

LANDEN SQUARE SHOPPING CENTER

2900 W US Highway 22, Maineville, OH 45039

RETAIL PROPERTY FOR LEASE



Noah Yoder
Senior Associate
614.285.6505
NYoder@ME.LTD

Ben Collier
Senior Vice President
614.285.6505
Ben@ME.LTD

100 Fornof Road, Suite B
Columbus, OH 43207
614.285.6505
WWW.ME.LTD



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PROPERTY SUMMARY

LANDEN SQUARE SHOPPING CENTER | 2900 W US HIGHWAY 22, MAINEVILLE, OH 45039



PROPERTY DESCRIPTION

Landen Square is a neighborhood center located in Maineville, OH (Cincinnati MSA). The Property is 98% occupied and is shadow anchored by Kroger, the leading market share grocer in Cincinnati. The Property features a unique blend of internet-resistant tenants comprised mainly of fitness, service, and food-based operators making up over 70% of the tenancy – including the longstanding Countryside YMCA.

The Property sits in the heart of one of the most sought-after submarkets in the Cincinnati MSA. With more than 103,000 people within a five-mile radius, featuring average household incomes in excess of \$134,000, the Property is ideally positioned to continue to serve one of Cincinnati's premier submarkets. Additionally, there are nearly 70,000 daytime employees within a five-mile radius of the Property providing additional daily traffic to the center.

PROPERTY HIGHLIGHTS

- Kroger Anchored Internet Resistant Tenant Base
- Proximity to Kings Island and I-71
- Desired Demographics and Submarkets
- Highly Accessible
- Heavily Trafficked

OFFERING SUMMARY

Lease Rate:	\$17.00 - 22.00 SF/yr (NNN)
Number of Units: Available SF:	26 Units : 1,167 - 3,587 SF
Lot Size:	14 Acres

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RETAILER MAP

LANDEN SQUARE SHOPPING CENTER | 2900 W US HIGHWAY 22, MAINEVILLE, OH 45039

Kings Island

Bob Evans
RESTAURANT **usbank**

Kroger **McDonald's** **Skyline**
CHILDREN'S

Starbucks **FIFTH THIRD BANK** **PIADA** **PNC**
ITALIAN STREET FOOD

Huntington **DUNKIN' DONUTS** **Burlington**

verizon **Panera** **CHASE**
BREAD

SUBWAY **usbank** **SONIC**

FIFTH THIRD BANK **CVS pharmacy** **Dominick's** **DOLLAR TREE**
PIZZA

United Dairy Farmers **VSC TRACTOR SUPPLY CO.**

cricket **Starbucks** **target** **Huntington** **DUNKIN' DONUTS** **CHASE** **Cane's**
OLD FASHIONED

MENARDS **meijer** **at home** **COSTCO**
THE HOME DEPOT STORES

Map data ©2024

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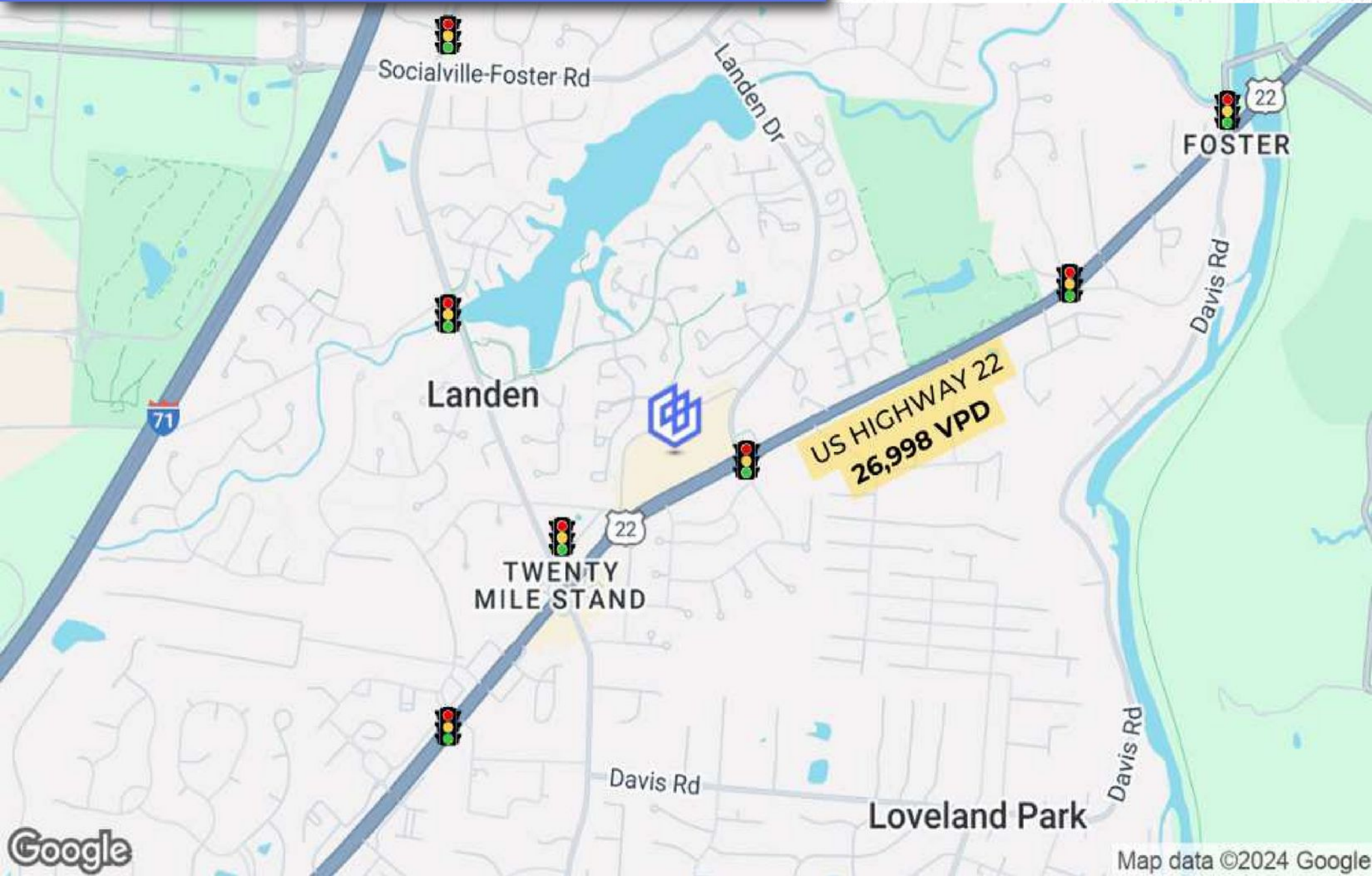
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LOCATION MAP

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PLANS

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LEASE INFORMATION

Lease Type:	NNN 1,167 -	Lease Term:	Negotiable \$15.00 -
Total Space:	3,587 SF	Lease Rate:	\$20.00 SF/yr

AVAILABLE SPACES

SUITE	SIZE	TYPE	RATE
Suite 100 - Endcap	1,183 - 3,587 SF	NNN	\$18.00 - 22.00 SF/yr
Suite 450	1,613 SF	NNN	\$17.00 - 20.00 SF/yr

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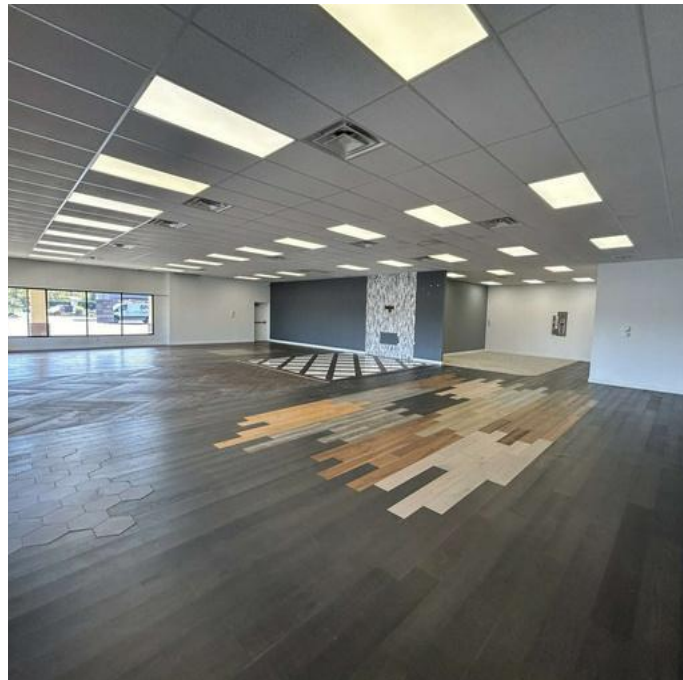
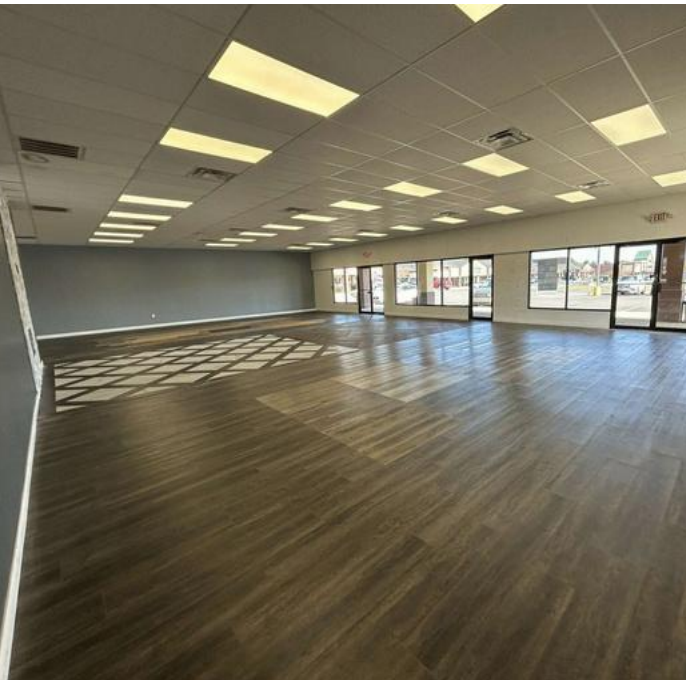
SUITE 100

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SUITE 100 (ENDCAP) : 1,183-3,587 SQ. FT.

Kroger Anchored Divisible End Cap with high visibility from the road. Conveniently located near a busy entrance shared with McDonalds providing maximum exposure. 3 Entrance doors along the face of the space. Windows frontage along the entire width and side of the space. Private bathrooms and a attached garage.



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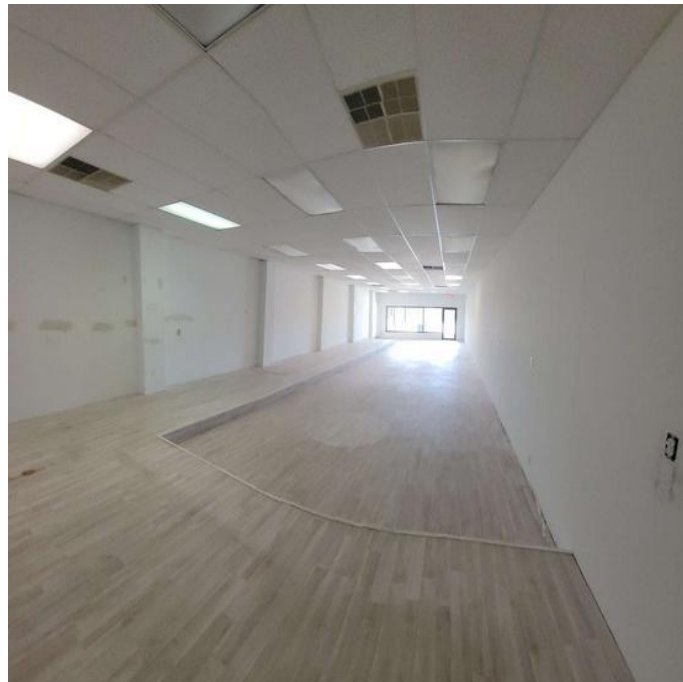
SUITE 450

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SUITE 450: 1,613 SQ. FT.

1,613 sq/ available July 1, 2025, equipped with private bathroom and back storage room! This suite sits almost directly next door to Kroger. Window/door frontage the entire width of Space! White boxed and Ready to go!



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ADDITIONAL PHOTOS

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DEMOGRAPHICS MAP & REPORT

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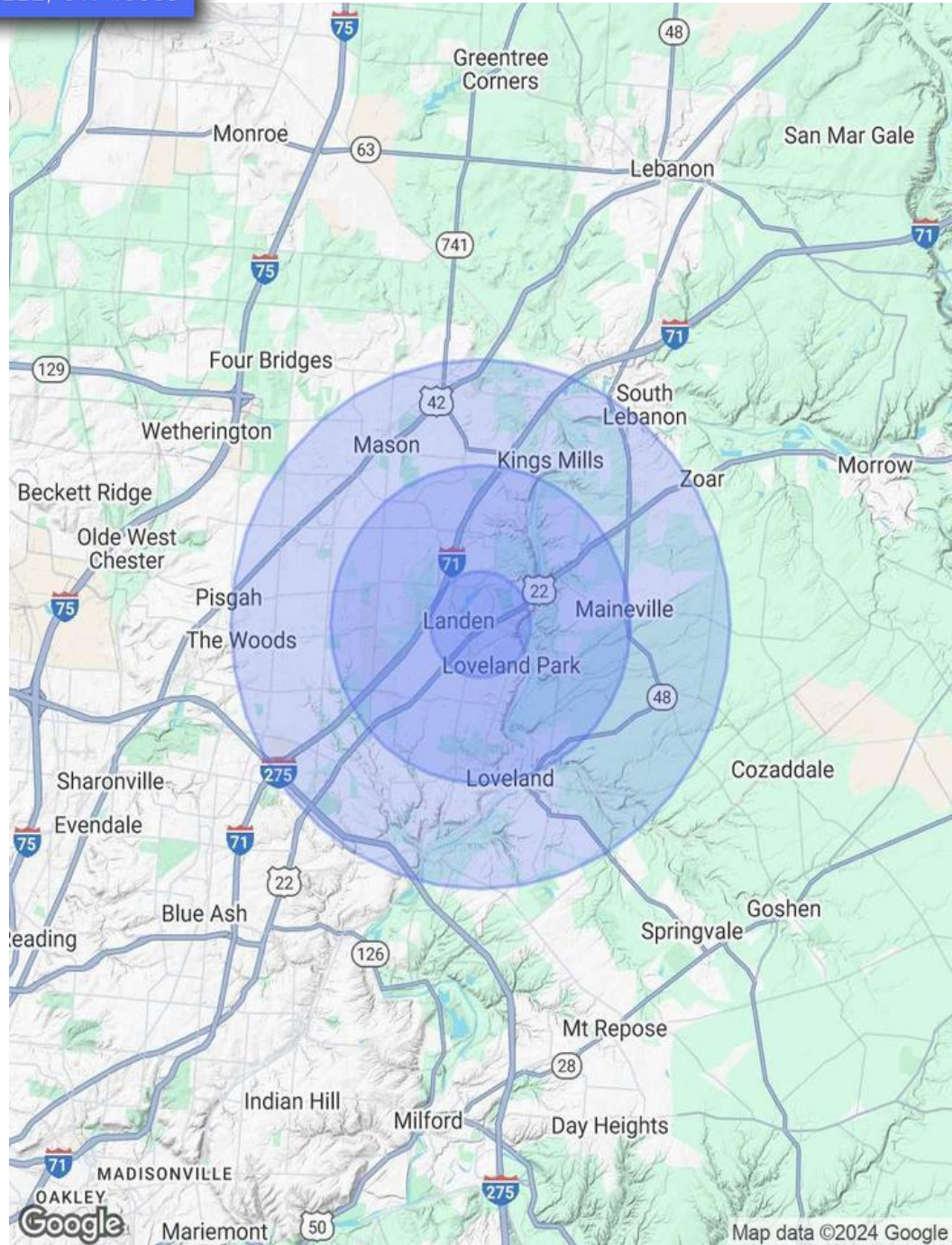
POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	26,373	98,931	195,855
Average Age	41.6	38.8	40.4

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	2,440	17,068	41,339
# of Persons per HH Average	2.4	2.6	2.7
HH Income Average	\$107,077	\$113,354	\$117,409

2022 American Community Survey (ACS)



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