

FLEX SPACE FOR LEASE

502 TECHNE CENTER

502 Techne Center Drive, Milford, OH 45150

SUITE E & F: 10,690 SF

SUITE B: 6,558 SF

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← THE →
PARK 50

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COMMERCIAL REAL ESTATE SERVICES

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FOR LEASE: Suite B: 6,558 SF
Suite E&F: 10,690 SF

PRICING: \$9.95 PSF NNN (+\$2.75 PSF OPEX)

Tenant Pays Electric + Janitorial

PROPERTY INFORMATION:

TOTAL BLDG SF: 33,886 SF

YEAR BUILT: 1985

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



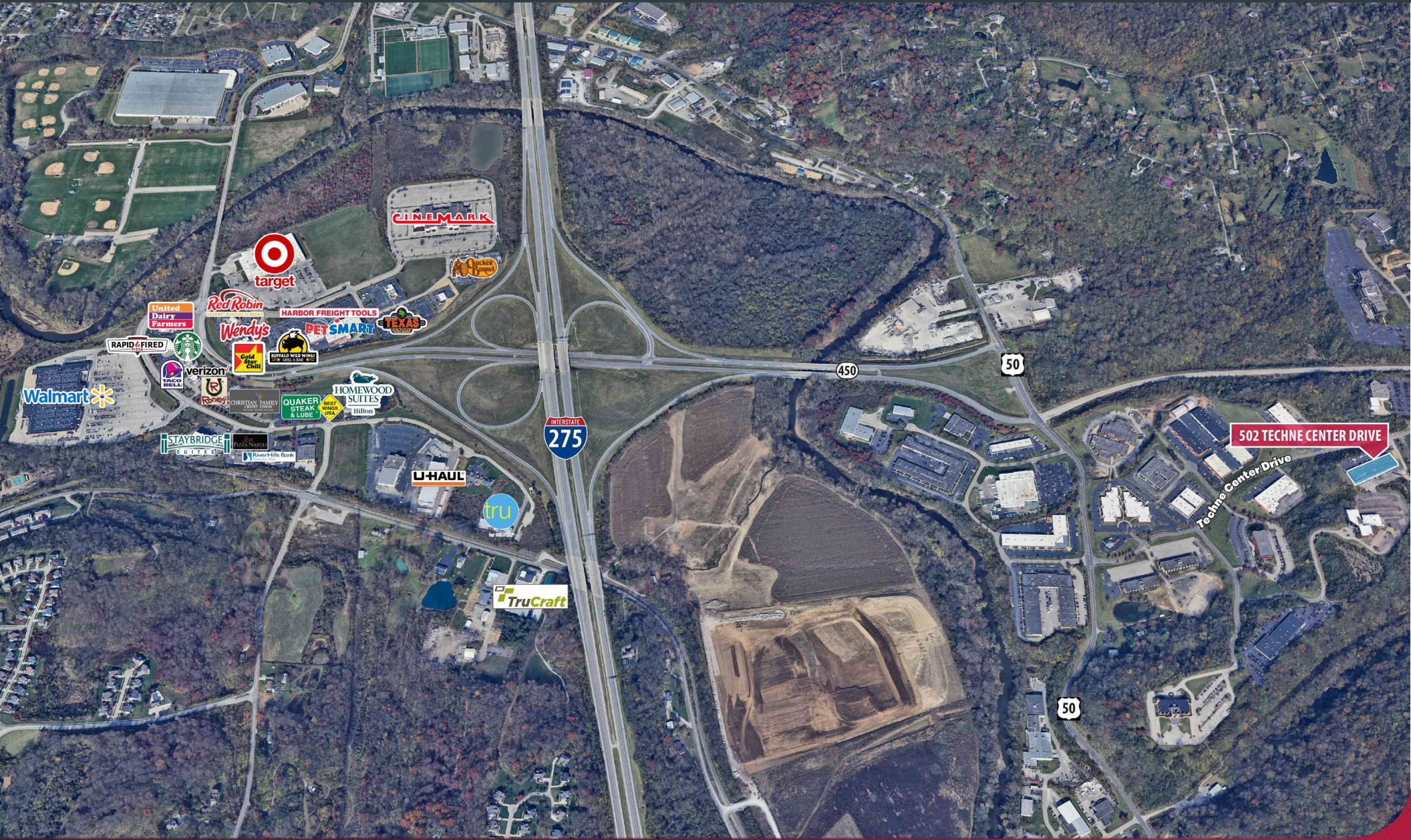
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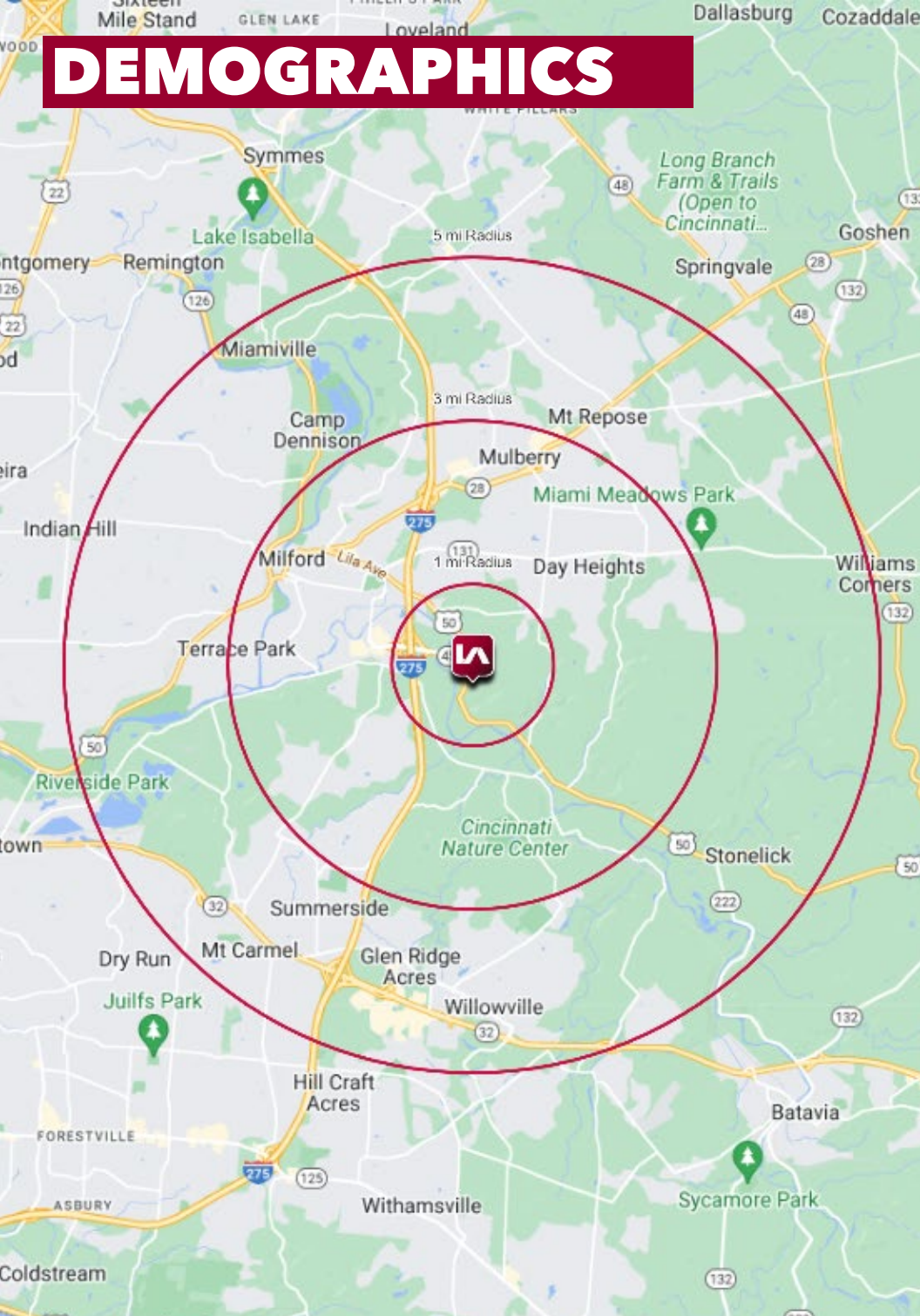


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DEMOGRAPHICS



	1 MI RADIUS	3 MI RADIUS	5 MI RADIUS
POPULATION			
2024 Estimated Population	451	29,638	81,165
2029 Projected Population	458	30,234	82,553
2020 Census Population	469	28,900	80,573
2010 Census Population	481	27,723	75,535
Projected Annual Growth 2024 to 2029	0.3%	0.4%	0.3%
Historical Annual Growth 2010 to 2024	-0.4%	0.5%	0.5%
HOUSEHOLDS			
2024 Estimated Households	172	12,170	33,487
2029 Projected Households	175	12,558	34,389
2020 Census Households	174	11,640	32,125
2010 Census Households	170	10,730	28,957
Projected Annual Growth 2024 to 2029	0.5%	0.6%	0.5%
Historical Annual Growth 2010 to 2024	-	1.0%	1.1%
AGE			
2024 Est. Population Under 10 Years	10.8%	11.3%	11.4%
2024 Est. Population 10 to 19 Years	13.3%	13.2%	12.7%
2024 Est. Population 20 to 29 Years	9.4%	10.1%	11.4%
2024 Est. Population 30 to 44 Years	17.9%	19.2%	19.6%
2024 Est. Population 45 to 59 Years	23.2%	18.9%	18.6%
2024 Est. Population 60 to 74 Years	18.6%	17.9%	18.0%
2024 Est. Population 75 Years or Over	6.7%	9.4%	8.2%
2024 Est. Median Age	42.9	42.0	40.6
MARITAL STATUS & GENDER			
2024 Est. Male Population	50.1%	49.9%	49.9%
2024 Est. Female Population	49.9%	50.1%	50.1%
2024 Est. Never Married	26.3%	25.2%	26.3%
2024 Est. Now Married	62.5%	51.3%	50.7%
2024 Est. Separated or Divorced	7.7%	16.2%	16.4%
2024 Est. Widowed	3.6%	7.2%	6.6%
INCOME			
2024 Est. HH Income \$200,000 or More	15.9%	14.4%	12.7%
2024 Est. HH Income \$150,000 to \$199,999	19.5%	10.0%	10.5%
2024 Est. HH Income \$100,000 to \$149,999	25.2%	17.2%	16.7%
2024 Est. HH Income \$75,000 to \$99,999	14.4%	16.7%	15.8%
2024 Est. HH Income \$50,000 to \$74,999	7.8%	17.0%	17.3%
2024 Est. HH Income \$35,000 to \$49,999	2.1%	8.1%	8.6%
2024 Est. HH Income \$25,000 to \$34,999	0.8%	6.9%	8.1%
2024 Est. HH Income \$15,000 to \$24,999	7.6%	5.7%	5.8%
2024 Est. HH Income Under \$15,000	6.6%	4.1%	4.6%
2024 Est. Average Household Income	\$140,565	\$124,941	\$119,882
2024 Est. Median Household Income	\$124,602	\$96,595	\$92,944
2024 Est. Per Capita Income	\$53,492	\$51,435	\$49,575
2024 Est. Total Businesses	237	1,076	2,490
2024 Est. Total Employees	6,838	14,803	29,489