

OFFICE SPACE FOR LEASE

501 TECHNE CENTER

501 Techne Center Drive, Milford, OH 45150



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COMMERCIAL REAL ESTATE SERVICES

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FOR LEASE: 7,912 SF

PRICING: \$10.00 PSF Net (+\$2.75 PSF OPEX)

Tenant Pays Electric + Janitorial

PROPERTY INFORMATION:

TOTAL BLDG SF: 35,206 SF

YEAR BUILT: 1983

COUNTY: Clermont

MARKET: Cincinnati

SUBMARKET: Milford

- Located in desirable greater Cincinnati's Milford market
- Close to numerous amenities, including Walmart, Target, Cinemark, Buffalo Wild Wings, and more
- Drive-ins available in rear of building

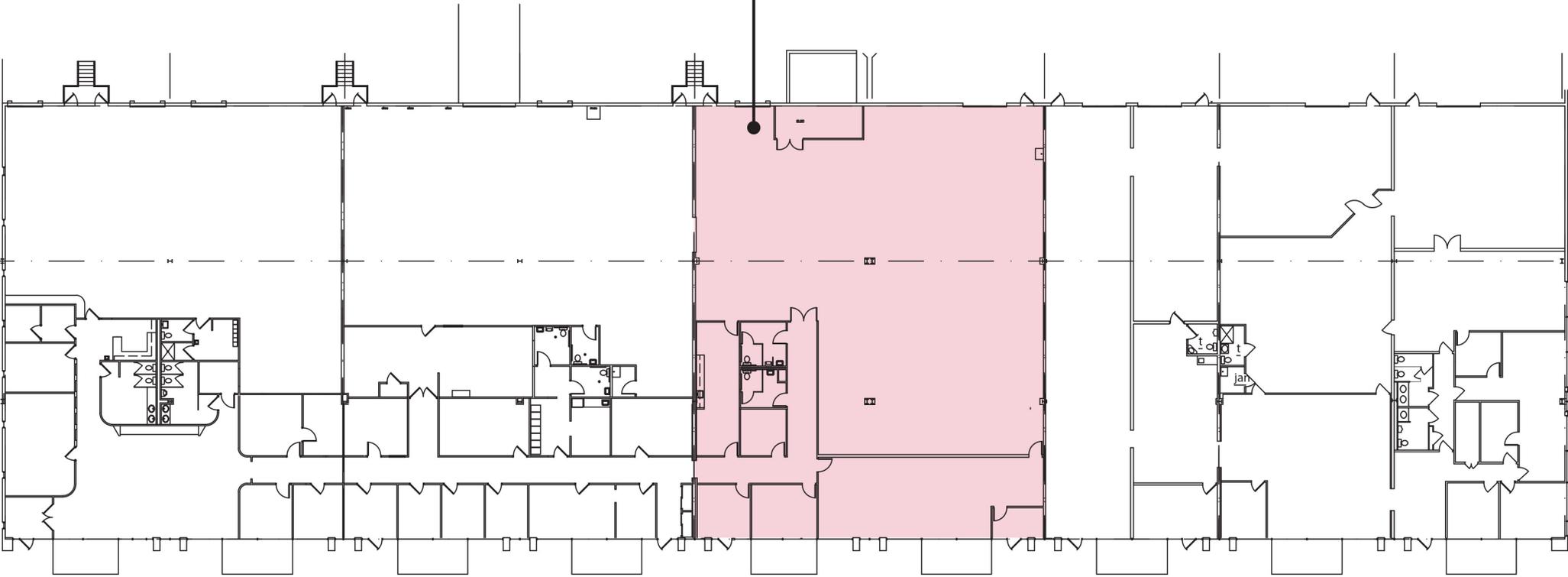
Traffic Counts

- US-50: 9,895 VPD
- I-275: 68,120 VPD



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AVAILABLE
Suite C: 7,912 SF



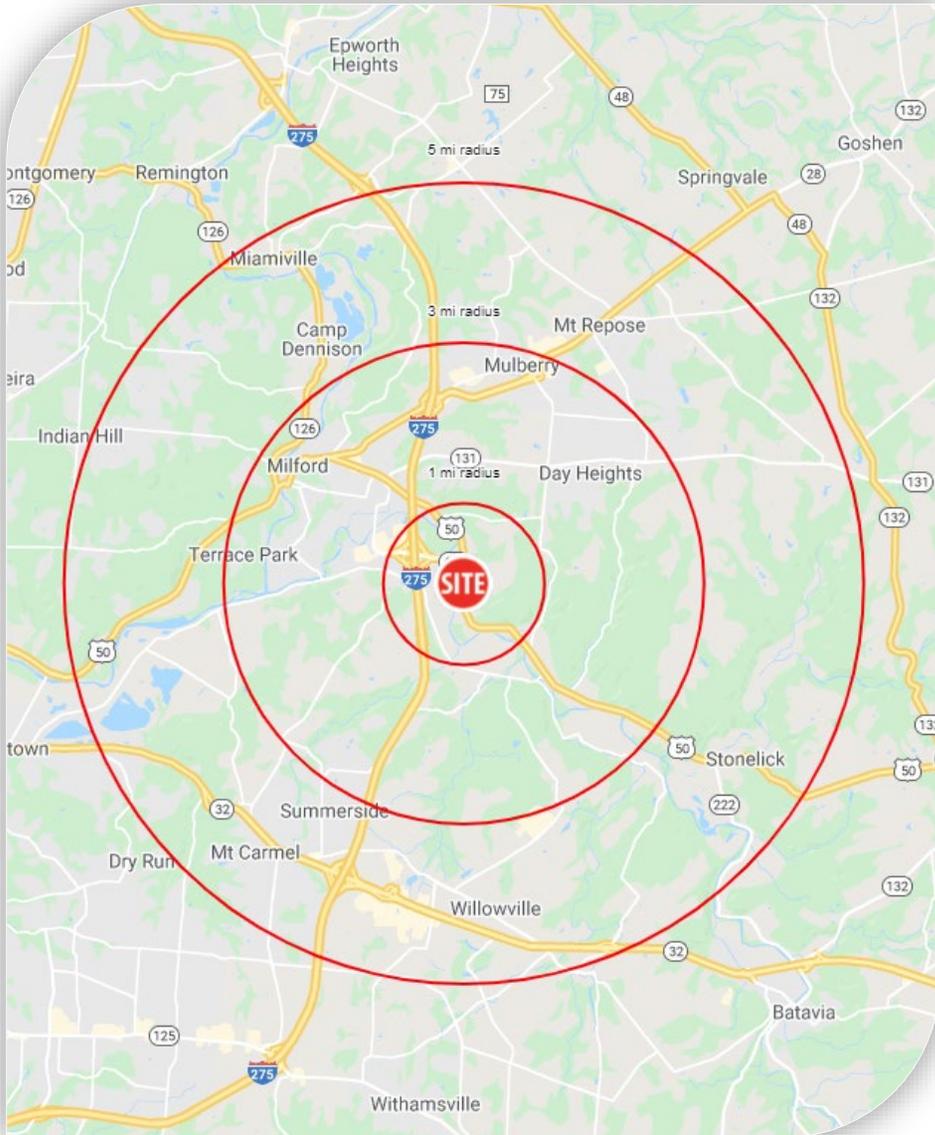
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DEMOGRAPHICS

501 TECHNE CENTER



| | 1 MI RADIUS | 3 MI RADIUS | 5 MI RADIUS |
|--|-------------|-------------|-------------|
| POPULATION | | | |
| 2021 Estimated Population | 467 | 28,129 | 79,424 |
| 2026 Projected Population | 473 | 28,658 | 80,960 |
| 2020 Census Population | 472 | 28,030 | 79,337 |
| 2010 Census Population | 475 | 26,791 | 74,485 |
| Projected Annual Growth 2021 to 2026 | 0.3% | 0.4% | 0.4% |
| Historical Annual Growth 2010 to 2021 | -0.2% | 0.5% | 0.6% |
| HOUSEHOLDS | | | |
| 2021 Estimated Households | 172 | 11,253 | 31,497 |
| 2026 Projected Households | 173 | 11,368 | 31,857 |
| 2020 Census Households | 172 | 11,227 | 31,402 |
| 2010 Census Households | 167 | 10,390 | 28,535 |
| Projected Annual Growth 2021 to 2026 | 0.1% | 0.2% | 0.2% |
| Historical Annual Growth 2010 to 2021 | - | - | - |
| AGE | | | |
| 2021 Est. Population Under 10 Years | 11.9% | 11.8% | 12.0% |
| 2021 Est. Population 10 to 19 Years | 14.5% | 13.0% | 13.0% |
| 2021 Est. Population 20 to 29 Years | 8.1% | 9.6% | 11.7% |
| 2021 Est. Population 30 to 44 Years | 18.9% | 18.3% | 18.8% |
| 2021 Est. Population 45 to 59 Years | 21.5% | 19.0% | 19.2% |
| 2021 Est. Population 60 to 74 Years | 18.6% | 18.6% | 17.5% |
| 2021 Est. Population 75 Years or Over | 6.6% | 9.8% | 7.8% |
| 2021 Est. Median Age | 41.8 | 42.5 | 40.1 |
| MARITAL STATUS & GENDER | | | |
| 2021 Est. Male Population | 50.2% | 48.9% | 49.1% |
| 2021 Est. Female Population | 49.8% | 51.1% | 50.9% |
| 2021 Est. Never Married | 25.3% | 25.6% | 26.4% |
| 2021 Est. Now Married | 61.0% | 53.5% | 51.3% |
| 2021 Est. Separated or Divorced | 9.1% | 13.9% | 15.4% |
| 2021 Est. Widowed | 4.5% | 7.0% | 6.9% |
| INCOME | | | |
| 2021 Est. HH Income \$200,000 or More | 15.9% | 9.7% | 10.2% |
| 2021 Est. HH Income \$150,000 to \$199,999 | 14.6% | 9.4% | 8.8% |
| 2021 Est. HH Income \$100,000 to \$149,999 | 27.2% | 18.9% | 18.3% |
| 2021 Est. HH Income \$75,000 to \$99,999 | 11.2% | 13.4% | 14.1% |
| 2021 Est. HH Income \$50,000 to \$74,999 | 17.7% | 18.3% | 17.1% |
| 2021 Est. HH Income \$35,000 to \$49,999 | 3.7% | 10.0% | 10.4% |
| 2021 Est. HH Income \$25,000 to \$34,999 | 6.6% | 7.9% | 7.9% |
| 2021 Est. HH Income \$15,000 to \$24,999 | 1.8% | 6.6% | 7.0% |
| 2021 Est. HH Income Under \$15,000 | 1.3% | 5.8% | 6.1% |
| 2021 Est. Average Household Income | \$113,466 | \$106,724 | \$103,078 |
| 2021 Est. Median Household Income | \$116,248 | \$85,438 | \$84,275 |
| 2021 Est. Per Capita Income | \$41,799 | \$42,810 | \$41,006 |
| 2021 Est. Total Businesses | 239 | 1,131 | 2,430 |
| 2021 Est. Total Employees | 5,207 | 14,344 | 31,324 |