

RETAIL SPACE FOR LEASE

LANDEN SQUARE

2902 - 2916 W US Highway 22, Maineville, OH 45039



Dean Misleh
dmisleh@lee-associates.com
C 513.543.9710

TC Bartoszek
tc@lee-associates.com
C 513.535.0563

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

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FOR LEASE:

100	3,587 SF	\$20.00 PSF NNN
110	1,200 SF	\$20.00 PSF NNN
120	600 SF	\$20.00 PSF NNN
380	2,393 SF	\$20.00 PSF NNN

+ \$6.58 OPEX PSF

PROPERTY HIGHLIGHTS:

- Kroger anchored shopping center
- Internet resistant tenant base
- Located in close proximity to popular Fields Ertel and Deerfield Twp. retail corridors
- Less than 3 miles to I-71 and Kings Island
- Excellent demographics
- Highly accessible
- Traffic Light Access via Landen Drive

TRAFFIC COUNTS:

- US Highway 22 – 24,394 VPD



RETAIL SPACE FOR LEASE

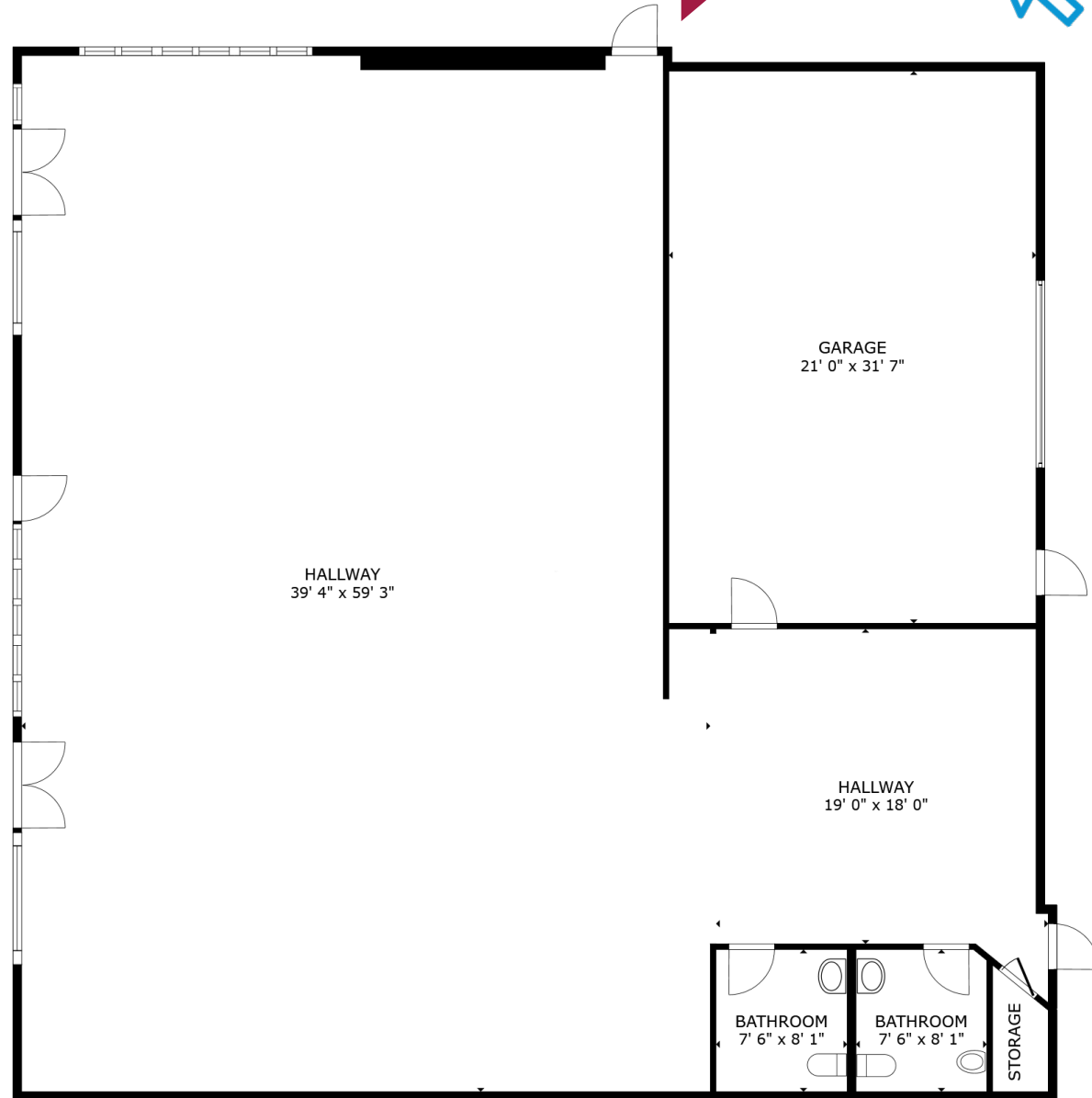
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SUITE 100: 3,587 SF (Endcap)
PRICING: \$20.00 PSF +
NNN (\$6.58 PSF OPEX)



VIRTUAL TOUR



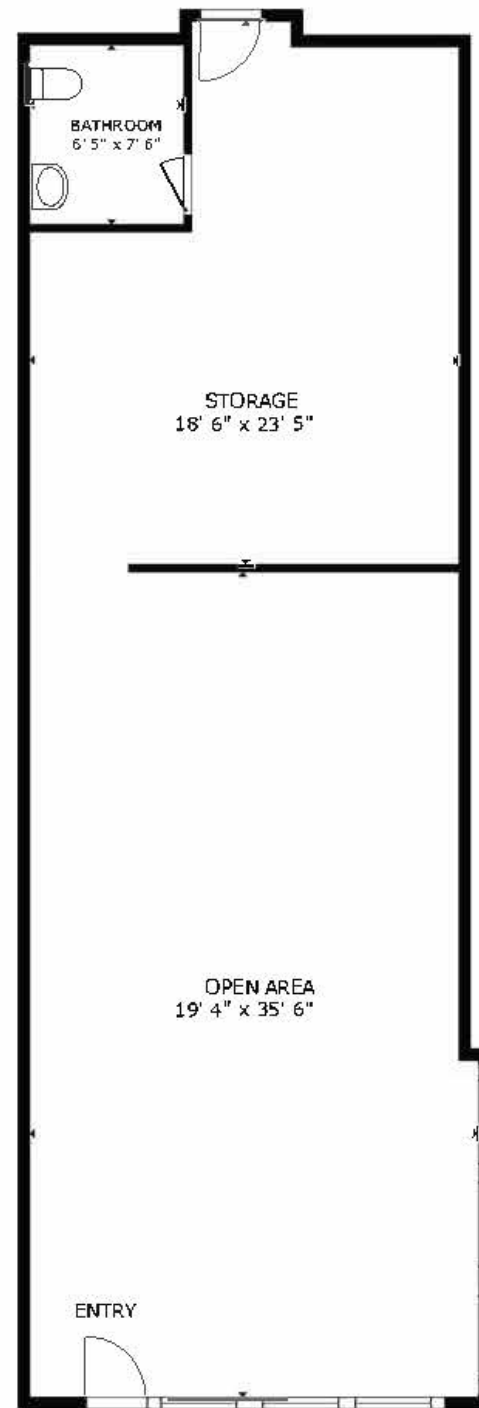
RETAIL SPACE FOR LEASE

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SUITE 110: 1,200 SF (Inline)

PRICING: \$20.00 PSF +
NNN (\$6.58 PSF OPEX)



LANDEN SQUARE



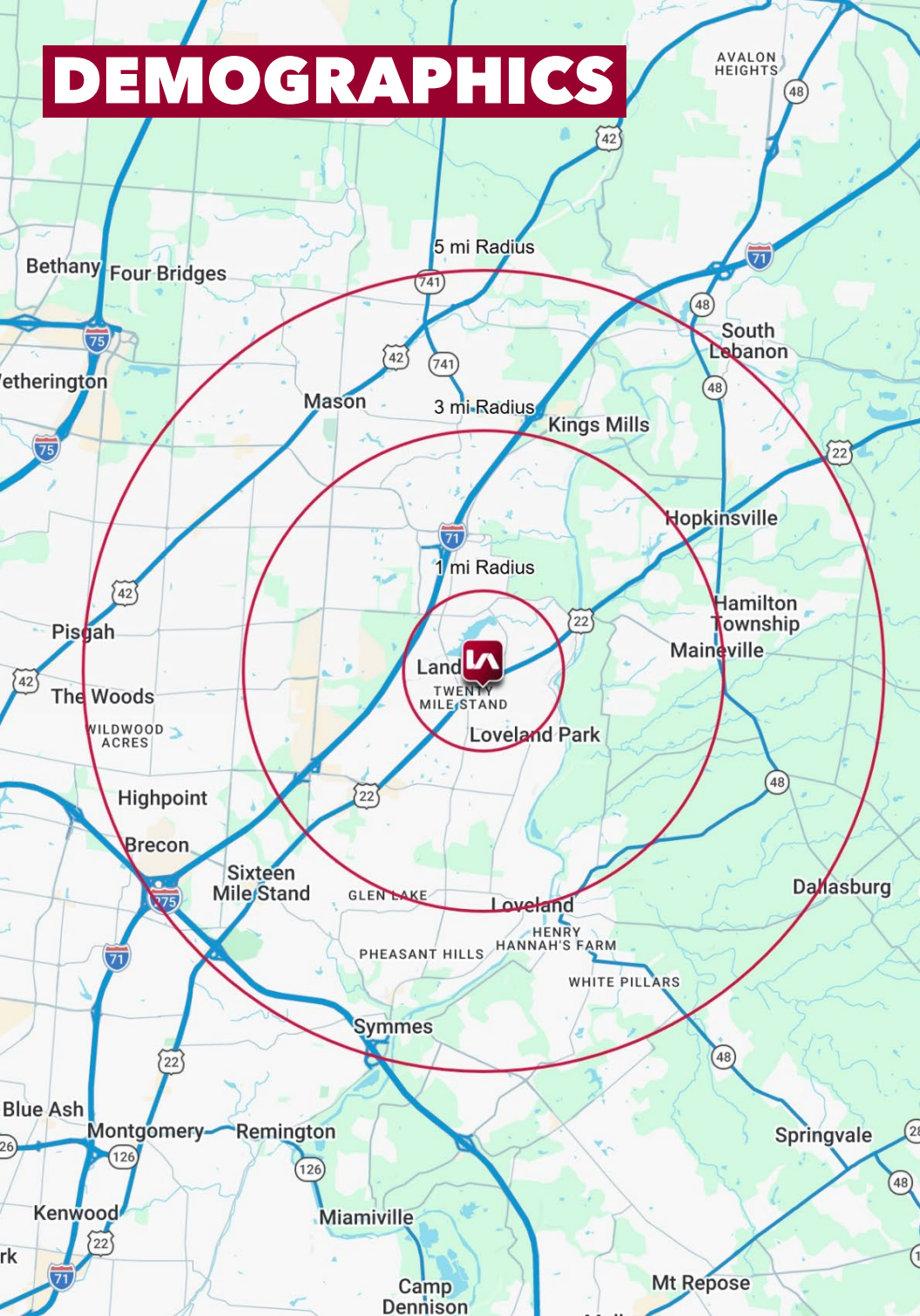
SUITE	TENANT LIST	SF
100	AVAILABLE	3,587
110	AVAILABLE	1,200
120	AVAILABLE	600
130	Optimize Eyebrow	597
200	Leon's Grill	3,982
300	Our Place	4,843
310	Hear Again America	1,200

SUITE	TENANT LIST	SF
325	1800CPAP	9,980
350	Pup Palace	4,758
380	AVAILABLE	2,393
390	Rejuv & Renew Spa	1,183
400	Another Nine	3,200
420	Showbiz Dance	3,200
430	Hi Sushi & Grill	1,600

SUITE	TENANT LIST	SF
450	Baza Barbershop	1,613
460	Wynn Nails	2,845
470	Cheburek uz	1,262
480	AirTech	1,500
500	Tanya's Alterations	925
510	Allstate	960
540	YMCA	16,761



DEMOGRAPHICS



	1 MI RADIUS	3 MI RADIUS	5 MI RADIUS
POPULATION			
2026 Estimated Population	8,634	55,684	143,002
2031 Projected Population	8,584	56,064	143,962
2020 Census Population	8,809	53,555	138,768
2010 Census Population	8,382	47,903	123,360
Projected Annual Growth 2026 to 2031	-0.1%	0.1%	0.1%
Historical Annual Growth 2010 to 2026	0.2%	1.0%	1.0%
HOUSEHOLDS			
2026 Estimated Households	3,561	22,816	55,398
2031 Projected Households	3,613	23,262	56,423
2020 Census Households	3,524	21,264	52,452
2010 Census Households	3,381	18,929	46,279
Projected Annual Growth 2026 to 2031	0.3%	0.4%	0.4%
Historical Annual Growth 2010 to 2026	0.3%	1.3%	1.2%
AGE			
2026 Est. Population Under 10 Years	11.9%	12.2%	12.4%
2026 Est. Population 10 to 19 Years	12.6%	12.9%	13.8%
2026 Est. Population 20 to 29 Years	11.6%	10.6%	10.4%
2026 Est. Population 30 to 44 Years	21.8%	21.8%	21.4%
2026 Est. Population 45 to 59 Years	18.7%	18.9%	19.6%
2026 Est. Population 60 to 74 Years	17.6%	16.1%	15.9%
2026 Est. Population 75 Years or Over	5.8%	7.5%	6.6%
2026 Est. Median Age	38.9	39.5	39.2
MARITAL STATUS & GENDER			
2026 Est. Male Population	49.4%	49.2%	49.5%
2026 Est. Female Population	50.6%	50.8%	50.5%
2026 Est. Never Married	24.2%	27.5%	26.9%
2026 Est. Now Married	57.0%	55.9%	58.2%
2026 Est. Separated or Divorced	12.8%	11.5%	10.4%
2026 Est. Widowed	5.9%	5.1%	4.5%
INCOME			
2026 Est. HH Income \$200,000 or More	20.2%	23.8%	25.5%
2026 Est. HH Income \$150,000 to \$199,999	16.9%	13.7%	13.8%
2026 Est. HH Income \$100,000 to \$149,999	23.1%	20.6%	21.7%
2026 Est. HH Income \$75,000 to \$99,999	14.4%	14.2%	12.4%
2026 Est. HH Income \$50,000 to \$74,999	10.5%	12.0%	11.6%
2026 Est. HH Income \$35,000 to \$49,999	4.6%	5.4%	5.5%
2026 Est. HH Income \$25,000 to \$34,999	4.3%	4.2%	3.3%
2026 Est. HH Income \$15,000 to \$24,999	1.7%	2.6%	2.3%
2026 Est. HH Income Under \$15,000	4.3%	3.4%	3.9%
2026 Est. Average Household Income	\$156,485	\$180,490	\$176,549
2026 Est. Median Household Income	\$126,057	\$122,989	\$130,666
2026 Est. Per Capita Income	\$64,557	\$74,006	\$68,440
2026 Est. Total Businesses	242	2,109	4,792
2026 Est. Total Employees	1,357	57,130	101,012