

# RETAIL SPACE FOR LEASE

## HIGHLANDS RETAIL CENTER I

8205-8215 Highland Pointe Drive, West Chester, OH 45069



2,063 SF

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**LEE & ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES

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# HIGHLANDS RETAIL CENTER I

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**FOR LEASE:** 2,063 SF  
**LEASE RATE:** \$17.50 + \$10.42 NNN

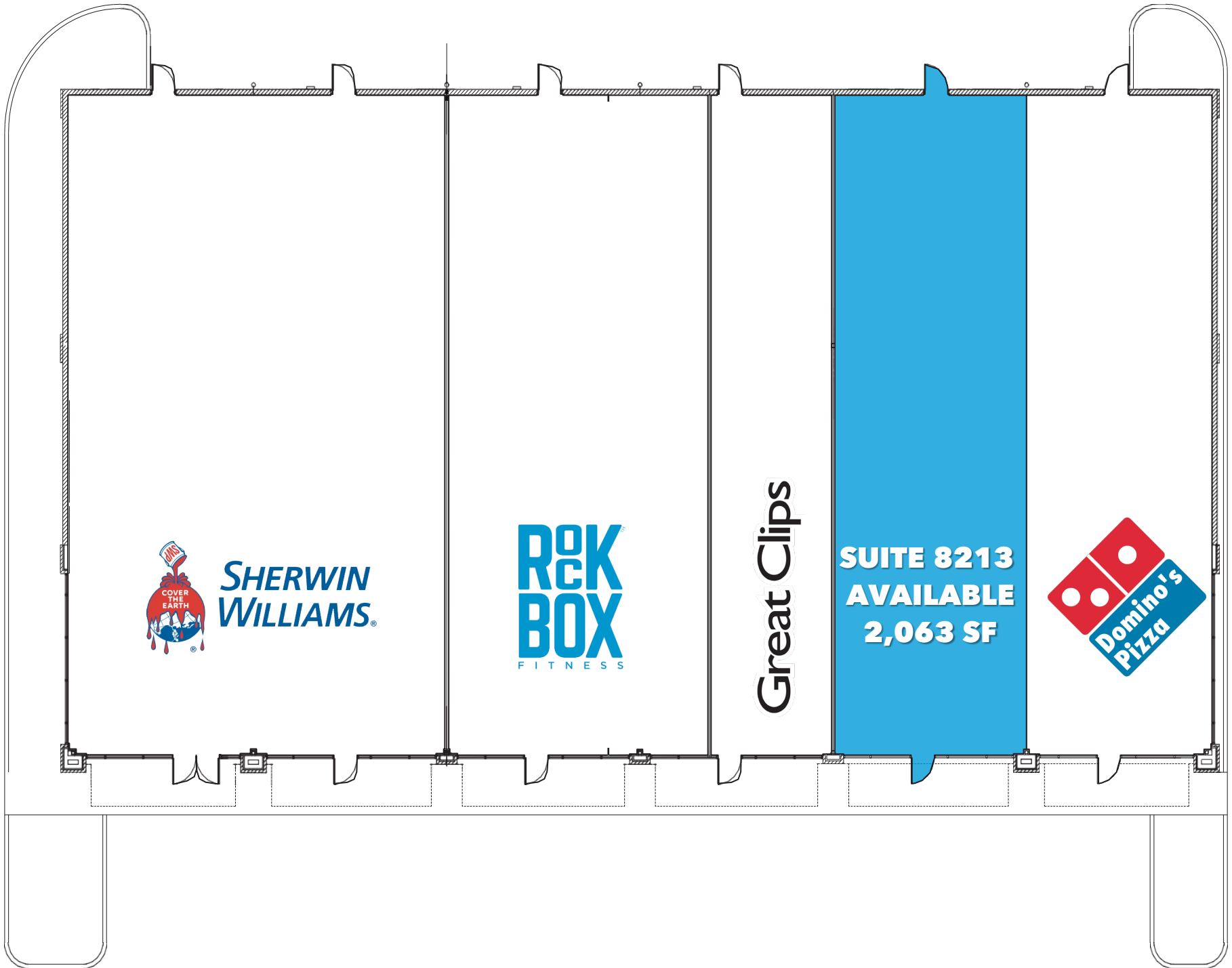
**BUILDING SIZE:** 12,080 SF

- Part of a retail development, including FitWorks fitness center and Wal-Mart Supercenter
- Located at Cincinnati-Dayton Road and I-75, Exit 21
- Growing, affluent Northern Cincinnati community
- Residential center of township
- Great visibility along Cincinnati-Dayton Road

## TRAFFIC COUNTS:

- I-75 - 114,110 VPD
- Cincinnati-Dayton Road - 22,960 VPD







**HIGHLANDS  
RETAIL CENTER I  
2,063 SF AVAILABLE**

**HIGHLANDS FITNESS  
8,535 SF AVAILABLE**

**HIGHLANDS  
RETAIL CENTER II  
2,015 SF AVAILABLE**

Cincinnati Dayton Road

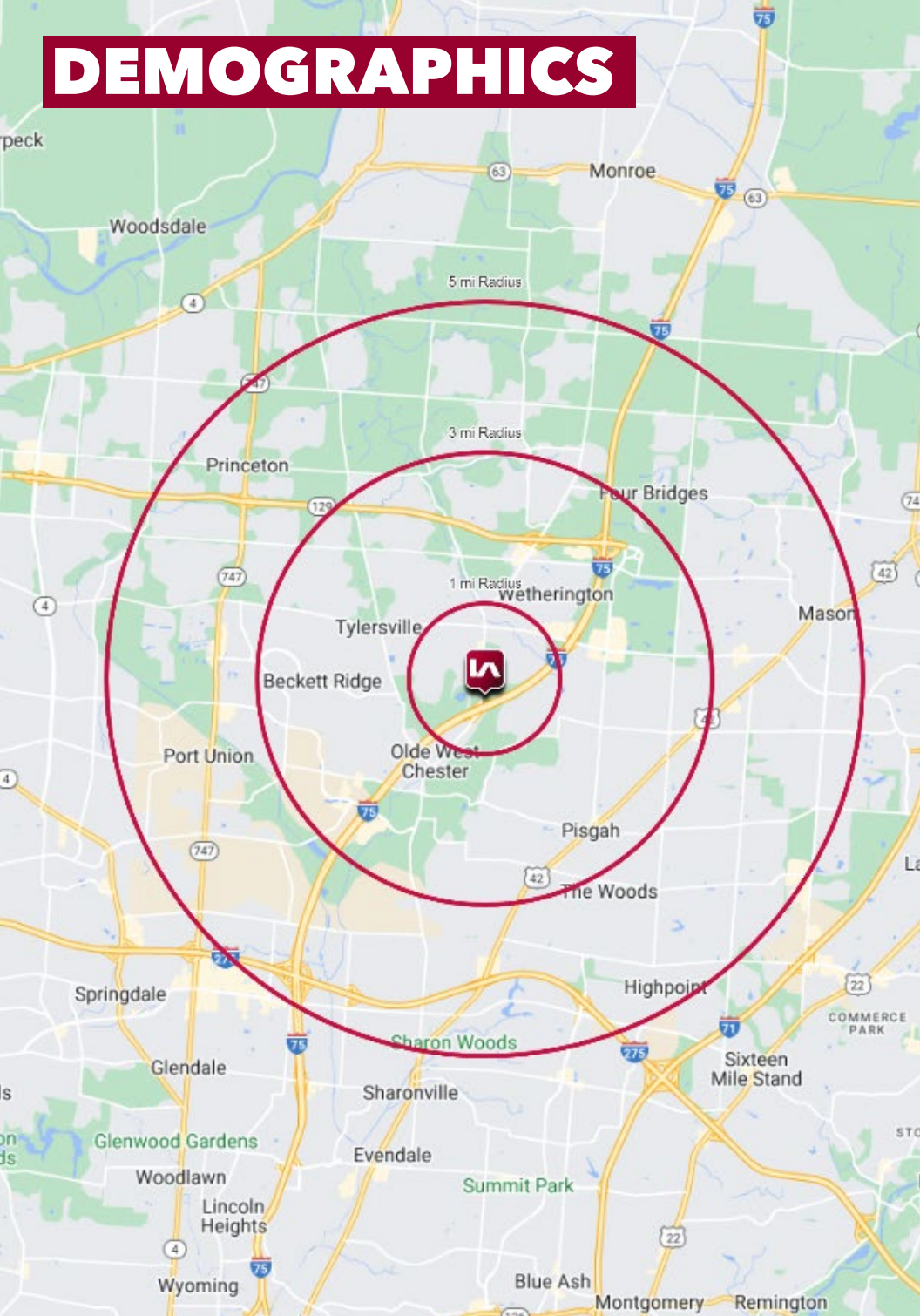


**HIGHWAY  
SIGNAGE**

**142,166 VPD**



# DEMOGRAPHICS



	1 MI RADIUS	3 MI RADIUS	5 MI RADIUS
<b>POPULATION</b>			
2024 Estimated Population	8,184	55,589	145,824
2029 Projected Population	8,738	57,108	149,664
2020 Census Population	7,804	56,856	146,505
2010 Census Population	7,825	53,706	133,380
Projected Annual Growth 2024 to 2029	1.4%	0.5%	0.5%
Historical Annual Growth 2010 to 2024	0.3%	0.3%	0.7%
<b>HOUSEHOLDS</b>			
2024 Estimated Households	3,367	21,028	53,695
2029 Projected Households	3,661	21,984	55,838
2020 Census Households	2,950	20,439	51,928
2010 Census Households	2,868	18,847	46,747
Projected Annual Growth 2024 to 2029	1.7%	0.9%	0.8%
Historical Annual Growth 2010 to 2024	1.2%	0.8%	1.1%
<b>AGE</b>			
2024 Est. Population Under 10 Years	13.1%	12.5%	12.6%
2024 Est. Population 10 to 19 Years	12.4%	13.2%	14.4%
2024 Est. Population 20 to 29 Years	16.0%	11.4%	11.2%
2024 Est. Population 30 to 44 Years	19.8%	19.0%	20.1%
2024 Est. Population 45 to 59 Years	17.8%	19.9%	20.6%
2024 Est. Population 60 to 74 Years	15.2%	17.5%	15.2%
2024 Est. Population 75 Years or Over	5.7%	6.5%	5.9%
2024 Est. Median Age	36.1	39.8	38.8
<b>MARITAL STATUS &amp; GENDER</b>			
2024 Est. Male Population	50.4%	49.8%	49.7%
2024 Est. Female Population	49.6%	50.2%	50.3%
2024 Est. Never Married	31.2%	27.8%	27.2%
2024 Est. Now Married	50.9%	56.6%	56.4%
2024 Est. Separated or Divorced	12.6%	10.3%	10.8%
2024 Est. Widowed	5.3%	5.3%	5.5%
<b>INCOME</b>			
2024 Est. HH Income \$200,000 or More	9.0%	17.9%	20.7%
2024 Est. HH Income \$150,000 to \$199,999	10.6%	14.7%	14.6%
2024 Est. HH Income \$100,000 to \$149,999	26.9%	22.9%	20.0%
2024 Est. HH Income \$75,000 to \$99,999	17.9%	16.2%	15.5%
2024 Est. HH Income \$50,000 to \$74,999	16.2%	12.1%	11.5%
2024 Est. HH Income \$35,000 to \$49,999	8.1%	6.4%	6.5%
2024 Est. HH Income \$25,000 to \$34,999	6.7%	3.4%	4.2%
2024 Est. HH Income \$15,000 to \$24,999	1.8%	2.8%	3.2%
2024 Est. HH Income Under \$15,000	2.8%	3.6%	3.9%
2024 Est. Average Household Income	\$116,570	\$147,224	\$155,232
2024 Est. Median Household Income	\$101,992	\$118,127	\$120,427
2024 Est. Per Capita Income	\$47,961	\$55,722	\$57,216
2024 Est. Total Businesses	345	2,330	6,147
2024 Est. Total Employees	2,109	26,814	85,553