

FLEX SPACE FOR LEASE

502 TECHNE CENTER

THE PARK 50 - 502 Techne Center Drive, Milford, OH 45150

**AVAILABLE
SUITE G
10,690 SF**



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← THE →
PARK 50

**LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES

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FOR LEASE: \$10.50 PSF N (+ \$3.25 PSF OPEX)

Space	Suite	Size	Available
Office/Warehouse	G	10,690 SF	Immediately

Tenant Pays Electric + Janitorial

PROPERTY INFORMATION:

TOTAL BLDG SF: 35,206 SF

YEAR BUILT: 1983

COUNTY: Clermont

MARKET: Cincinnati

SUBMARKET: Milford

- Located in desirable greater Cincinnati's Milford market
- Close to numerous amenities, including Walmart, Target, Cinemark, Buffalo Wild Wings, and more
- Drive-ins available in rear of building

TRAFFIC COUNTS

- US-50: 11,206 VPD
- I-275: 86,884 VPD0



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AVAILABLE
SUITE G
10,690 SF

ABB
Suite D4: 2,900 SF

Leased
Suite D3: 2,500 SF

U Sports
Suite D1: 4,060 SF

Eccoroll
Suite C: 2,605 SF

Leased
Suite B: 6,558 SF

ProView Remodeling
Suite D2: 2,300 SF

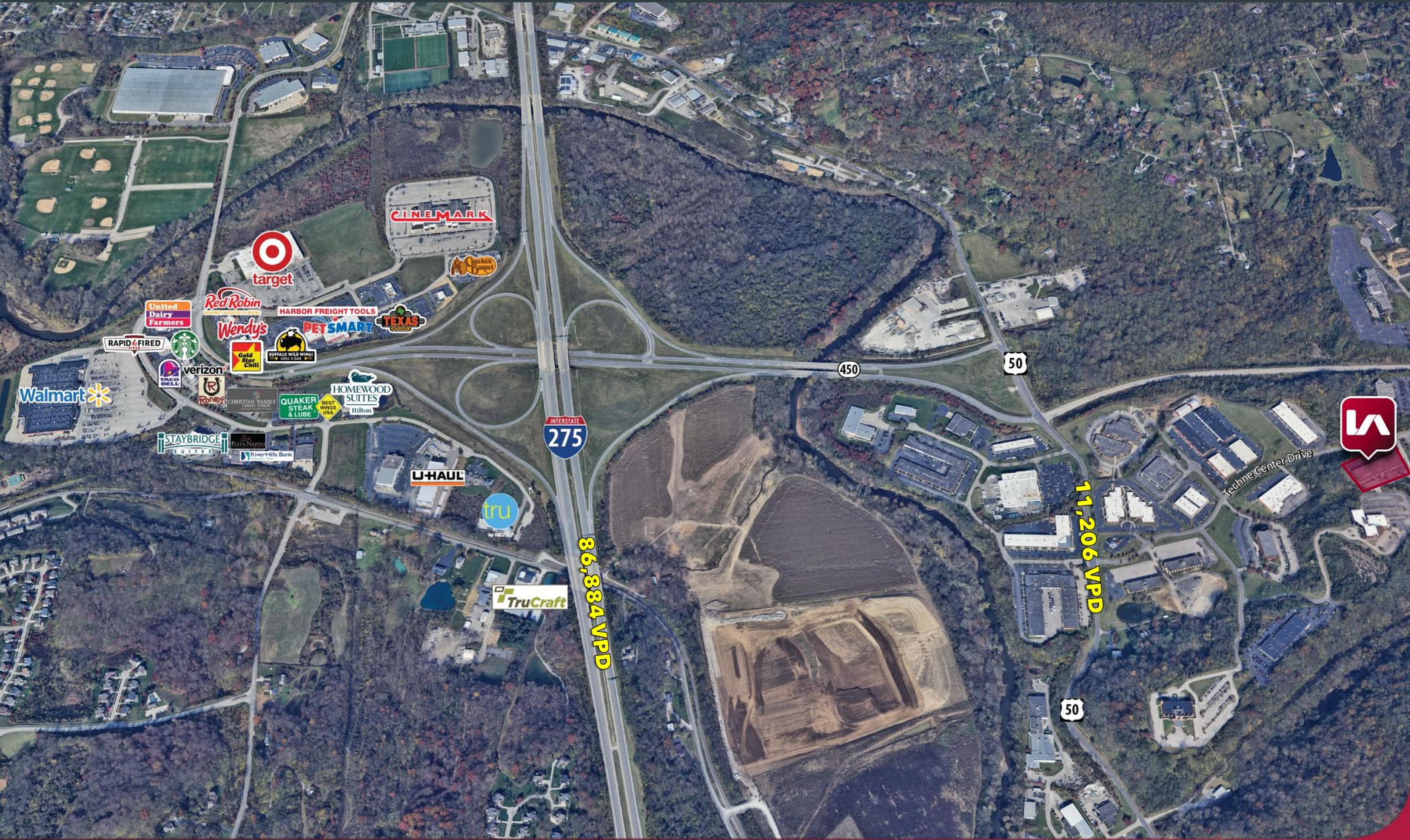
Park River
Suite E: 2,632 SF

 FLOOR PLAN
SCALE: 1/16" = 1'-0"

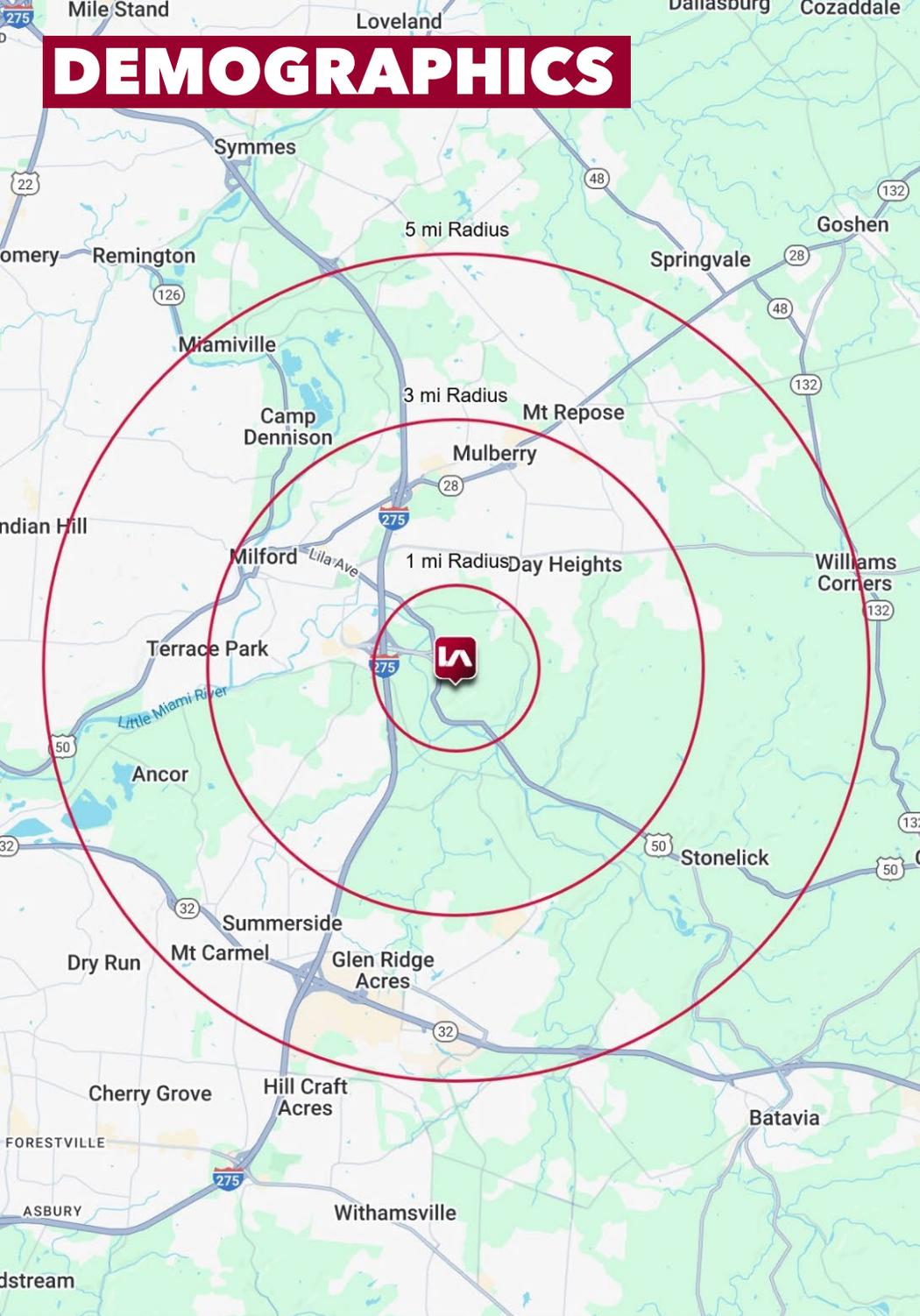
10260 Alliance Road
Suite 200

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DEMOGRAPHICS



	1 MI RADIUS	3 MI RADIUS	5 MI RADIUS
POPULATION			
2025 Estimated Population	628	32,955	79,560
2030 Projected Population	647	33,671	81,286
2020 Census Population	613	31,917	77,962
2010 Census Population	626	30,643	73,062
Projected Annual Growth 2025 to 2030	0.6%	0.4%	0.4%
Historical Annual Growth 2010 to 2025	-	0.5%	0.6%
HOUSEHOLDS			
2025 Estimated Households	238	13,482	32,435
2030 Projected Households	249	14,005	33,717
2020 Census Households	229	12,930	31,025
2010 Census Households	224	11,913	27,814
Projected Annual Growth 2025 to 2030	0.9%	0.8%	0.8%
Historical Annual Growth 2010 to 2025	0.4%	0.9%	1.1%
AGE			
2025 Est. Population Under 10 Years	10.7%	11.2%	11.5%
2025 Est. Population 10 to 19 Years	13.6%	13.0%	12.8%
2025 Est. Population 20 to 29 Years	9.1%	10.1%	11.4%
2025 Est. Population 30 to 44 Years	18.0%	19.0%	19.7%
2025 Est. Population 45 to 59 Years	22.0%	18.9%	18.6%
2025 Est. Population 60 to 74 Years	19.5%	18.3%	17.9%
2025 Est. Population 75 Years or Over	7.1%	9.6%	8.0%
2025 Est. Median Age	43.0	42.3	40.5
MARITAL STATUS & GENDER			
2025 Est. Male Population	50.0%	49.9%	50.0%
2025 Est. Female Population	50.0%	50.1%	50.0%
2025 Est. Never Married	24.3%	25.1%	26.2%
2025 Est. Now Married	57.9%	51.5%	51.2%
2025 Est. Separated or Divorced	11.6%	16.4%	16.1%
2025 Est. Widowed	6.3%	7.0%	6.5%
INCOME			
2025 Est. HH Income \$200,000 or More	17.7%	18.3%	16.5%
2025 Est. HH Income \$150,000 to \$199,999	27.6%	11.2%	10.9%
2025 Est. HH Income \$100,000 to \$149,999	17.6%	18.6%	18.2%
2025 Est. HH Income \$75,000 to \$99,999	7.7%	11.9%	12.4%
2025 Est. HH Income \$50,000 to \$74,999	10.0%	15.8%	17.1%
2025 Est. HH Income \$35,000 to \$49,999	8.3%	8.5%	9.1%
2025 Est. HH Income \$25,000 to \$34,999	3.1%	6.1%	5.8%
2025 Est. HH Income \$15,000 to \$24,999	3.2%	4.9%	4.9%
2025 Est. HH Income Under \$15,000	4.8%	4.6%	5.2%
2025 Est. Average Household Income	\$145,026	\$133,412	\$130,546
2025 Est. Median Household Income	\$125,221	\$104,062	\$101,558
2025 Est. Per Capita Income	\$54,877	\$54,713	\$53,327
2025 Est. Total Businesses	227	1,171	2,444
2025 Est. Total Employees	6,887	15,661	28,372