

Retail Space For Lease

Wards Crossing



FEATURES

- **1,725 SF Available**
- Convenient traffic light access into this modern convenience center at UDF, Frisch's and Midwest Best BBQ.
- Growing residential and office population
- Florentine Garden's Nursing home close to center.
- **A new 122 unit senior apartment (55 and over) and a (58) single family home development under construction.**
- Perfect for a nail salon, restaurant, or any retail user.
- Quoted rate: \$14.00 PSF NNN (\$4.75)

This great strip center is strategically located just off I-275 and Wards Corner Road. Situated between a growing residential area and expanding business population, this shopping center is perfect for retailers seeking a strong office daytime population with close access to I-275.

Co-tenants include Gold Star Chili, Shanghai Bistro, Clinical Elements Massage & Therapy, Dapper & Dashing Men's Salon, Sweetness Brazilian Bakery, Canopy Financial, Welling LLC, and Buckeye Running Company.

LOCATION

Wards Crossing
471 Wards Corner Road
Loveland, OH 45140

Demographics:	1 mile	3 mile	5 mile
Population:	2,243	33,259	108,160
Households:	791	12,293	40,976
Avg. HH Income:	\$152,482	\$145,405	\$133,521

Traffic Count:
 Wards Corner Road at Loveland Miamiville Road = 14,039 2018

CONTACT

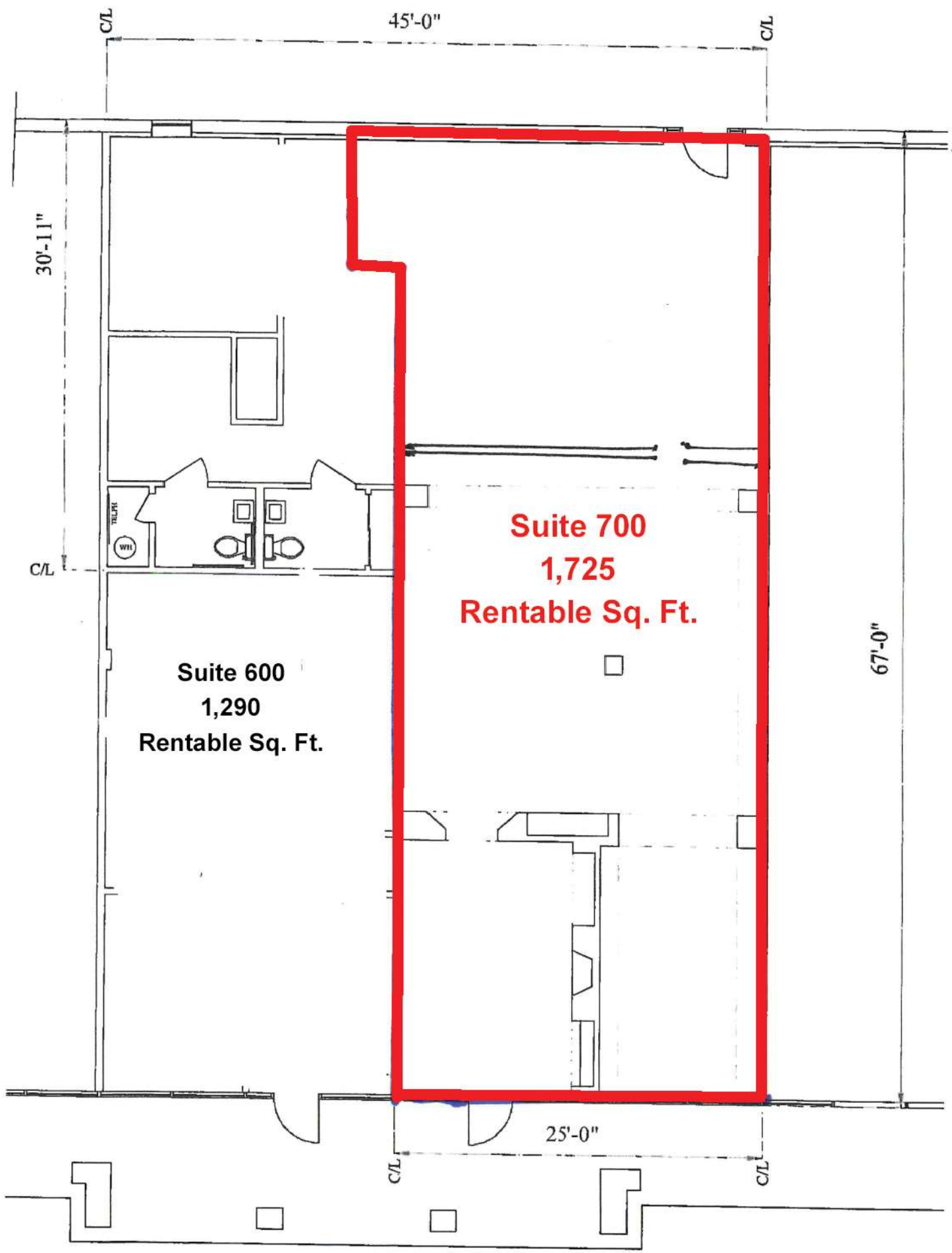
Karen Duesing
 karen.duesing@everestrealstate.com
 513/769-2518



COMMERCIAL REAL ESTATE SERVICES

WEB www.everestrealstate.com TEL 513-769-2500 FAX 513-769-2512

9902 Carver Road, Sycamore Office Park, Suite 105, Cincinnati, Ohio 45242



45'-0"

30'-11"

C/L

C/L

C/L

TEL/FK

WH

Suite 600
1,290
Rentable Sq. Ft.

Suite 700
1,725
Rentable Sq. Ft.

67'-0"

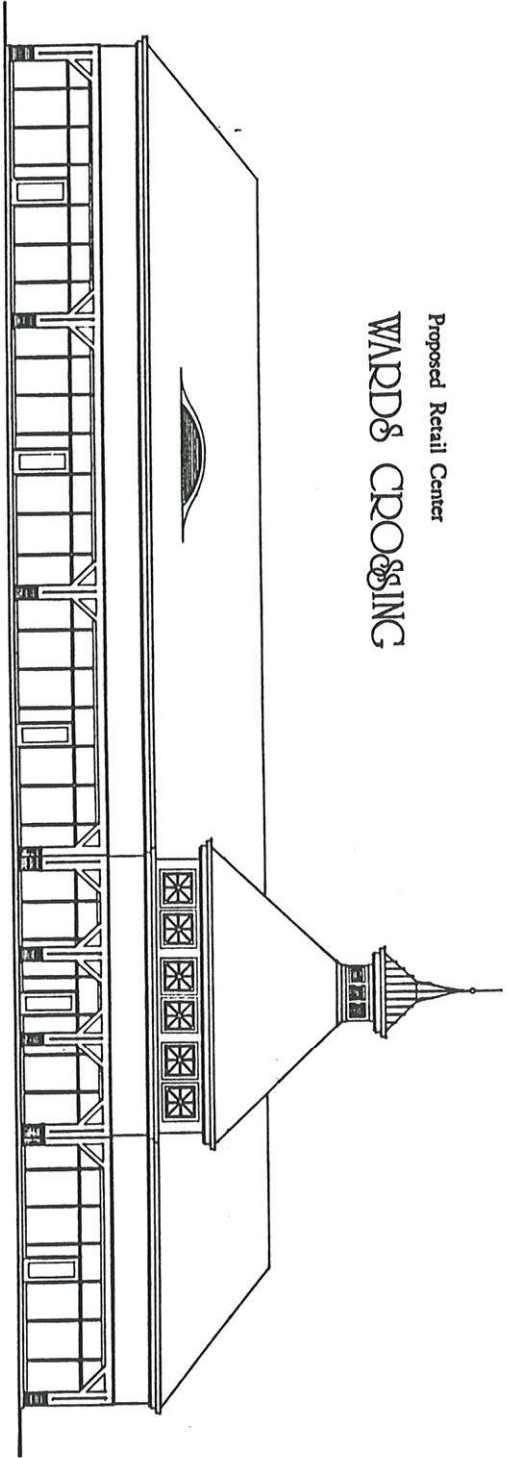
25'-0"

C/L

C/L

FRONT ELEVATION

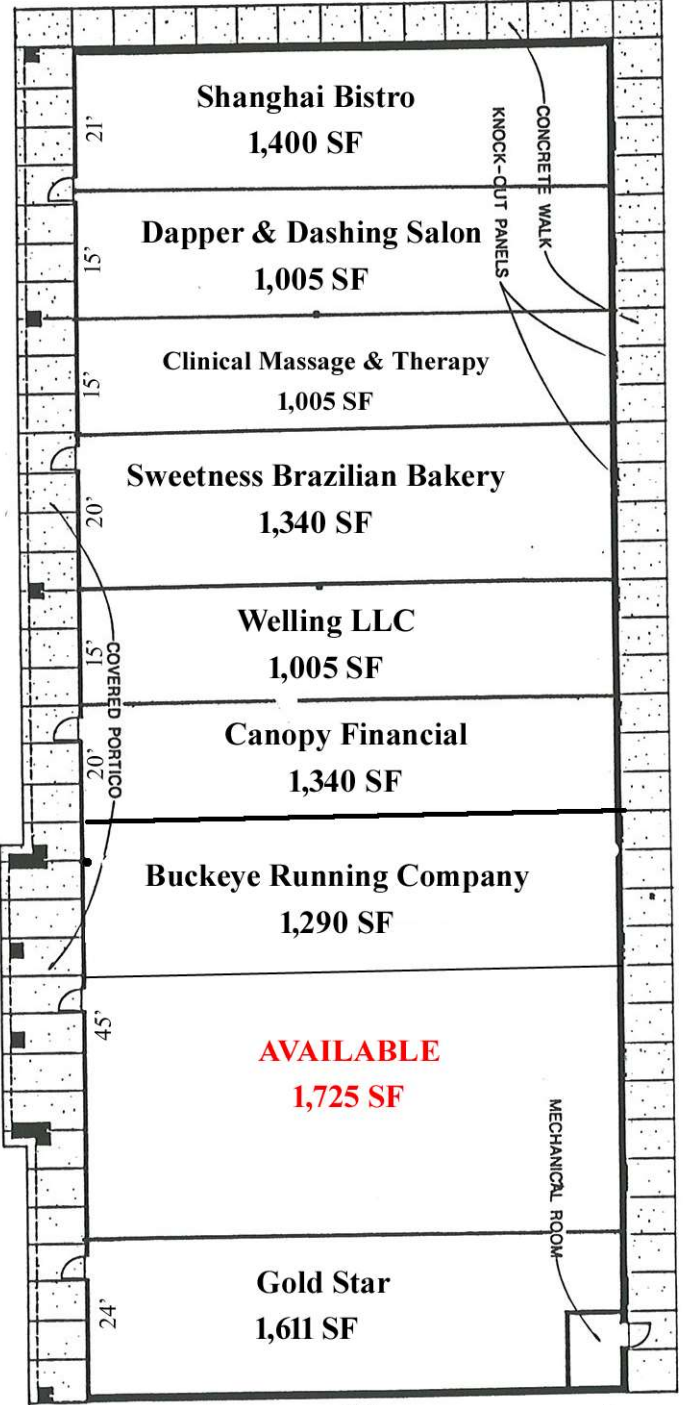
SCALE 0 5' 15' 30'



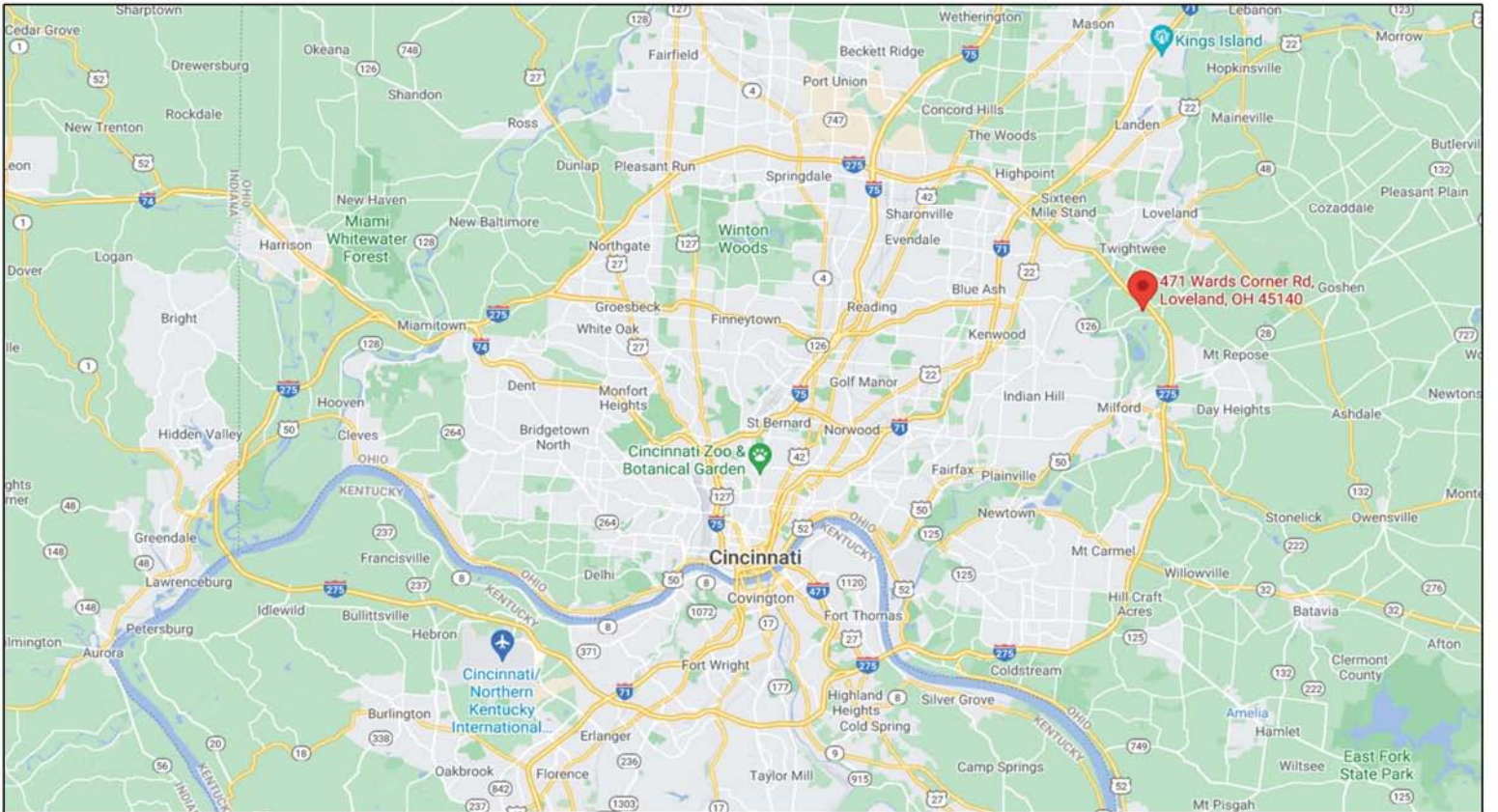
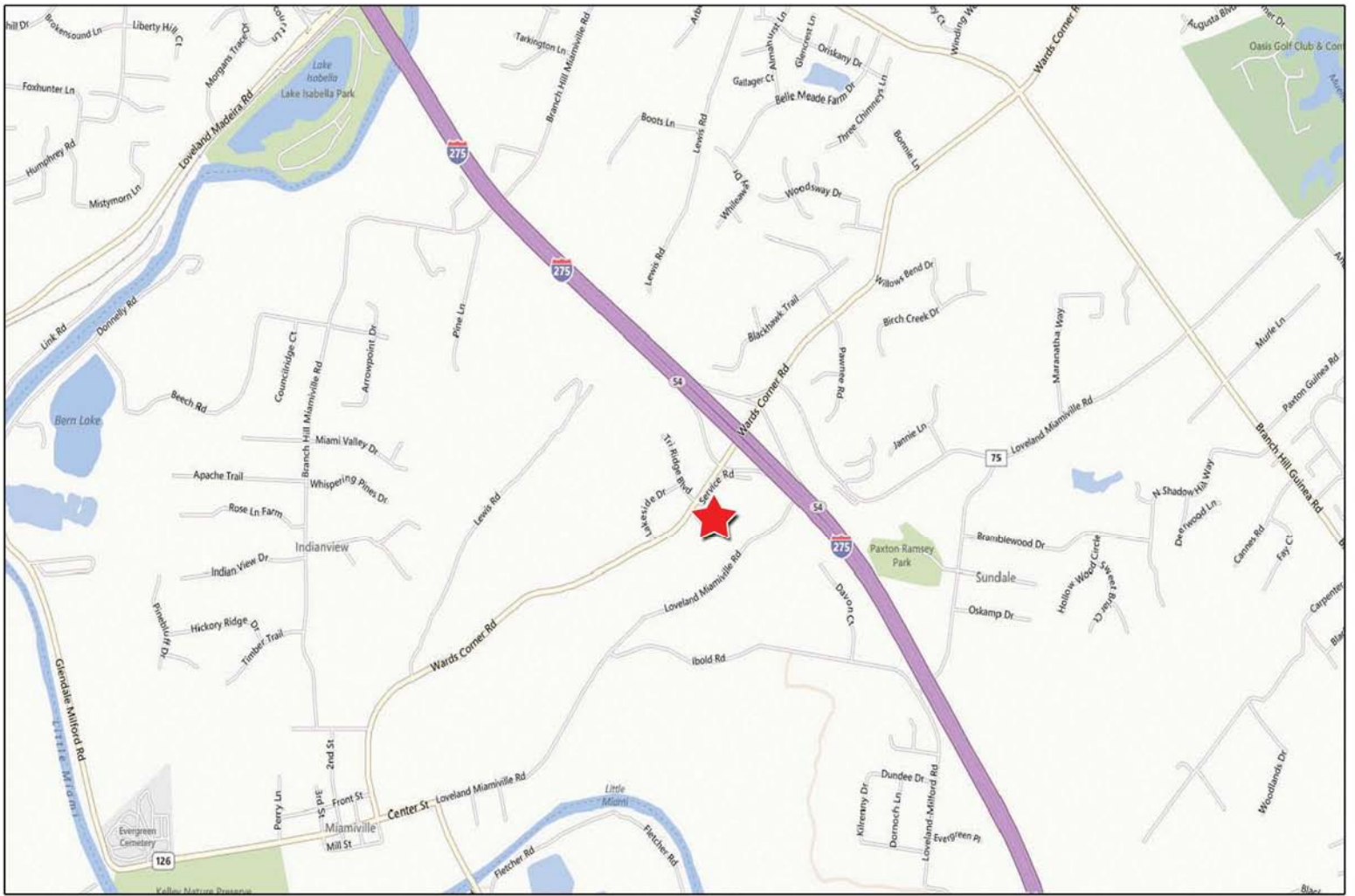
Proposed Retail Center
WARDS CROSSING

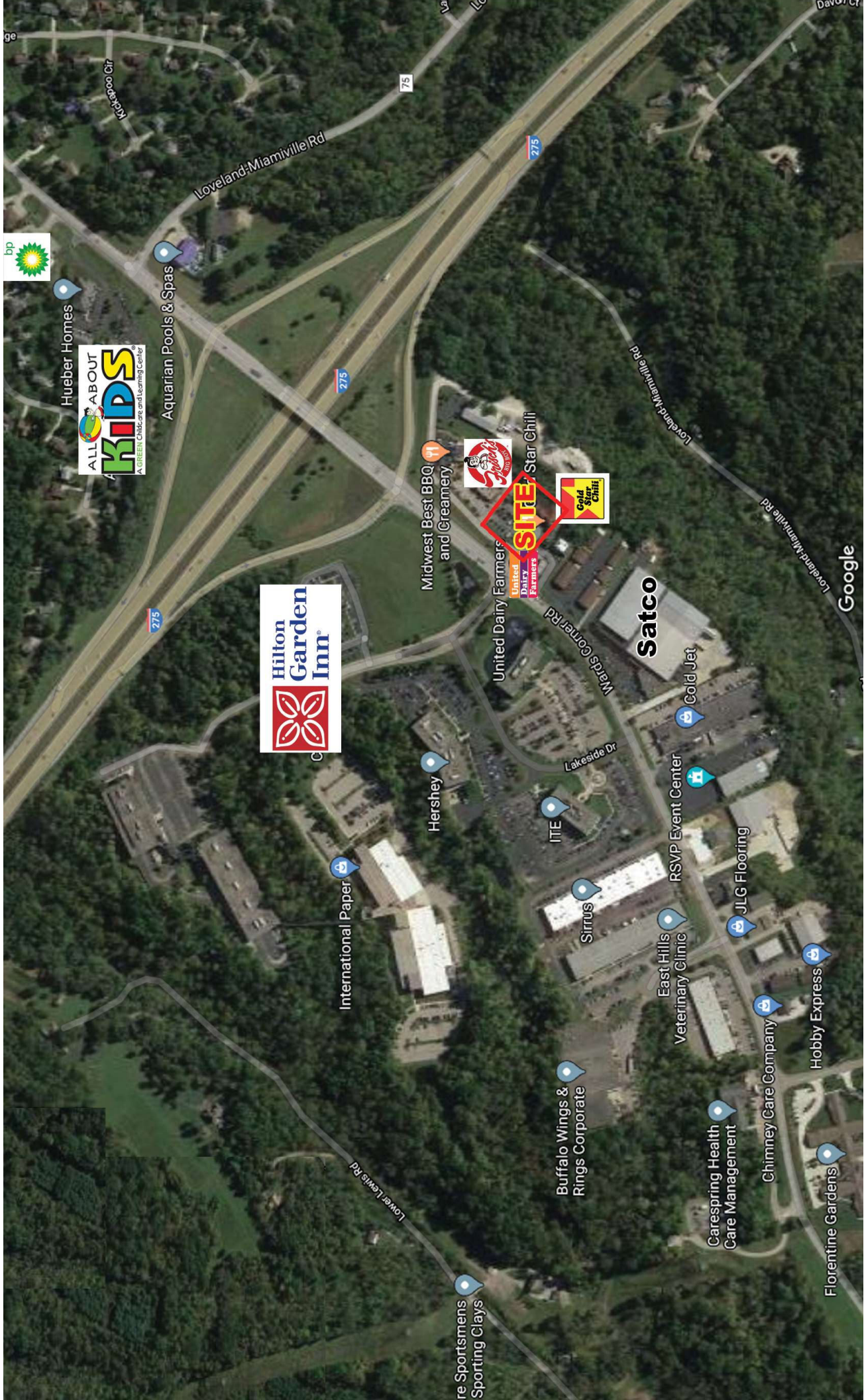
FLOOR PLAN

SCALE 0 5' 15' 30'



67'
 Bay Depth





Hueber Homes



Aquarian Pools & Spas



Midwest Best BBQ and Creamery



United Dairy Farmers



Satco

International Paper

Hershey

ITE

Sirus

East Hills Veterinary Clinic

RSVP Event Center

JLG Flooring

Cold Jet

Chimney Care Company

Hobby Express

Florentine Gardens

Carespring Health Care Management

Buffalo Wings & Rings Corporate

re Sportsmens Sporting Clays

Google

Demographic Summary Report

Wards Crossing 471 Wards Corner Rd, Loveland, OH 45140

Building Type: **General Retail** Total Available: **1,725 SF**
 Secondary: - % Leased: **85.45%**
 GLA: **11,859 SF** Rent/SF/Yr: **\$14.00**
 Year Built: **1990**



Radius	1 Mile		3 Mile		5 Mile	
Population						
2029 Projection	2,300		33,618		108,963	
2024 Estimate	2,243		33,259		108,160	
2020 Census	2,207		34,060		110,498	
Growth 2024 - 2029	2.54%		1.08%		0.74%	
Growth 2020 - 2024	1.63%		-2.35%		-2.12%	
2024 Population by Hispanic Origin	69		928		3,131	
2024 Population	2,243		33,259		108,160	
White	2,048	91.31%	29,983	90.15%	94,557	87.42%
Black	25	1.11%	498	1.50%	2,244	2.07%
Am. Indian & Alaskan	2	0.09%	24	0.07%	84	0.08%
Asian	27	1.20%	667	2.01%	4,230	3.91%
Hawaiian & Pacific Island	0	0.00%	2	0.01%	8	0.01%
Other	141	6.29%	2,085	6.27%	7,037	6.51%
U.S. Armed Forces	0		1		82	
Households						
2029 Projection	812		12,424		41,289	
2024 Estimate	791		12,293		40,976	
2020 Census	777		12,647		41,995	
Growth 2024 - 2029	2.65%		1.07%		0.76%	
Growth 2020 - 2024	1.80%		-2.80%		-2.43%	
Owner Occupied	738	93.30%	9,915	80.66%	31,620	77.17%
Renter Occupied	54	6.83%	2,378	19.34%	9,356	22.83%
2024 Households by HH Income	790		12,293		40,977	
Income: <\$25,000	29	3.67%	956	7.78%	3,584	8.75%
Income: \$25,000 - \$50,000	106	13.42%	1,585	12.89%	5,711	13.94%
Income: \$50,000 - \$75,000	104	13.16%	1,653	13.45%	6,075	14.83%
Income: \$75,000 - \$100,000	83	10.51%	1,244	10.12%	5,208	12.71%
Income: \$100,000 - \$125,000	43	5.44%	1,169	9.51%	4,116	10.04%
Income: \$125,000 - \$150,000	60	7.59%	845	6.87%	3,133	7.65%
Income: \$150,000 - \$200,000	178	22.53%	1,841	14.98%	4,448	10.85%
Income: \$200,000+	187	23.67%	3,000	24.40%	8,702	21.24%
2024 Avg Household Income	\$152,482		\$145,405		\$133,521	
2024 Med Household Income	\$137,500		\$115,151		\$99,569	

