

# RETAIL SPACE FOR LEASE

## LANDEN SQUARE

2902 - 2916 W US Highway 22, Maineville, OH 45039



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COMMERCIAL REAL ESTATE SERVICES

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# RETAIL SPACE FOR LEASE

## LANDEN SQUARE

2902 – 2916 W US Highway 22, Maineville, OH 45039

### FOR LEASE:

100	3,587 SF	\$22.00 PSF NNN
110	1,200 SF	\$20.00 PSF NNN
120	600 SF	\$20.00 PSF NNN
400	3,200 SF	\$20.00 PSF NNN
420	3,200 SF	\$20.00 PSF NNN

+ \$6.33 OPEX PSF

### PROPERTY HIGHLIGHTS:

- Kroger anchored shopping center
- Internet resistant tenant base
- Located in close proximity to popular Fields Ertel and Deerfield Township retail corridors
- Less than 3 miles to I-71 and Kings Island
- Excellent demographics
- Highly accessible
- Traffic Light Access via Landen Drive

### TRAFFIC COUNTS:

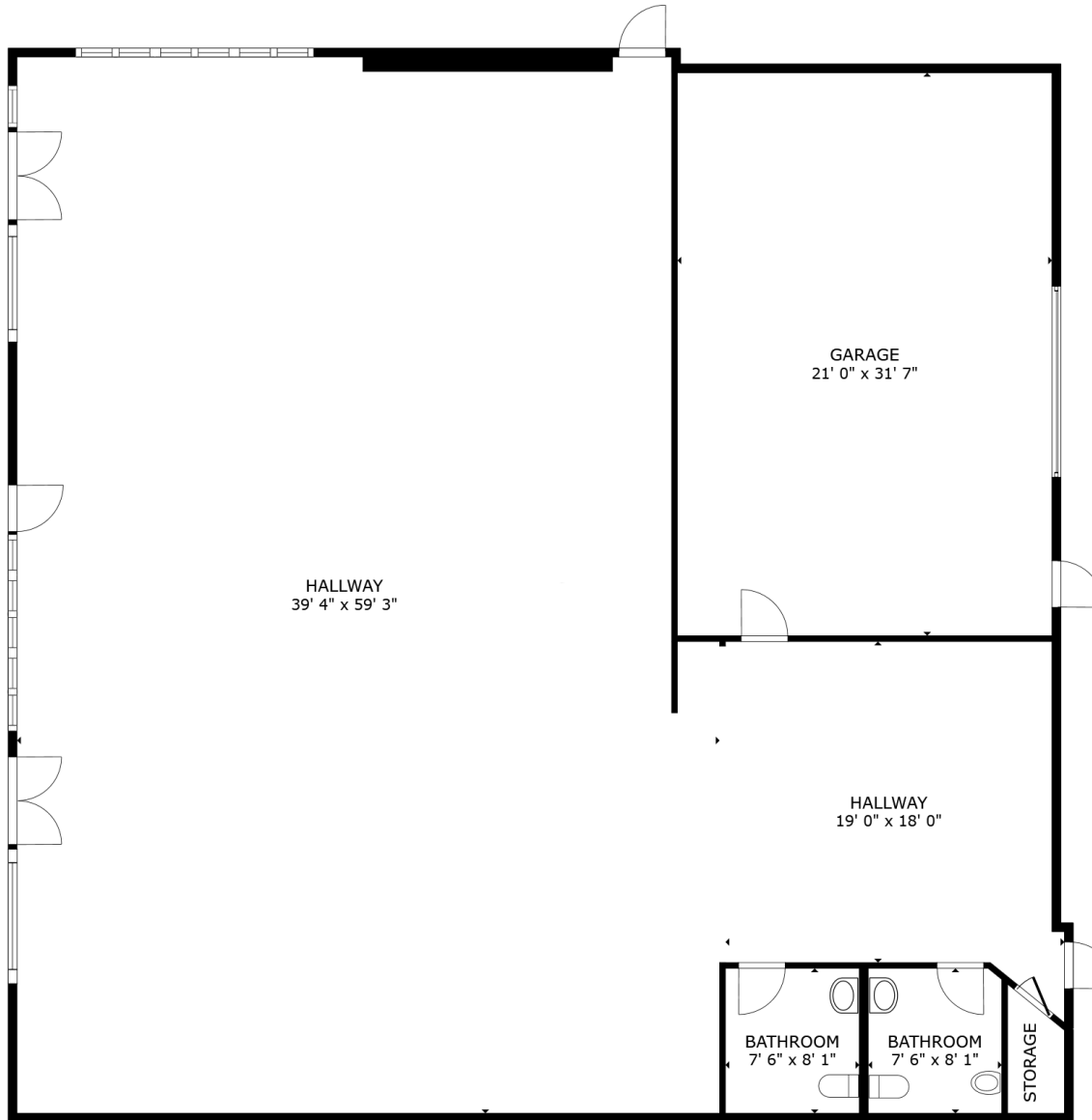
- US Highway 22 – 24,394 VPD



# SUITE 100 - ENDCAP

**FOR LEASE:**

3,587 SF | \$22.00 PSF NNN  
+ \$6.33 OPEX PSF



FLOOR PLAN

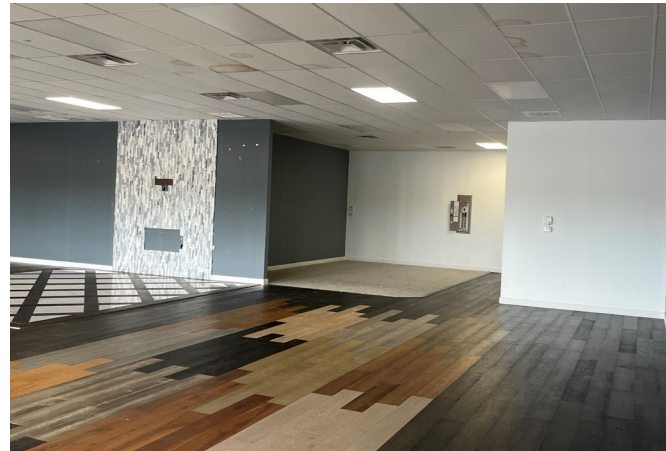
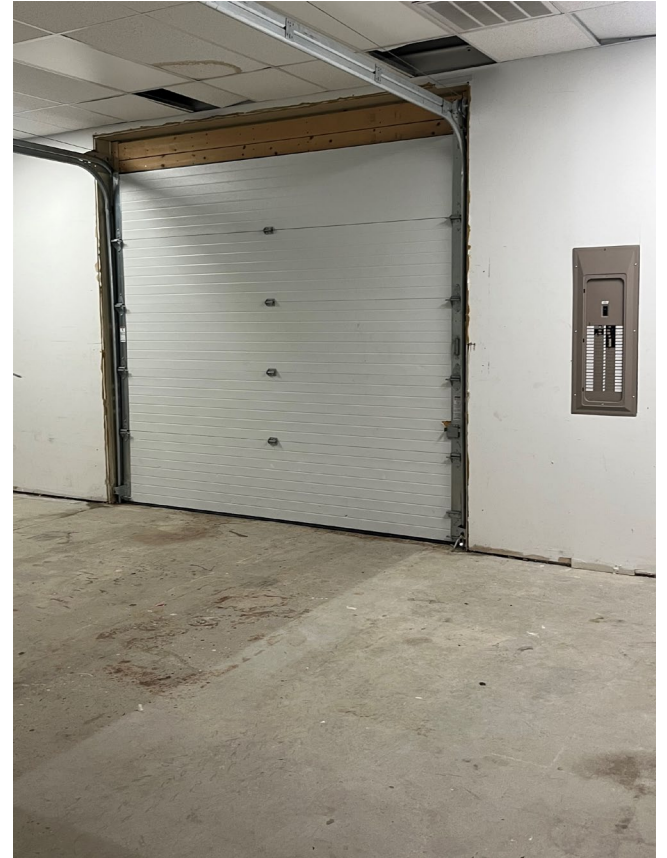


**VIRTUAL TOUR**





# SUITE 100 - ENDCAP



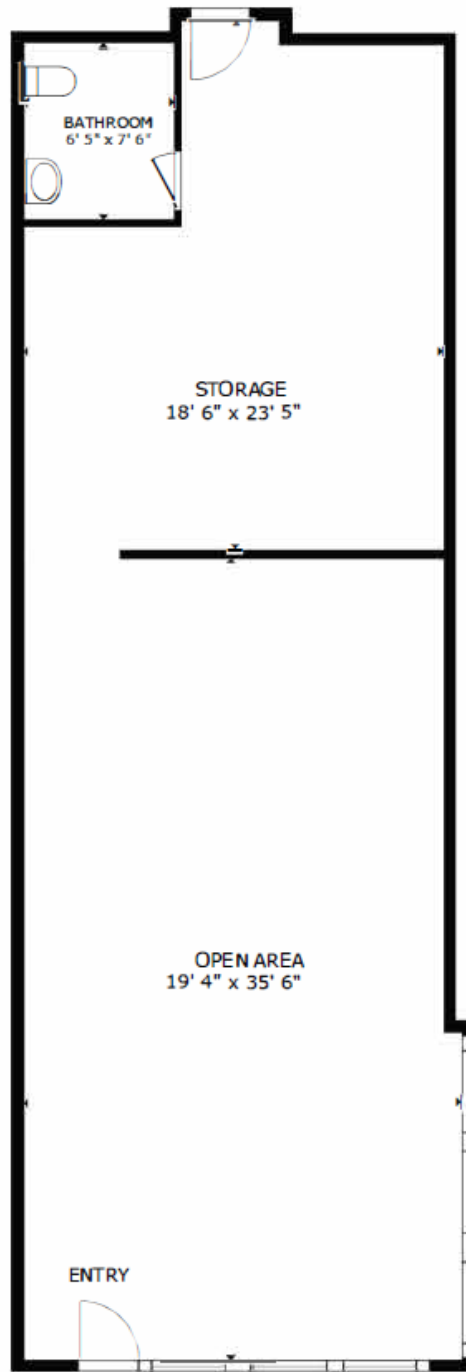
# SUITE 110

## FOR LEASE:

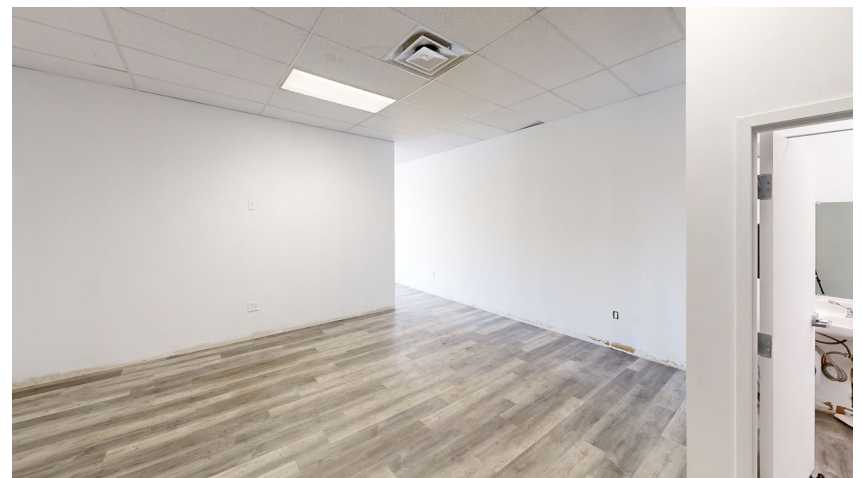
1,200 SF

\$20.00 PSF NNN + \$6.33 OPEX PSF

**NEWLY WHITEBOXED!**



FLOOR PLAN

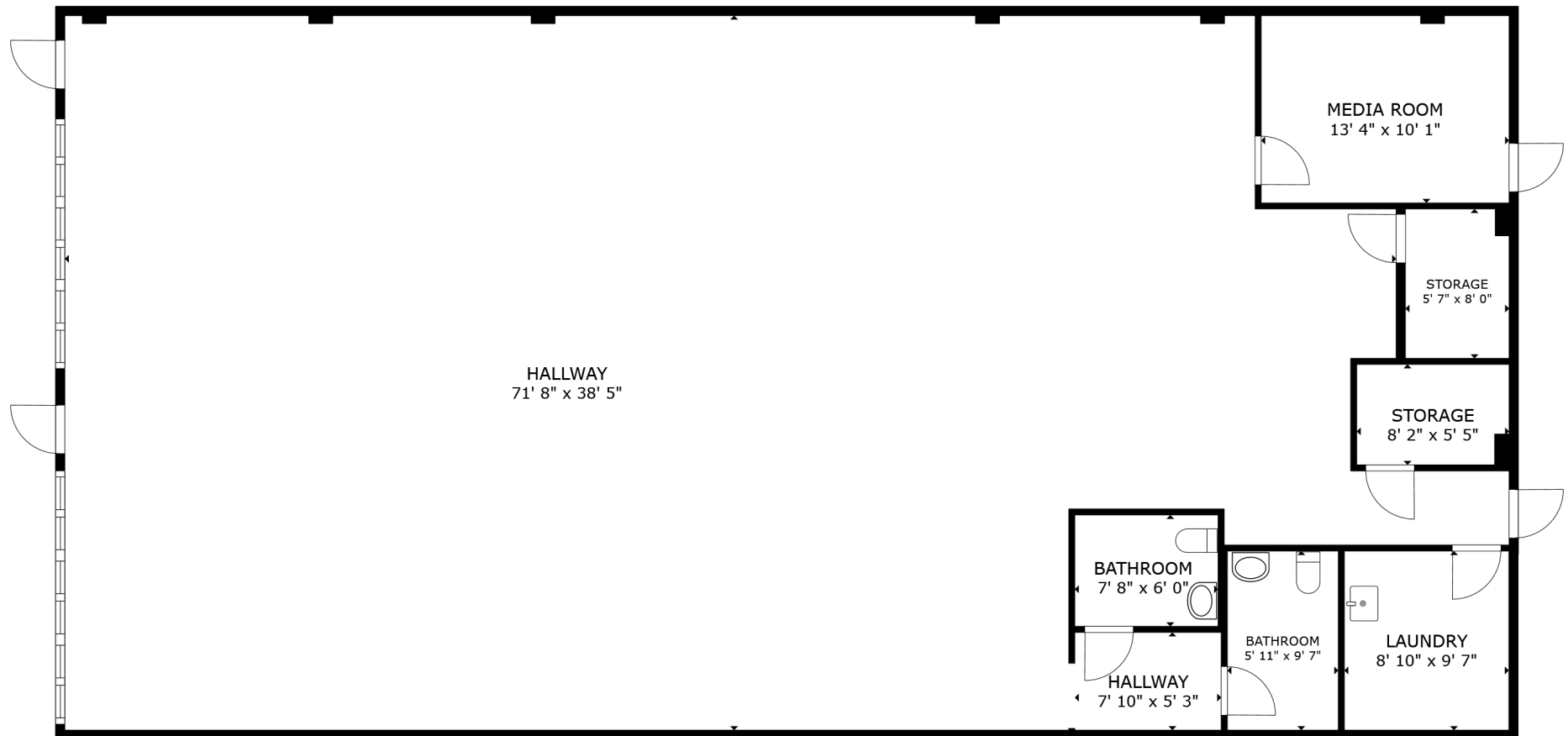




# SUITE 400

**FOR LEASE:**

3,200 SF | \$20.00 PSF NNN + \$6.33 OPEX PSF  
**NEWLY WHITEBOXED!**



**VIRTUAL TOUR**

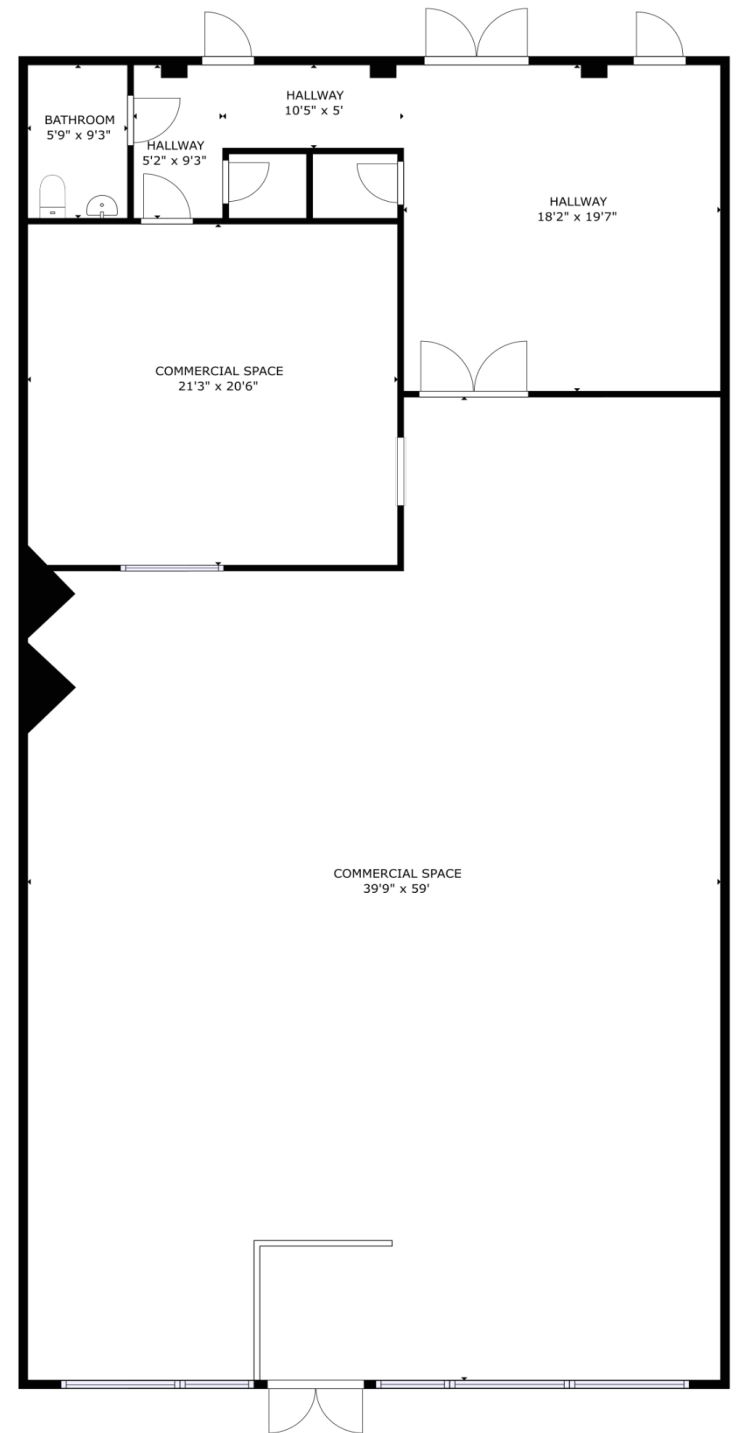


# SUITE 420

## FOR LEASE:

3,200 SF | \$20.00 PSF NNN  
+ \$6.33 OPEX PSF

VIRTUAL TOUR



# LANDEN SQUARE



SUITE	TENANT LIST	SF
100	AVAILABLE	3,587
110	AVAILABLE	1,200
120	AVAILABLE	600
130	Optimize Eyebrow	597
200	Leon's Grill	3,982
300	Our Place	6,043
325	1800CPAP	9,980

SUITE	TENANT LIST	SF
350	Pup Palace	2,364
360	Showbiz Dance	2,394
380	VIP Smoke Shop	2,393
390	Rejuv & Renew Spa	1,183
400	AVAILABLE	3,200
420	AVAILABLE	3,200
430	Hi Sushi & Grill	1,600

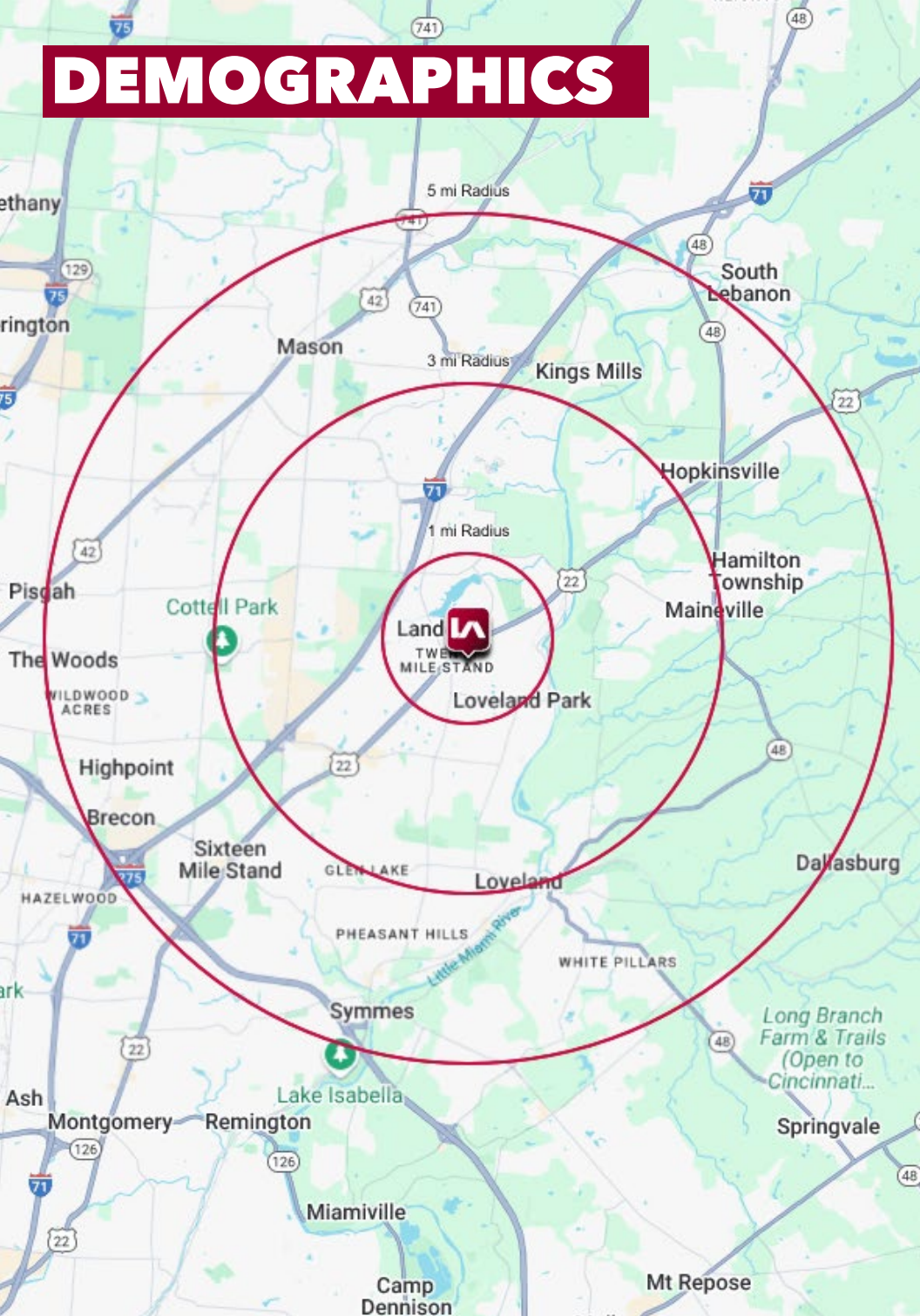
SUITE	TENANT LIST	SF
450	Baza Barbershop	1,613
460	Wynn Nails	2,845
470	Cheburek uz	1,262
480	AirTech	1,500
500	Tanya's Alterations	925
510	Allstate	960
540	YMCA	16,761







# DEMOGRAPHICS



	1 MI RADIUS	3 MI RADIUS	5 MI RADIUS
<b>POPULATION</b>			
2025 Estimated Population	10,017	55,958	143,004
2030 Projected Population	10,022	55,725	142,967
2020 Census Population	9,727	54,106	138,205
2010 Census Population	9,210	48,396	123,077
Projected Annual Growth 2025 to 2030	-	-	-
Historical Annual Growth 2010 to 2025	0.6%	1.0%	1.1%
<b>HOUSEHOLDS</b>			
2025 Estimated Households	4,028	22,635	54,814
2030 Projected Households	4,147	23,084	56,025
2020 Census Households	3,855	21,510	52,310
2010 Census Households	3,678	19,135	46,197
Projected Annual Growth 2025 to 2030	0.6%	0.4%	0.4%
Historical Annual Growth 2010 to 2025	0.6%	1.2%	1.2%
<b>AGE</b>			
2025 Est. Population Under 10 Years	11.7%	12.3%	12.6%
2025 Est. Population 10 to 19 Years	13.0%	13.1%	13.9%
2025 Est. Population 20 to 29 Years	11.4%	10.7%	10.3%
2025 Est. Population 30 to 44 Years	21.3%	21.6%	21.2%
2025 Est. Population 45 to 59 Years	19.4%	19.1%	19.8%
2025 Est. Population 60 to 74 Years	17.7%	16.0%	15.9%
2025 Est. Population 75 Years or Over	5.6%	7.2%	6.4%
2025 Est. Median Age	39.1	39.3	39.1
<b>MARITAL STATUS &amp; GENDER</b>			
2025 Est. Male Population	49.6%	49.1%	49.5%
2025 Est. Female Population	50.4%	50.9%	50.5%
2025 Est. Never Married	23.2%	24.0%	24.3%
2025 Est. Now Married	58.0%	58.3%	59.2%
2025 Est. Separated or Divorced	14.1%	13.0%	12.1%
2025 Est. Widowed	4.8%	4.7%	4.5%
<b>INCOME</b>			
2025 Est. HH Income \$200,000 or More	18.3%	22.5%	25.2%
2025 Est. HH Income \$150,000 to \$199,999	16.6%	13.0%	13.2%
2025 Est. HH Income \$100,000 to \$149,999	24.4%	20.7%	21.8%
2025 Est. HH Income \$75,000 to \$99,999	15.7%	13.8%	11.8%
2025 Est. HH Income \$50,000 to \$74,999	11.3%	14.1%	12.7%
2025 Est. HH Income \$35,000 to \$49,999	6.2%	6.2%	6.0%
2025 Est. HH Income \$25,000 to \$34,999	4.0%	3.2%	3.0%
2025 Est. HH Income \$15,000 to \$24,999	1.5%	3.2%	2.7%
2025 Est. HH Income Under \$15,000	2.1%	3.3%	3.6%
2025 Est. Average Household Income	\$158,411	\$169,469	\$168,430
2025 Est. Median Household Income	\$120,320	\$118,488	\$129,152
2025 Est. Per Capita Income	\$63,711	\$68,600	\$64,603
2025 Est. Total Businesses	242	2,119	4,838
2025 Est. Total Employees	1,294	42,832	69,723