

Retail For Lease

Miami Towne Center Loveland, OH



FEATURES

- **New strip center located in fast growing Miami Township.**
- Positioned at strong retail corner with new Kroger supermarket, Walgreens, United Dairy Farmers, Fifth Third Bank, Huntington Bank and PNC Bank.
- Strong demographics
- Growing population
- Join El Picante Mexican Restaurant, Traci's Sports Bar, Sun Cutz Hair, Concord Cleaners, Subway and Timmy's Wok
- 1,200 SF at \$14.00 PSF NNN (\$4.50), \$1850/month
- 2,030 SF at \$13.00 PSF NNN (\$4.50), \$2960/month
- 3,040 SF (former Fitness Express) at \$12.00 PSF NNN (4.50), \$4180/month

LOCATION

Miami Towne Center
784 Loveland-Miamiville Road
Loveland, Ohio 45140

Demographics:

	<u>1-Mile</u>	<u>3-Mile</u>	<u>5-Mile</u>
Total Population:	3,472	37,761	93,992
Total Households:	1,162	13,500	34,878
Avg. HH Income:	\$139,336	\$112,704	\$102,411

Traffic Counts:

Branch Hill-Guinea Pike SE of Loveland-Miamiville Rd = 12,114 ADT 2004
 Loveland-Miamiville Rd SW of Branch Hill-Guinea Pike = 7,628 AD T 2004

CONTACT

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513/769-2514

Owner/Agent



COMMERCIAL REAL ESTATE SERVICES

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9912 Carver Road, Sycamore Office Park, Suite 100, Cincinnati, Ohio 45242



SITE



Data SIO, NOAA, U.S. Navy, NGA, GEBCO
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Miame Towne Center



FOR MORE INFORMATION, CONTACT:

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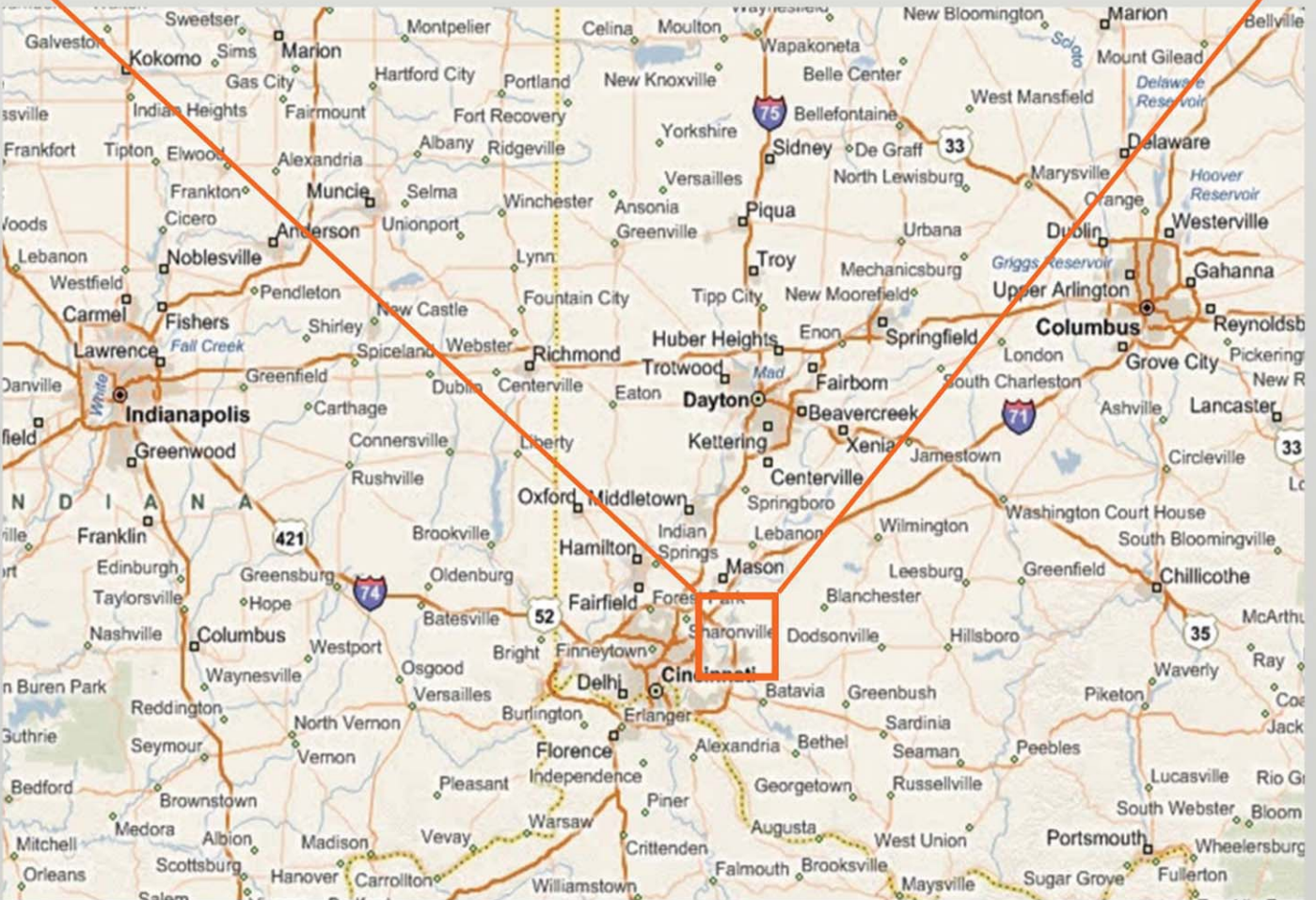
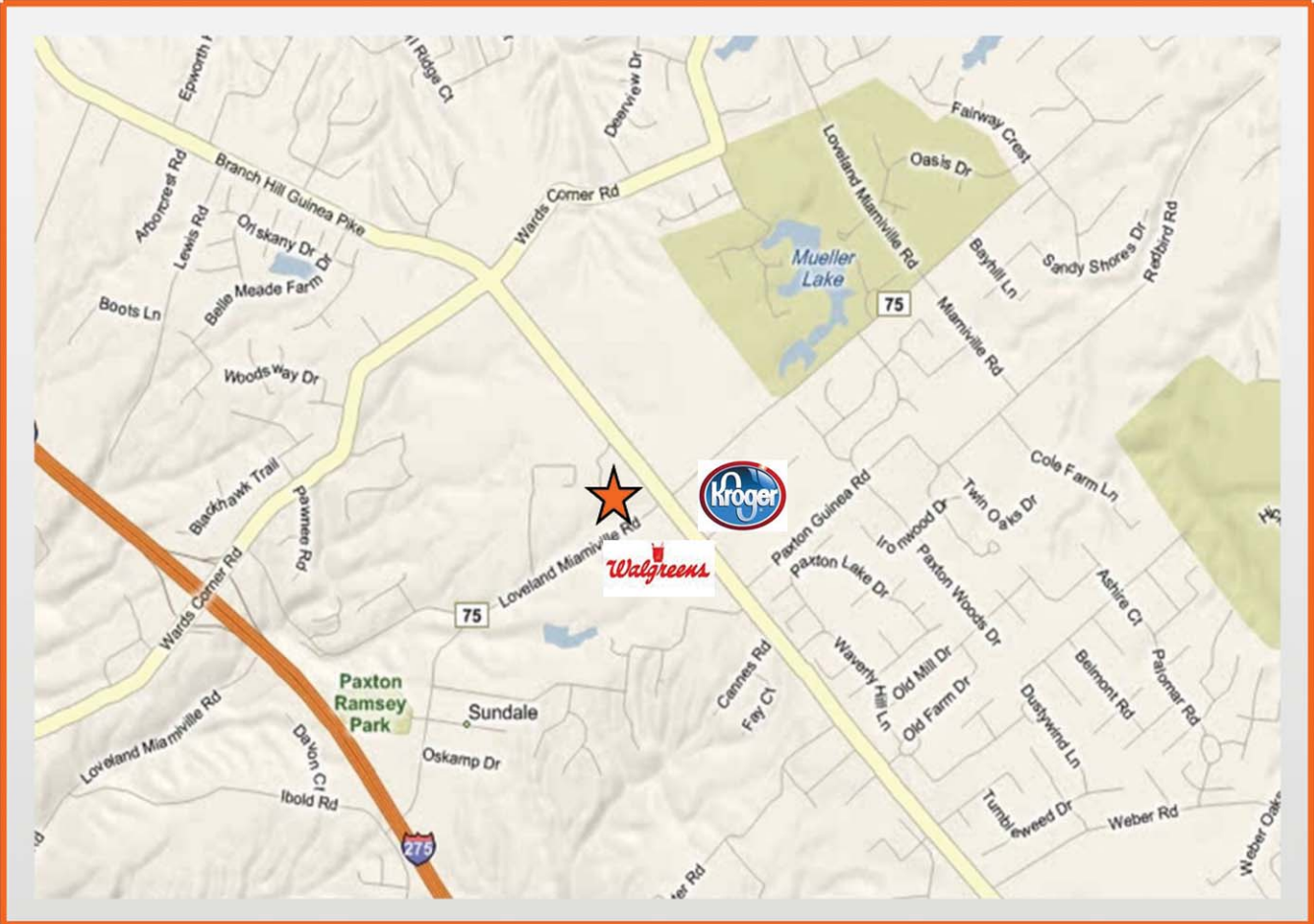
FAX 513-769-2512

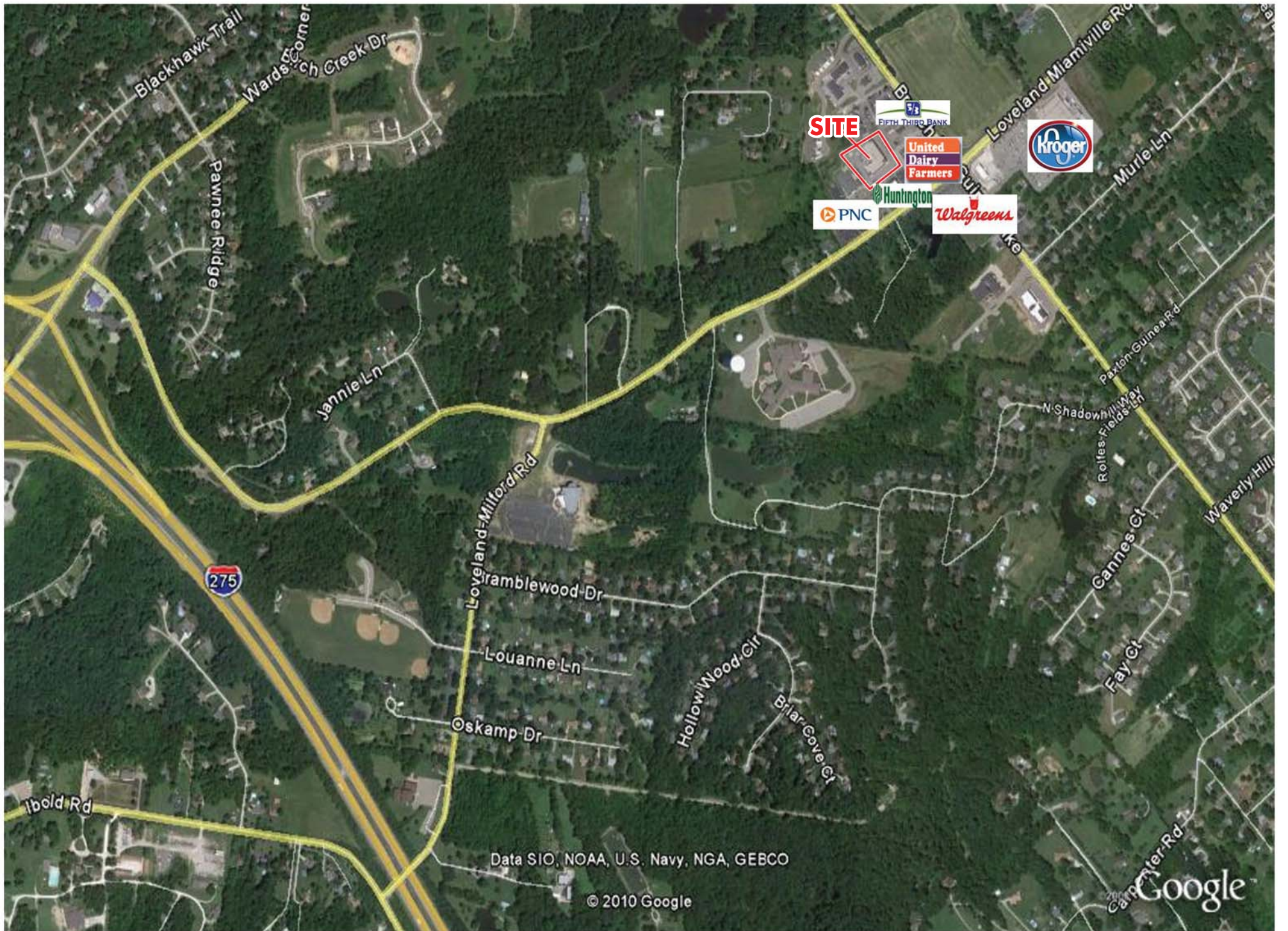
9912 Carver Road

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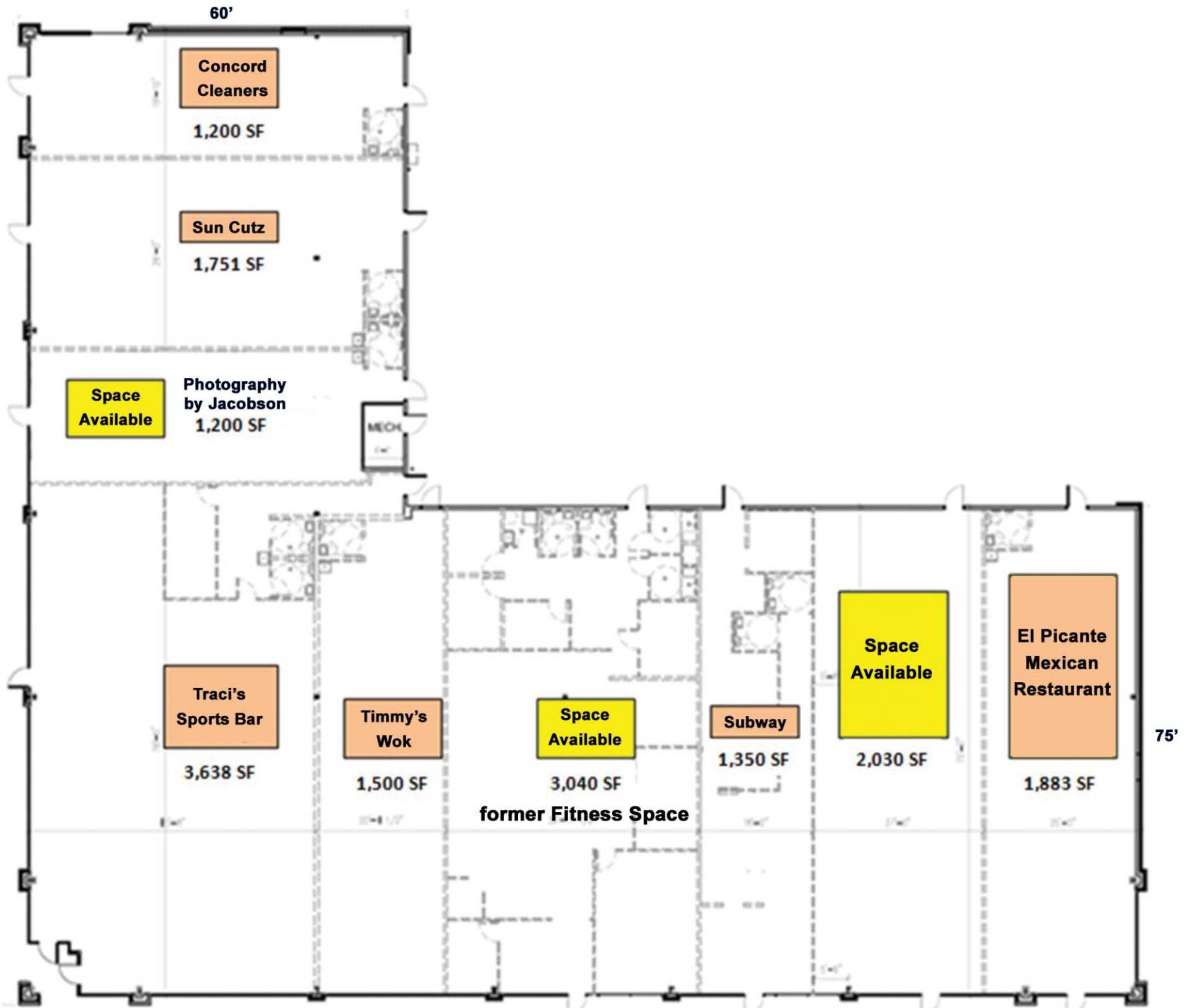




Data SIO, NOAA, U.S. Navy, NGA, GEBCO

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784 Loveland Miamiville Rd, Loveland, OH,
45140

Site Type: Ring

Radius: 1 Miles

Radius: 3 Miles

Radius: 5 Miles

2009 Population

	Radius: 1 Miles	Radius: 3 Miles	Radius: 5 Miles
Total Population	3,472	37,761	93,992
Male Population	49.2%	49.2%	48.9%
Female Population	50.8%	50.8%	51.1%
Median Age	38.2	37.9	38.0

2009 Income

	Radius: 1 Miles	Radius: 3 Miles	Radius: 5 Miles
Median HH Income	\$126,420	\$87,717	\$77,929
Per Capita Income	\$45,955	\$40,540	\$38,143
Average HH Income	\$139,336	\$112,704	\$102,411

2009 Households

	Radius: 1 Miles	Radius: 3 Miles	Radius: 5 Miles
Total Households	1,162	13,500	34,878
Average Household Size	2.93	2.77	2.67

2009 Housing

	Radius: 1 Miles	Radius: 3 Miles	Radius: 5 Miles
Owner Occupied Housing Units	92.5%	79.8%	73.9%
Renter Occupied Housing Units	4.4%	15.5%	20.4%
Vacant Housing Units	3.1%	4.6%	5.7%

Population

	Radius: 1 Miles	Radius: 3 Miles	Radius: 5 Miles
1990 Population	1,817	25,111	68,302
2000 Population	3,061	32,944	84,075
2009 Population	3,472	37,761	93,992
2014 Population	3,846	40,016	98,865
1990-2000 Annual Rate	5.35%	2.75%	2.1%
2000-2009 Annual Rate	1.37%	1.49%	1.21%
2009-2014 Annual Rate	2.07%	1.17%	1.02%

In the identified market area, the current year population is 93,992. In 2000, the Census count in the market area was 84,075. The rate of change since 2000 was 1.21 percent annually. The five-year projection for the population in the market area is 98,865, representing a change of 1.02 percent annually from 2009 to 2014. Currently, the population is 48.9 percent male and 51.1 percent female.

Households

	Radius: 1 Miles	Radius: 3 Miles	Radius: 5 Miles
1990 Households	578	8,532	24,022
2000 Households	1,022	11,613	30,737
2009 Households	1,162	13,500	34,878
2014 Households	1,298	14,386	36,902
1990-2000 Annual Rate	5.86%	3.13%	2.5%
2000-2009 Annual Rate	1.4%	1.64%	1.38%
2009-2014 Annual Rate	2.24%	1.28%	1.13%

The household count in this market area has changed from 30,737 in 2000 to 34,878 in the current year, a change of 1.38 percent annually. The five-year projection of households is 36,902, a change of 1.13 percent annually from the current year total. Average household size is currently 2.67, compared to 2.71 in the year 2000. The number of families in the current year is 25,823 in the market area.

Housing

Currently, 73.9 percent of the 36,974 housing units in the market area are owner occupied; 20.4 percent, renter occupied; and 5.7 percent are vacant. In 2000, there were 31,863 housing units—76.8 percent owner occupied, 19.6 percent renter occupied and 3.6 percent vacant. The rate of change in housing units since 2000 is 1.62 percent. Median home value in the market area is \$167,852, compared to a median home value of \$162,279 for the U.S. In five years, median home value is projected to change by 0.71 percent annually to \$173,867. From 2000 to the current year, median home value changed by 1.49 percent annually.

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. ESRI forecasts for 2009 and 2014. ESRI converted 1990 Census data into 2000 geography.



784 Loveland Miamiville Rd, Loveland, OH,
45140

Site Type: Ring

	Radius: 1 Miles	Radius: 3 Miles	Radius: 5 Miles
Median Household Income			
1990 Median HH Income	\$58,803	\$41,059	\$40,795
2000 Median HH Income	\$85,026	\$67,290	\$61,036
2009 Median HH Income	\$126,420	\$87,717	\$77,929
2014 Median HH Income	\$126,583	\$89,350	\$80,173
1990-2000 Annual Rate	3.76%	5.06%	4.11%
2000-2009 Annual Rate	4.38%	2.91%	2.68%
2009-2014 Annual Rate	0.03%	0.37%	0.57%
Per Capita Income			
1990 Per Capita Income	\$20,127	\$17,200	\$19,135
2000 Per Capita Income	\$32,593	\$30,123	\$30,562
2009 Per Capita Income	\$45,955	\$40,540	\$38,143
2014 Per Capita Income	\$47,352	\$42,201	\$39,743
1990-2000 Annual Rate	4.94%	5.76%	4.79%
2000-2009 Annual Rate	3.78%	3.26%	2.42%
2009-2014 Annual Rate	0.6%	0.81%	0.83%
Average Household Income			
1990 Average Household Income	\$66,026	\$50,109	\$54,103
2000 Average Household Income	\$100,279	\$83,825	\$83,068
2009 Average HH Income	\$139,336	\$112,704	\$102,411
2014 Average HH Income	\$142,717	\$116,684	\$106,095
1990-2000 Annual Rate	4.27%	5.28%	4.38%
2000-2009 Annual Rate	3.62%	3.25%	2.29%
2009-2014 Annual Rate	0.48%	0.7%	0.71%

Households by Income

Current median household income is \$77,929 in the market area, compared to \$54,719 for all U.S. households. Median household income is projected to be \$80,173 in five years. In 2000, median household income was \$61,036, compared to \$40,795 in 1990.

Current average household income is \$102,411 in this market area, compared to \$71,437 for all U.S. households. Average household income is projected to be \$106,095 in five years. In 2000, average household income was \$83,068, compared to \$54,103 in 1990.

Current per capita income is \$38,143 in the market area, compared to the U.S. per capita income of \$27,277. The per capita income is projected to be \$39,743 in five years. In 2000, the per capita income was \$30,562, compared to \$19,135 in 1990.

Population by Employment

Total Businesses	51	1,097	3,003
Total Employees	255	11,875	35,295

Currently, 92.7 percent of the civilian labor force in the identified market area is employed and 7.3 percent are unemployed. In comparison, 89.4 percent of the U.S. civilian labor force is employed, and 10.6 percent are unemployed. In five years the rate of employment in the market area will be 95.2 percent of the civilian labor force, and unemployment will be 4.8 percent. The percentage of the U.S. civilian labor force that will be employed in five years is 92.9 percent, and 7.1 percent will be unemployed. In 2000, 69.8 percent of the population aged 16 years or older in the market area participated in the labor force, and 0.0 percent were in the Armed Forces.

In the current year, the occupational distribution of the employed population is:

- 72.1 percent in white collar jobs (compared to 61.5 percent of U.S. employment)
- 13.0 percent in service jobs (compared to 17.1 percent of U.S. employment)
- 15.0 percent in blue collar jobs (compared to 21.4 percent of U.S. employment)

In 2000, 86.4 percent of the market area population drove alone to work, and 4.0 percent worked at home. The average travel time to work in 2000 was 25.2 minutes in the market area, compared to the U.S. average of 25.5 minutes.

Population by Education

In 2009, the educational attainment of the population aged 25 years or older in the market area was distributed as follows:

- 9.3 percent had not earned a high school diploma (16.2 percent in the U.S.)
- 25.6 percent were high school graduates only (29.8 percent in the U.S.)
- 7.4 percent had completed an Associate degree (7.2 percent in the U.S.)
- 25.1 percent had a Bachelor's degree (17.0 percent in the U.S.)
- 15.0 percent had earned a Master's/Professional/Doctorate Degree (9.8 percent in the U.S.)