

LANDEN SQUARE SHOPPING CENTER

2900 W US Highway 22, Maineville, OH 45039

RETAIL PROPERTY FOR LEASE



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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 99% 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:	\$15.00 - 20.00 SF/yr (NNN)
Number of Units:	26
Available SF:	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 CHILI

Starbucks
FIFTH THIRD BANK
PIADA ITALIAN STREET FOOD
PNC
Huntington
DUNKIN' DONUTS
Burlington
verizon
Panera BREAD
CHASE

SUBWAY
usbank
SONIC
FIFTH THIRD BANK
CVS pharmacy
Domino's Pizza
DOLLAR TREE
United Dairy Farmers
VSC TRACTOR SUPPLY CO.

cricket
Starbucks
target
Huntington
DUNKIN' DONUTS
CHASE
Cane's
MENARDS
meijer
at home
COSTCO WHOLESALE

Map data ©2024

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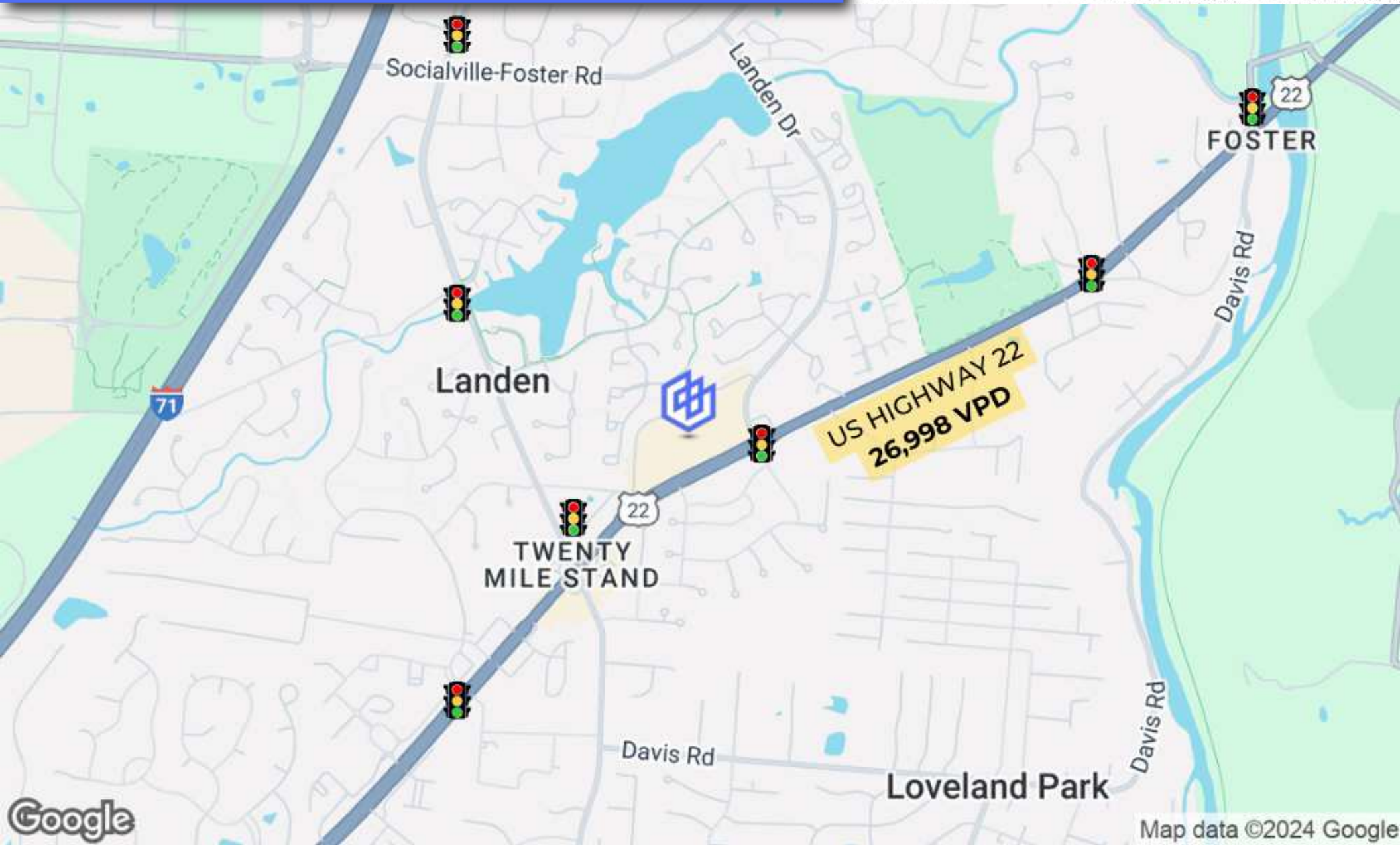
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LOCATION MAP

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PLANS

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LEASE INFORMATION

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

AVAILABLE SPACES

SUITE	SIZE	TYPE	RATE
Suite 100 - Endcap	1,183 - 3,587 SF	NNN	\$15.00 - 18.00 SF/yr
Suite 350	1,167 - 2,364 SF	NNN	\$17.00 - 20.00 SF/yr
Suite 450	1,613 SF	NNN	\$17.00 - 20.00 SF/yr

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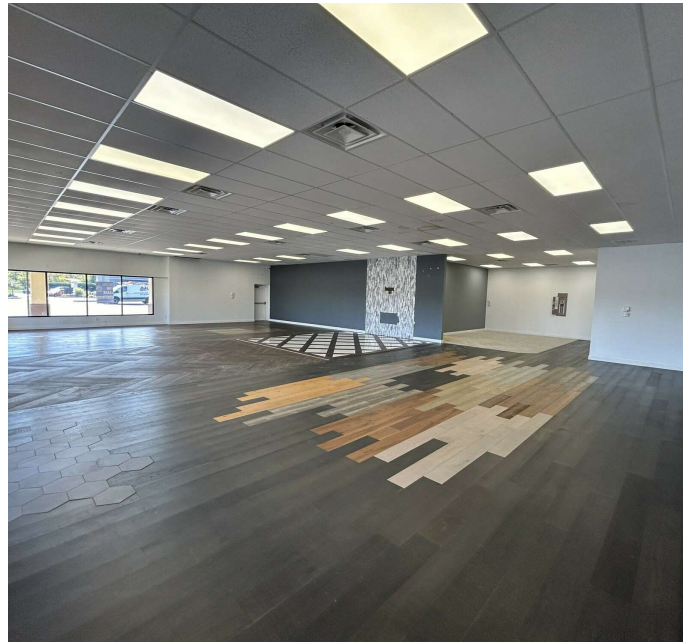
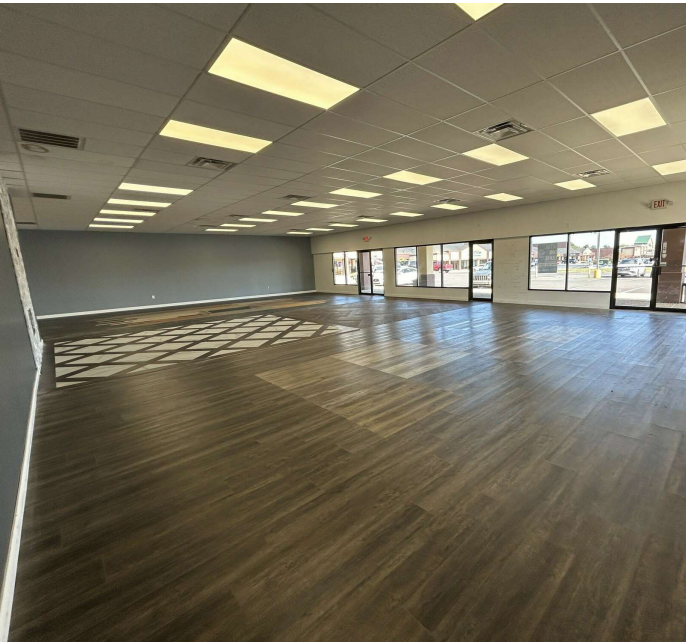
SUITE 100

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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 attached garage.



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SUITE 450

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SUITE 450: 1,613 SQ. FT.

1,613 sq/ft 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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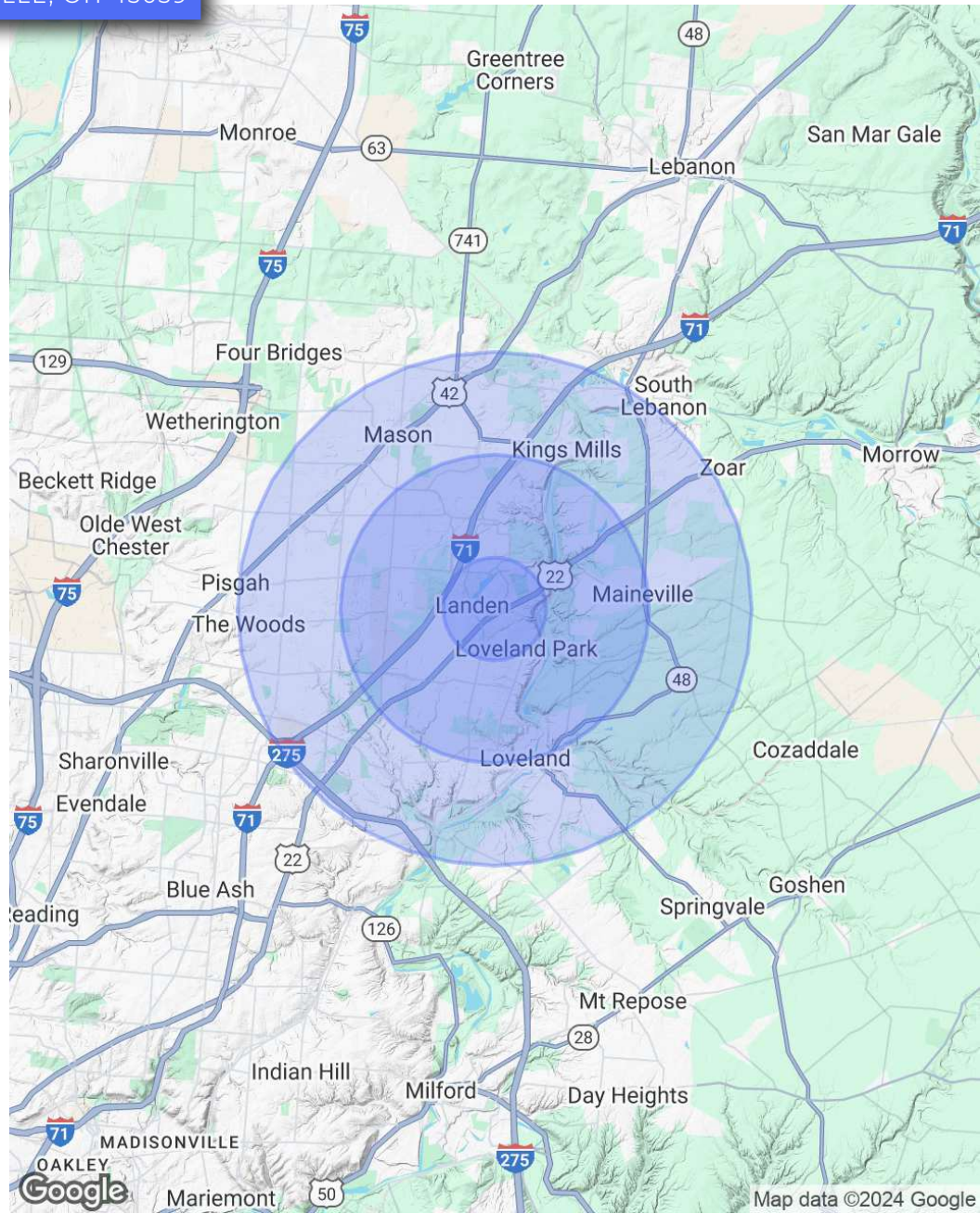
DEMOGRAPHICS MAP & REPORT

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

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	5,923	43,889	111,677
Average Age	35.0	35.7	36.8
Average Age (Male)	35.2	35.0	35.9
Average Age (Female)	35.1	36.4	37.4

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,440	17,068	41,339
# of Persons per HH	2.4	2.6	2.7
Average HH Income	\$80,211	\$89,632	\$101,780
Average House Value	\$238,528	\$244,385	\$291,655

2020 American Community Survey (ACS)



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ADVISORS

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RECENT TRANSACTIONS



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