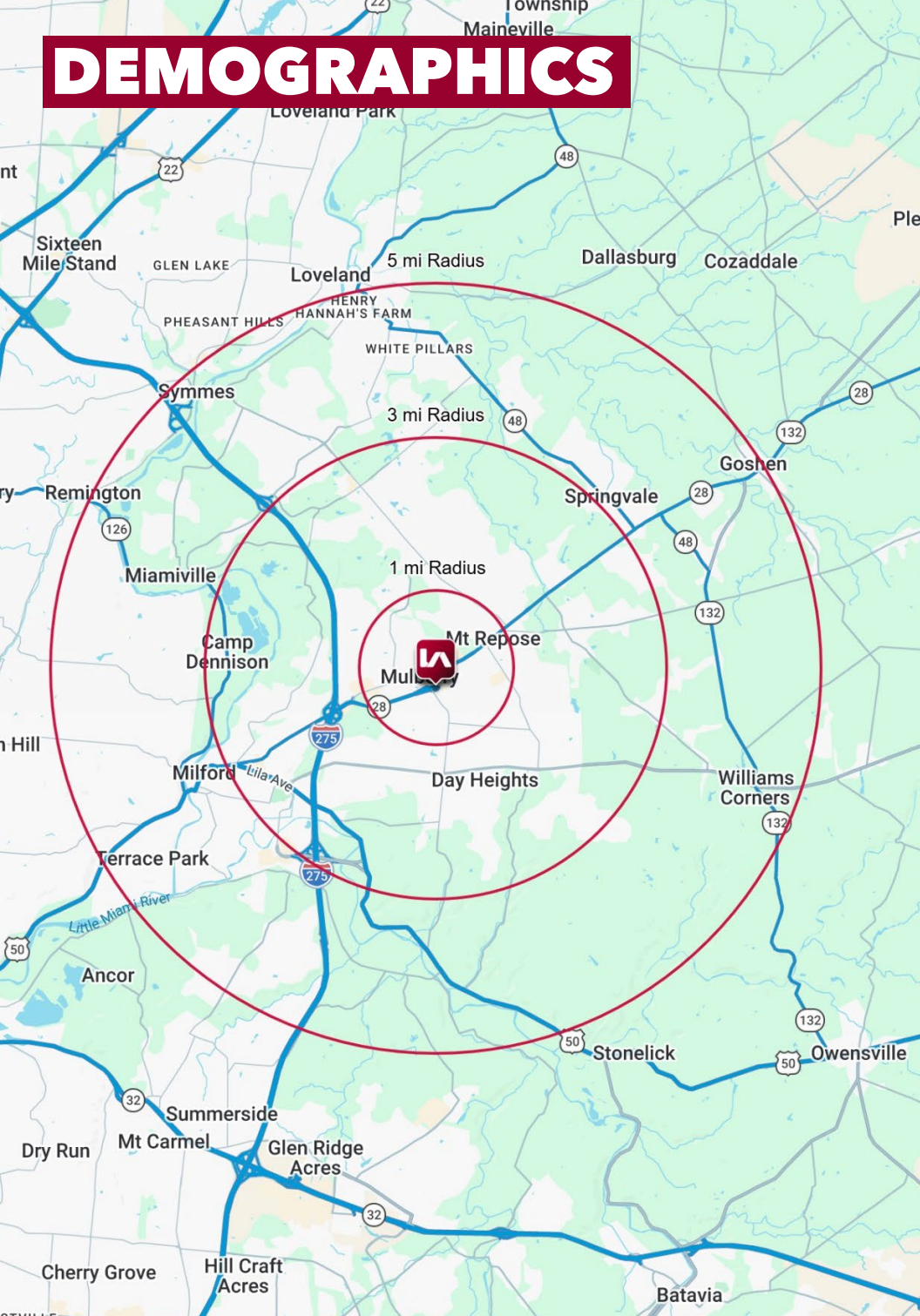
SUITE	TENANT	SF
A	Marco's Pizza	1,400
B	Clarkson Eyecare	2,500
C	AT&T	1,800
D	Tropical Smoothie Cafe	1,400
E	AVAILABLE	1,600
F	MercyHealth Urgent Care	3,200
TOTAL		11,900



MILFORD, OH



DEMOGRAPHICS



	1 MI RADIUS	3 MI RADIUS	5 MI RADIUS
POPULATION			
2026 Estimated Population	7,673	43,731	76,544
2031 Projected Population	7,672	44,720	77,982
2020 Census Population	7,340	42,819	75,237
2010 Census Population	6,810	40,599	71,412
Projected Annual Growth 2026 to 2031	-	0.5%	0.4%
Historical Annual Growth 2010 to 2026	0.8%	0.5%	0.4%
HOUSEHOLDS			
2026 Estimated Households	3,279	17,450	30,048
2031 Projected Households	3,292	17,903	30,720
2020 Census Households	3,106	16,662	28,630
2010 Census Households	2,788	15,282	26,270
Projected Annual Growth 2026 to 2031	-	0.5%	0.4%
Historical Annual Growth 2010 to 2026	1.1%	0.9%	0.9%
AGE			
2026 Est. Population Under 10 Years	11.9%	11.5%	11.3%
2026 Est. Population 10 to 19 Years	12.1%	13.0%	13.5%
2026 Est. Population 20 to 29 Years	12.2%	10.6%	10.1%
2026 Est. Population 30 to 44 Years	18.6%	20.3%	19.5%
2026 Est. Population 45 to 59 Years	17.1%	18.7%	19.5%
2026 Est. Population 60 to 74 Years	17.8%	17.6%	17.9%
2026 Est. Population 75 Years or Over	10.4%	8.3%	8.2%
2026 Est. Median Age	40.7	40.9	41.5
MARITAL STATUS & GENDER			
2026 Est. Male Population	49.2%	49.8%	50.1%
2026 Est. Female Population	50.8%	50.2%	49.9%
2026 Est. Never Married	27.1%	25.6%	24.3%
2026 Est. Now Married	45.2%	53.5%	56.3%
2026 Est. Separated or Divorced	19.3%	13.9%	12.9%
2026 Est. Widowed	8.3%	7.0%	6.5%
INCOME			
2026 Est. HH Income \$200,000 or More	15.1%	16.8%	21.6%
2026 Est. HH Income \$150,000 to \$199,999	8.5%	13.0%	13.4%
2026 Est. HH Income \$100,000 to \$149,999	13.9%	19.8%	18.9%
2026 Est. HH Income \$75,000 to \$99,999	16.2%	14.4%	13.7%
2026 Est. HH Income \$50,000 to \$74,999	17.2%	14.0%	13.7%
2026 Est. HH Income \$35,000 to \$49,999	9.9%	8.1%	6.6%
2026 Est. HH Income \$25,000 to \$34,999	7.6%	5.0%	4.6%
2026 Est. HH Income \$15,000 to \$24,999	4.7%	3.7%	3.1%
2026 Est. HH Income Under \$15,000	6.8%	5.2%	4.4%
2026 Est. Average Household Income	\$111,535	\$133,961	\$153,929
2026 Est. Median Household Income	\$83,120	\$104,906	\$119,878
2026 Est. Per Capita Income	\$47,904	\$53,546	\$60,524
2026 Est. Total Businesses	177	1,086	2,212
2026 Est. Total Employees	1,447	10,406	24,186