

# RETAIL FOR SALE MAINEVILLE CROSSING

15 US Highway 22, Maineville, OH 45039



TC Bartoszek  
tc@lee-associates.com  
C 513.588.1840

Chris Nachtrab  
cnachtrab@lee-associates.com  
C 513.604.1899



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# New Construction Investment or Owner/User Opportunity

## MAINEVILLE CROSSING

15 US Highway 22, Maineville, OH 45039

### AVAILABLE FOR SALE

6,265 SF Multi-Tenant Retail Building

**FOR LEASE:** 4,050 SF

**LEASE RATE:** \$31.00 + NNN

- Incredible owner/user or investment opportunity
- Newly constructed retail building with minimal future capital needs
- Two-tenant configuration allows diversified income stream
- Opportunity to create value through lease-up of remaining vacancy
- 4,050 SF of beautifully finished retail space available
- 2,215 SF leased to Gameday Men's Health on NNN lease
- Located in rapidly growing, affluent Warren County trade area
- Excellent visibility along US-22 near SR-48 interchange
- Surrounded by national and regional retailers

### TRAFFIC COUNTS:

- SR 48 – 19,170 VPD
- US 22 – 16,988 VPD



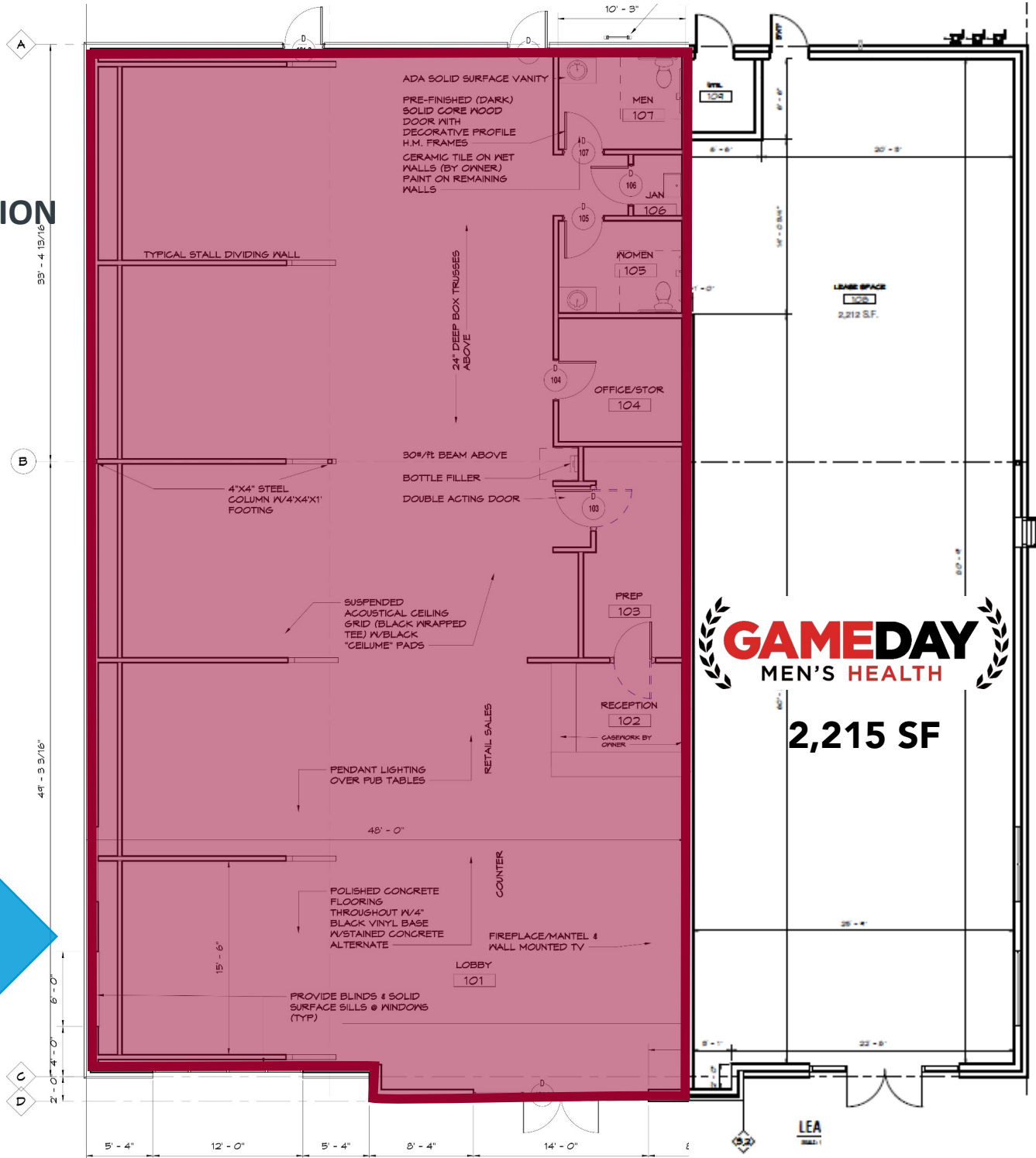
# FLOOR PLAN

## MULTI-TENANT CONFIGURATION

- AVAILABLE: 4,050 SF
- LEASED: 2,215 SF

Total Building Size: 6,265 SF

**AVAILABLE:  
4,050 SF**



**GAMEDAY**  
MEN'S HEALTH  
**2,215 SF**



# SITE PLAN

10' DRAINAGE EASEMENT P.B. 67, PG. 68

ACCESS EASEMENT O.R. 2919, PG. 227

ACCESS & RECIPROCAL EASEMENT AREA O.R. 2919, PG. 227

EXISTING BUILDING

10' DRAINAGE EASEMENT P.B. 67, PG. 68

RECIPROCAL EASEMENT AREA (WIDTH VARIES) O.R. 2385, PG. 288

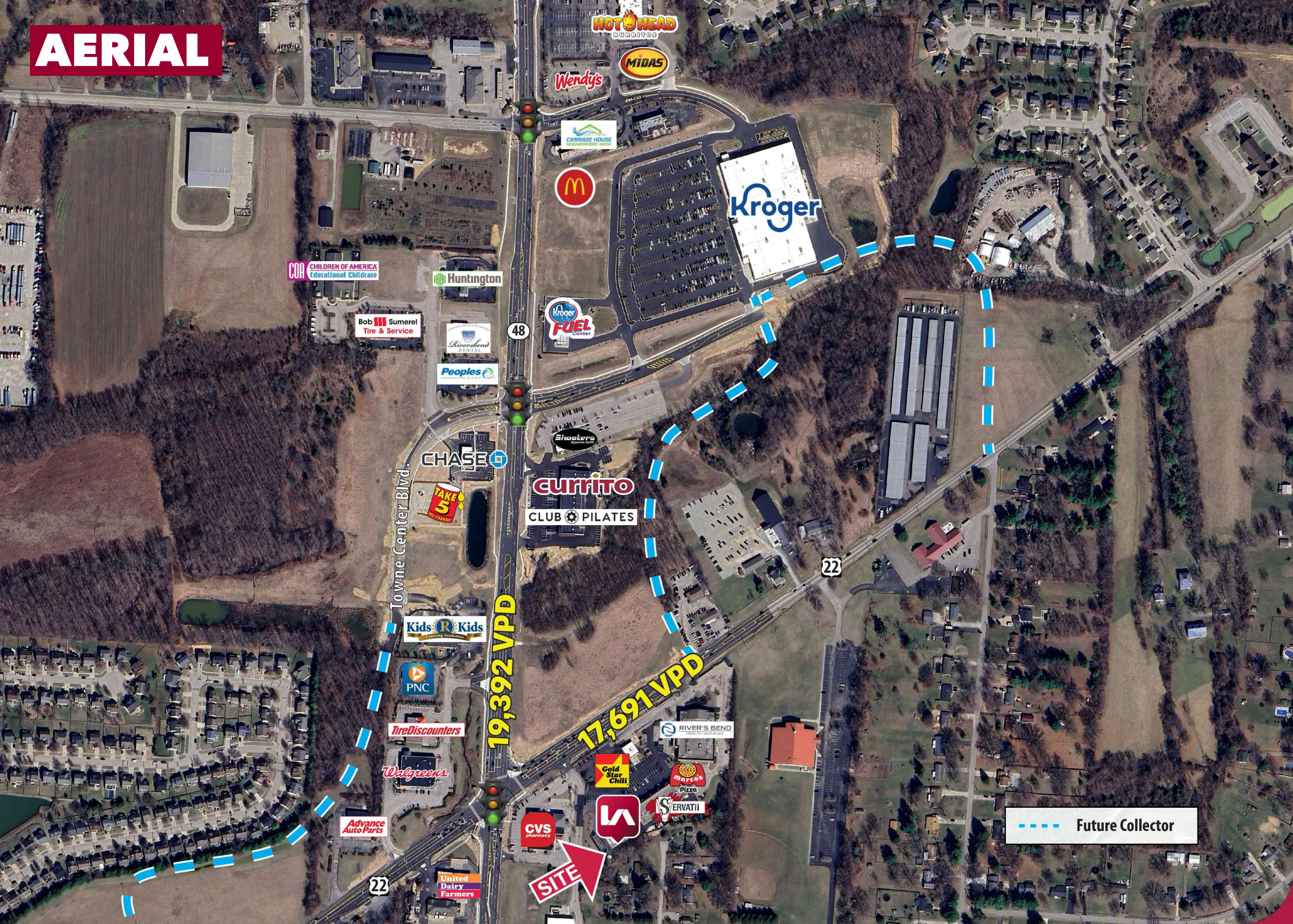
**BUILDING**  
**6,265 SF**

**AVAILABLE**  
**4,050 SF**

PICK-UP WINDOW

RECIPROCAL EASEMENT AREA (WIDTH VARIES) O.R. 2385, PG. 288

# AERIAL



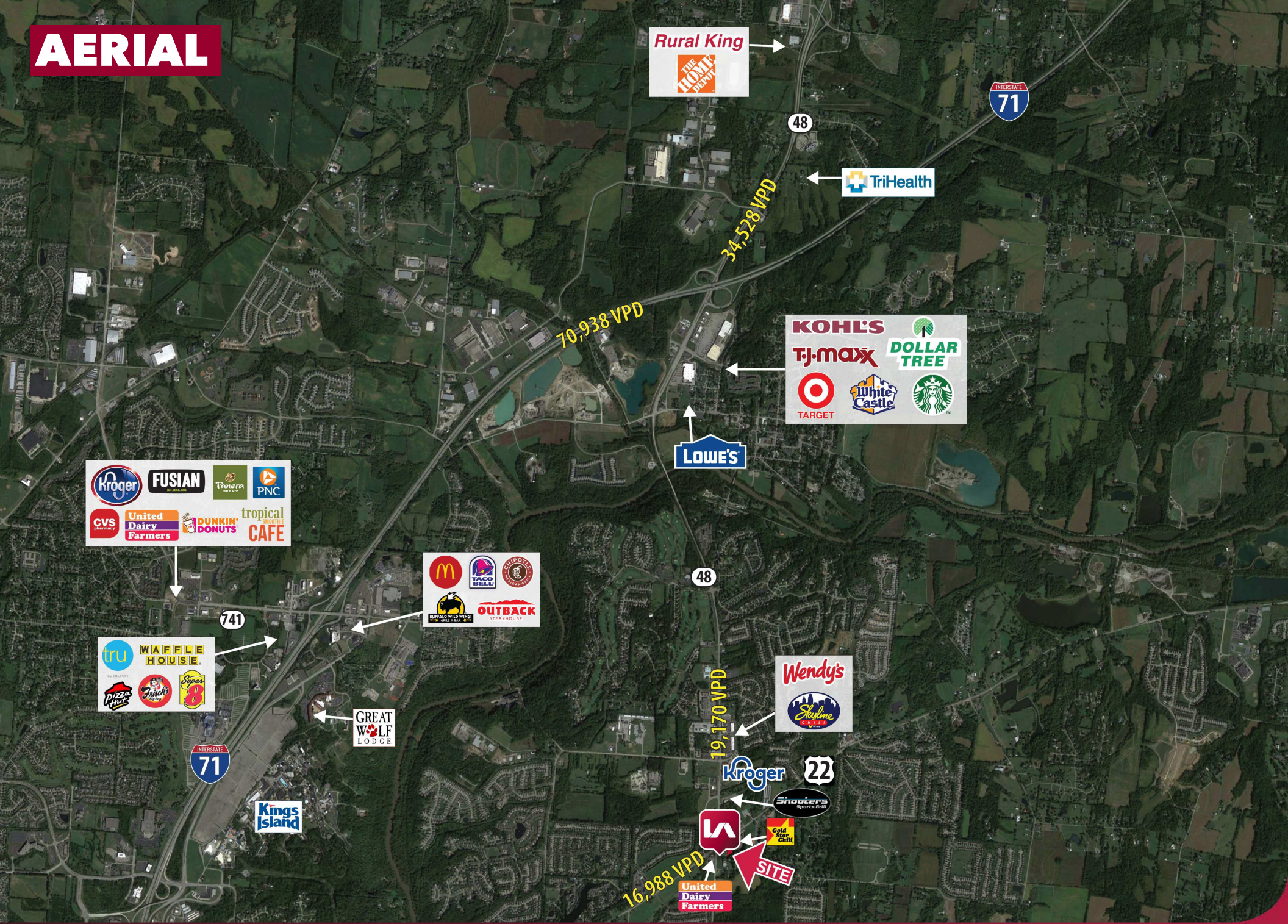
19,392 VPD

17,691 VPD

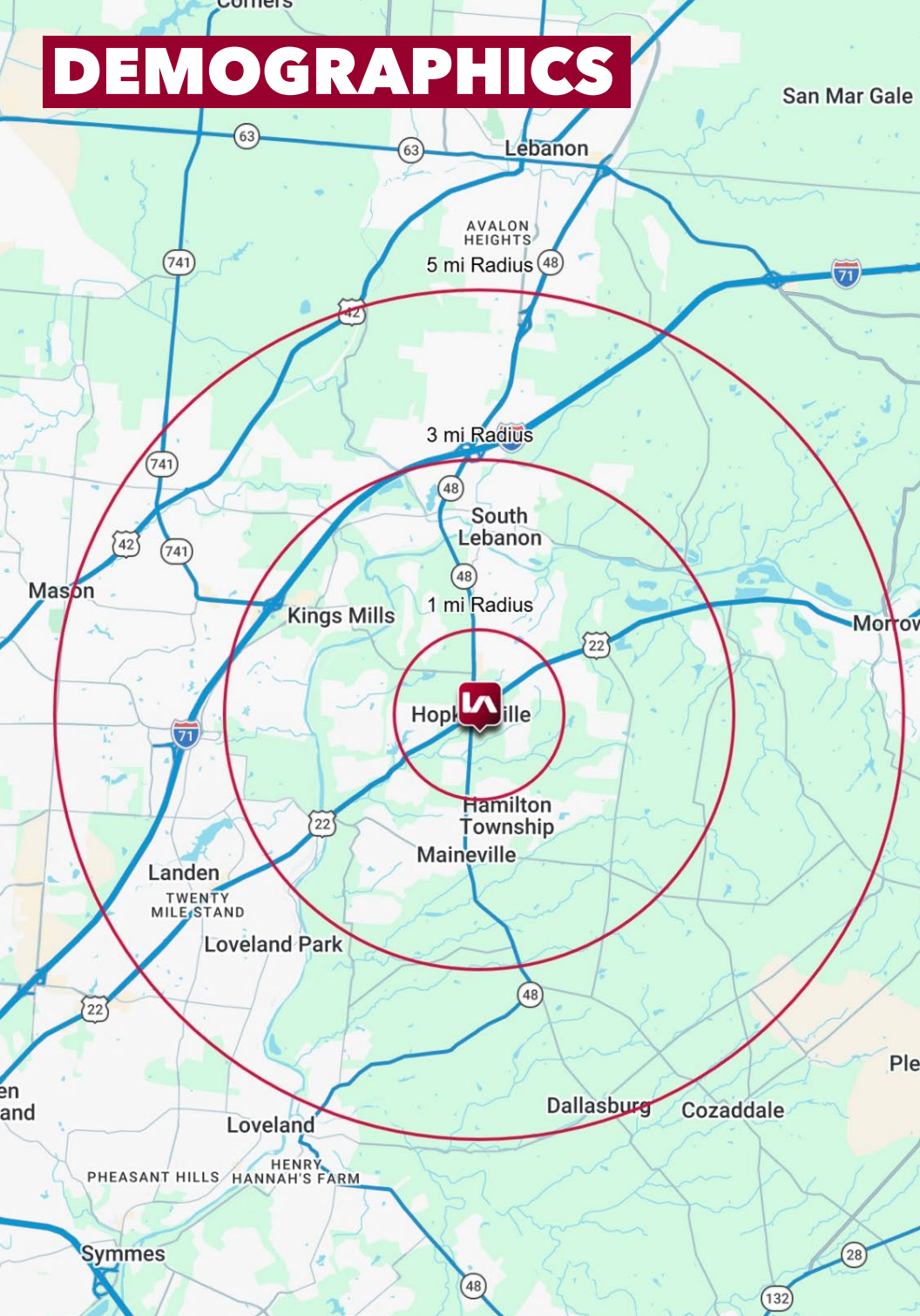
Future Collector

SITE

# AERIAL



# DEMOGRAPHICS



	1 MI RADIUS	3 MI RADIUS	5 MI RADIUS
<b>POPULATION</b>			
2025 Estimated Population	6,735	37,806	80,284
2030 Projected Population	7,108	39,779	82,194
2020 Census Population	5,955	33,548	73,297
2010 Census Population	4,714	26,542	60,881
Projected Annual Growth 2025 to 2030	1.1%	1.0%	0.5%
Historical Annual Growth 2010 to 2025	2.9%	2.8%	2.1%
<b>HOUSEHOLDS</b>			
2025 Estimated Households	2,477	13,950	30,669
2030 Projected Households	2,700	15,134	32,300
2020 Census Households	2,191	12,393	28,023
2010 Census Households	1,736	9,688	23,145
Projected Annual Growth 2025 to 2030	1.8%	1.7%	1.1%
Historical Annual Growth 2010 to 2025	2.8%	2.9%	2.2%
<b>AGE</b>			
2025 Est. Population Under 10 Years	13.2%	13.1%	12.6%
2025 Est. Population 10 to 19 Years	13.5%	13.6%	13.4%
2025 Est. Population 20 to 29 Years	8.9%	9.6%	10.3%
2025 Est. Population 30 to 44 Years	21.6%	21.7%	21.8%
2025 Est. Population 45 to 59 Years	19.0%	19.1%	19.3%
2025 Est. Population 60 to 74 Years	17.9%	16.8%	16.5%
2025 Est. Population 75 Years or Over	6.0%	6.0%	6.2%
2025 Est. Median Age	39.7	38.9	39.1
<b>MARITAL STATUS &amp; GENDER</b>			
2025 Est. Male Population	49.8%	49.7%	49.4%
2025 Est. Female Population	50.2%	50.3%	50.6%
2025 Est. Never Married	29.6%	27.2%	25.9%
2025 Est. Now Married	57.2%	56.9%	57.2%
2025 Est. Separated or Divorced	9.5%	12.7%	13.2%
2025 Est. Widowed	3.7%	3.2%	3.6%
<b>INCOME</b>			
2025 Est. HH Income \$200,000 or More	33.0%	25.6%	24.1%
2025 Est. HH Income \$150,000 to \$199,999	12.6%	12.2%	13.2%
2025 Est. HH Income \$100,000 to \$149,999	23.1%	23.7%	22.7%
2025 Est. HH Income \$75,000 to \$99,999	12.6%	12.0%	12.6%
2025 Est. HH Income \$50,000 to \$74,999	8.2%	12.4%	12.5%
2025 Est. HH Income \$35,000 to \$49,999	6.0%	6.6%	5.9%
2025 Est. HH Income \$25,000 to \$34,999	1.7%	2.7%	3.0%
2025 Est. HH Income \$15,000 to \$24,999	0.7%	1.8%	2.7%
2025 Est. HH Income Under \$15,000	2.0%	3.0%	3.3%
2025 Est. Average Household Income	\$173,686	\$165,046	\$166,676
2025 Est. Median Household Income	\$143,234	\$122,385	\$123,451
2025 Est. Per Capita Income	\$63,900	\$60,927	\$63,695
2025 Est. Total Businesses	145	623	1,742
2025 Est. Total Employees	850	5,049	25,741