

Retail Space For Lease

Wards Crossing



FEATURES

- **3,015 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 coming soon.**
- 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, and Welling LLC.

LOCATION

Wards Crossing
471 Wards Corner Road
Loveland, OH 45140

<u>Demographics:</u>	<u>1 mile</u>	<u>3 mile</u>	<u>5 mile</u>
Population:	2,430	35,354	111,680
Households:	874	12,980	42,231
Avg. HH Income:	\$145,615	\$125,936	\$114,478

Traffic Count:

Wards Corner Road at Loveland Miamiville Road = 14,039 2018

CONTACT

Karen Duesing

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

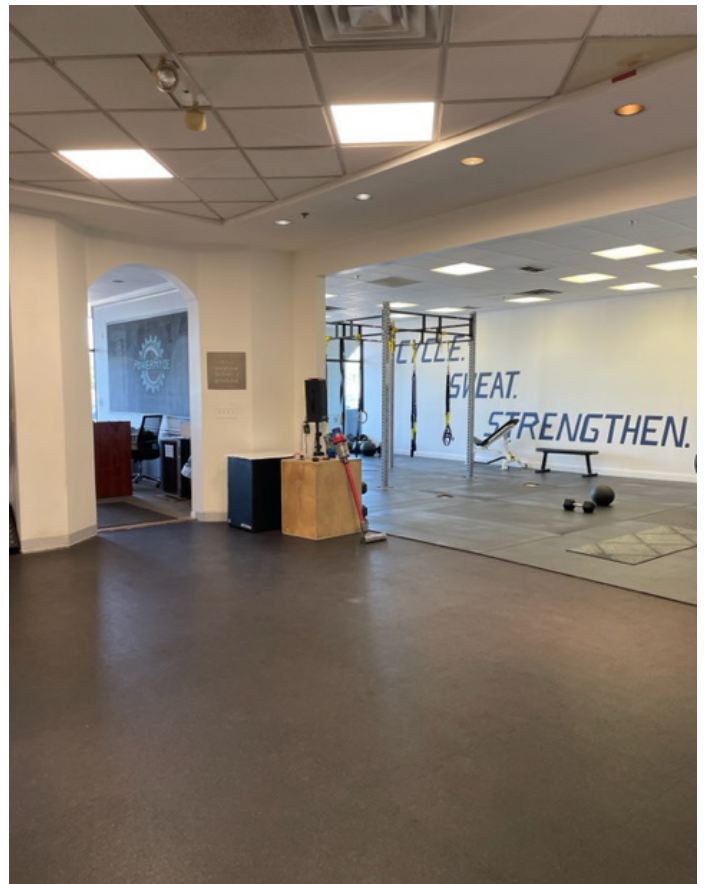
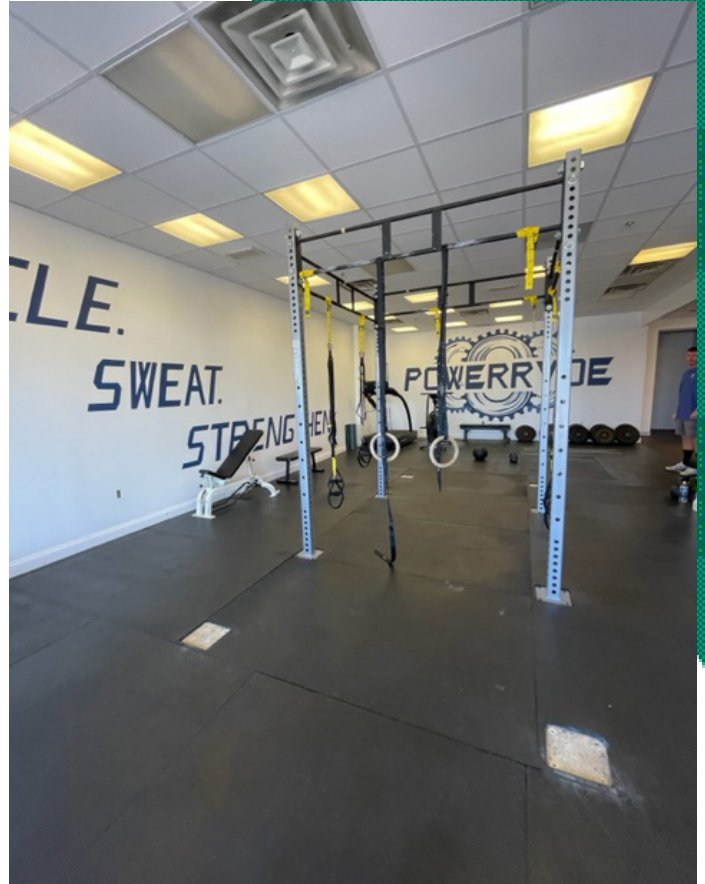


COMMERCIAL REAL ESTATE SERVICES

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

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

Wards Crossing



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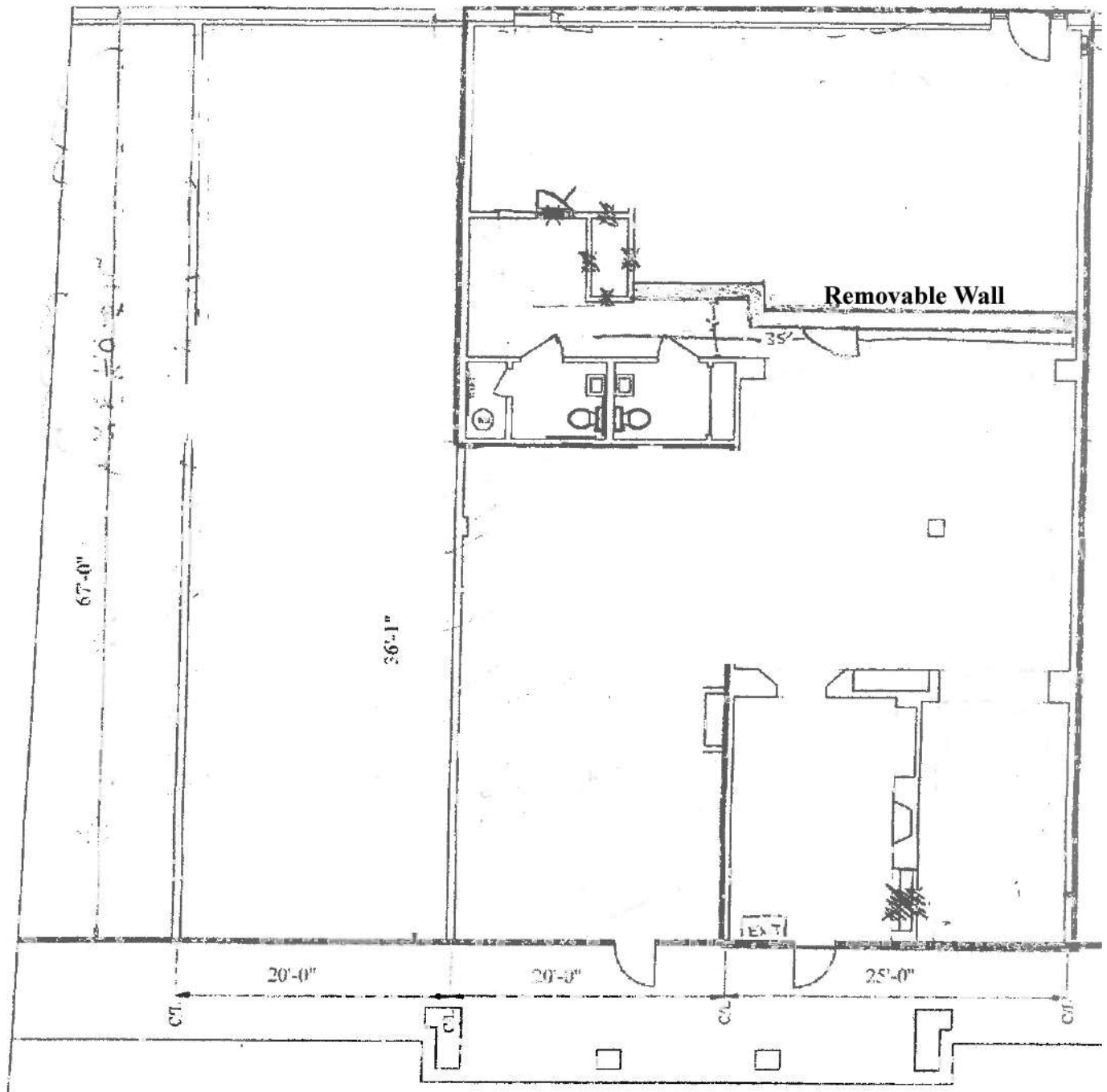
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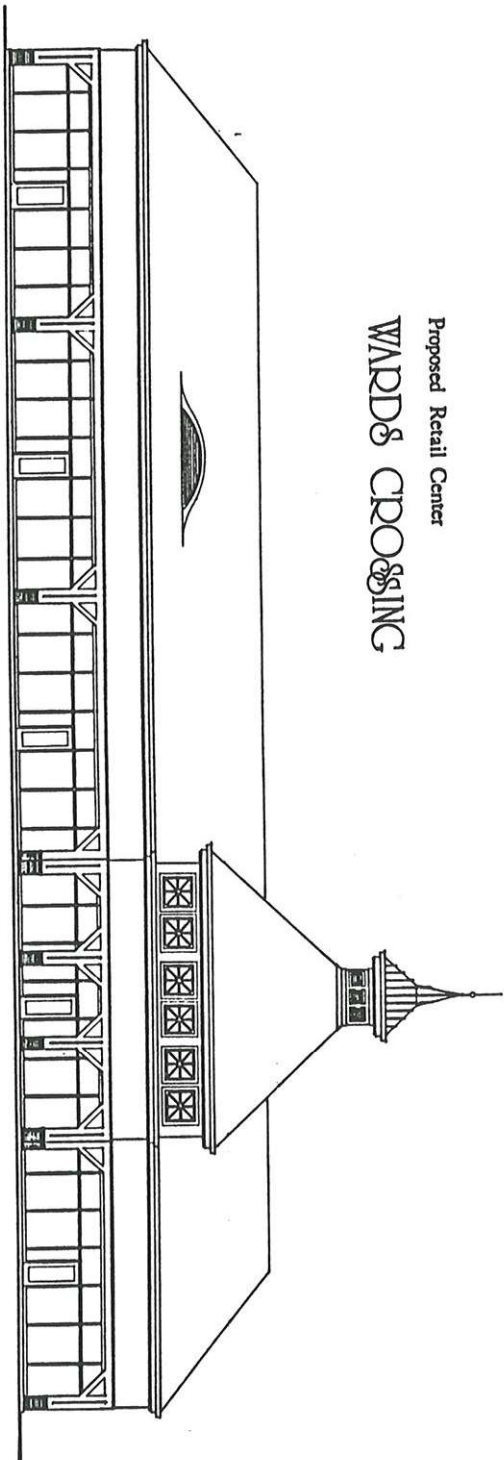
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3,015 SF Available



FRONT ELEVATION

SCALE 0 5' 15' 30'

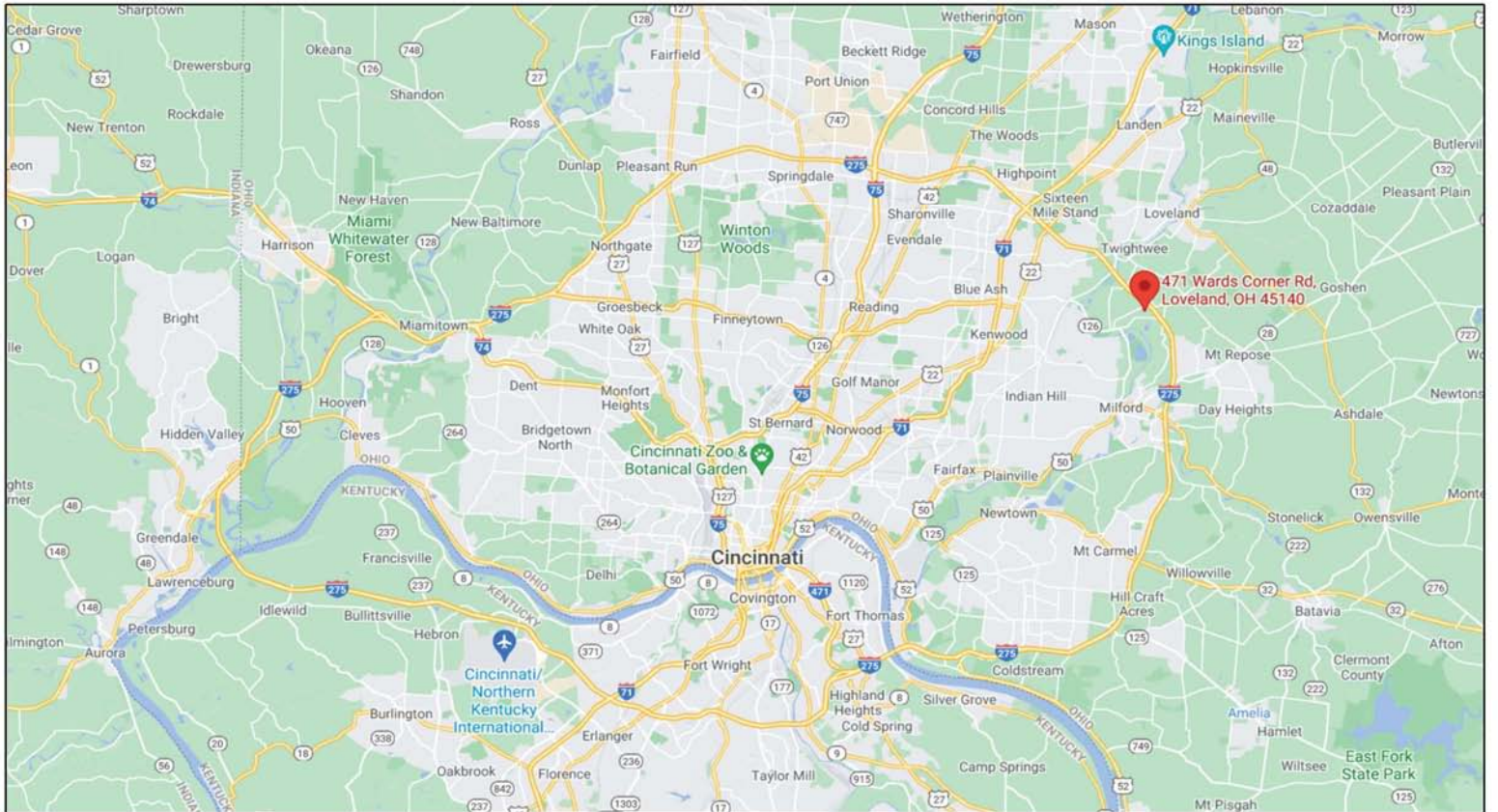
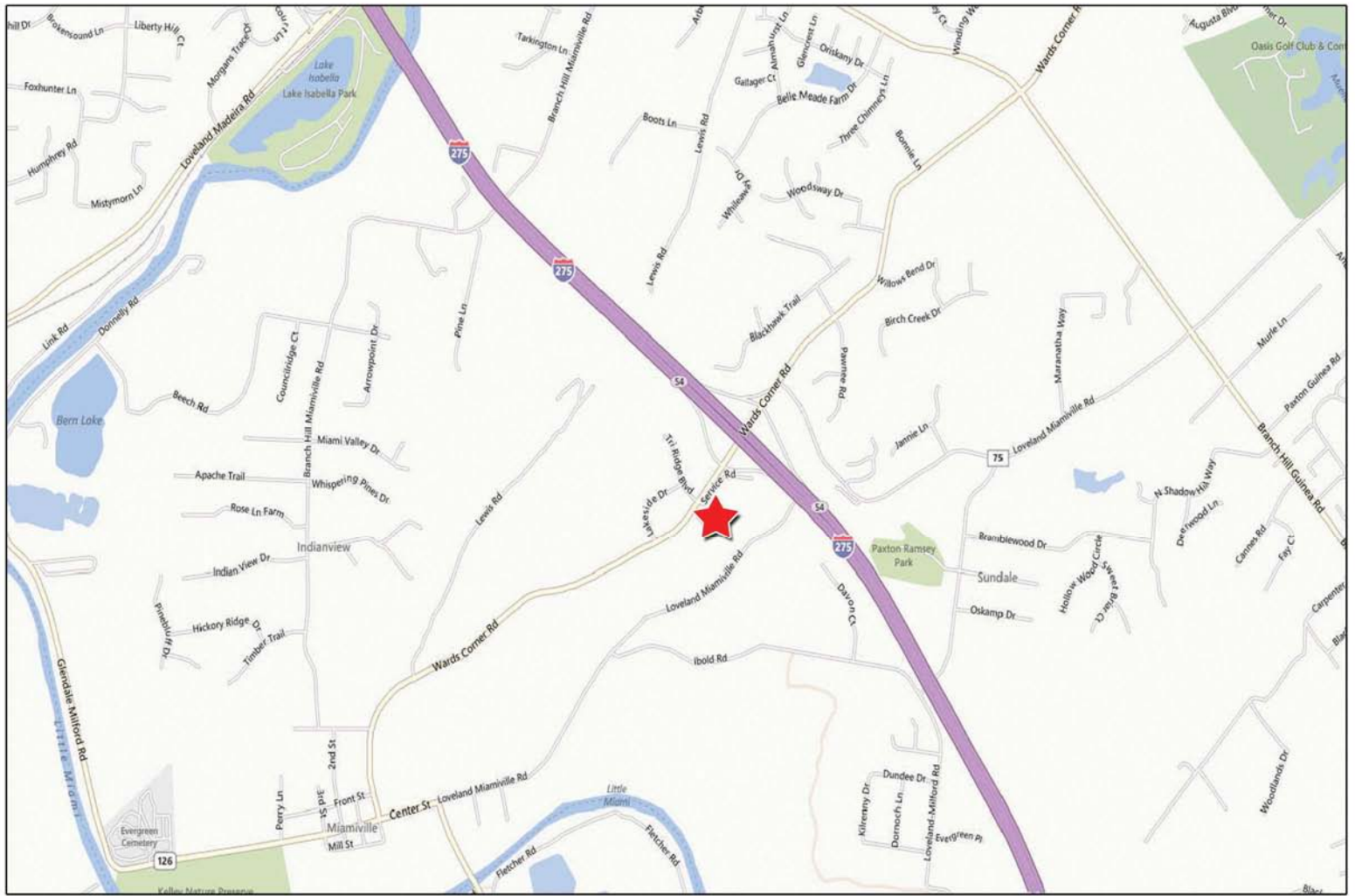


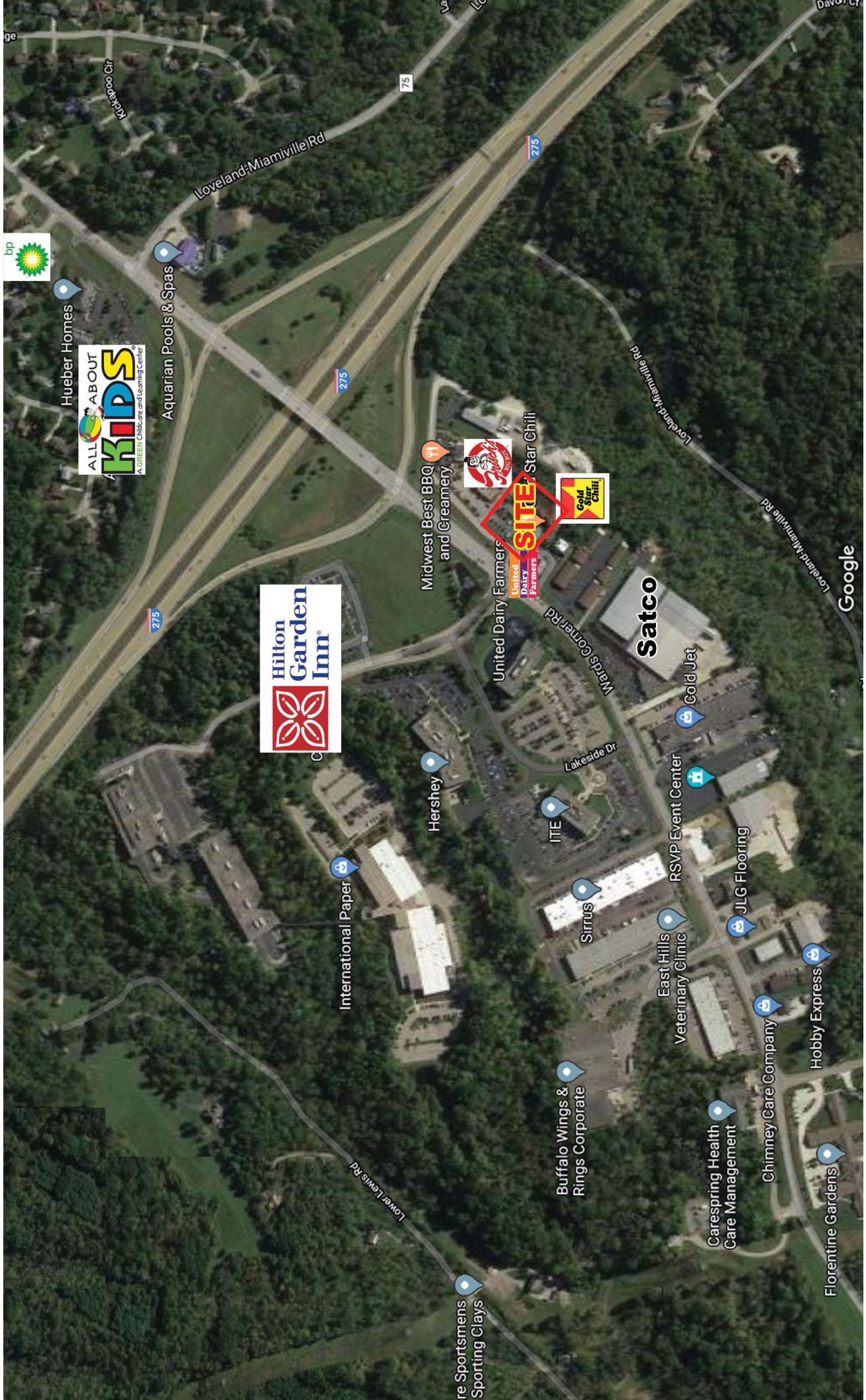
Proposed Retail Center
WARD'S CROSSING

FLOOR PLAN

SCALE 0 5' 15' 30'







Hueber Homes



Aquarian Pools & Spas



International Paper

Hershey

Midwest Best BBQ and Creamery



Star Chili



United Dairy Farmers



Satco

Wards Corner Rd

Lakeside Dr

Sirrus

Buffalo Wings & Rings Corporate

East Hills Veterinary Clinic

RSVP Event Center

Cold Jet

Carespring Health Care Management

Chimney Care Company

Hobby Express

Florentine Gardens

re Sportsmens Sporting Clays

Google

Demographic Summary Report

Wards Crossing

471 Wards Corner Rd, Loveland, OH 45140

Building Type: General Retail

Secondary: -

GLA: 11,859 SF

Year Built: 1990

Total Available: 3,685 SF

% Leased: 80.23%

Rent/SF/Yr: \$1400



Radius	1 Mile		3 Mile		5 Mile	
Population						
2026 Projection	2,231		33,398		110,305	
2021 Estimate	2,178		32,854		108,554	
2010 Census	2,042		31,702		104,040	
Growth 2021 - 2026	2.43%		1.66%		1.61%	
Growth 2010 - 2021	6.66%		3.63%		4.34%	
2021 Population by Hispanic Origin	51		931		3,072	
2021 Population	2,178		32,854		108,554	
White	2,055	94.35%	30,436	92.64%	98,049	90.32%
Black	33	1.52%	718	2.19%	2,937	2.71%
Am. Indian & Alaskan	2	0.09%	50	0.15%	142	0.13%
Asian	45	2.07%	1,087	3.31%	5,425	5.00%
Hawaiian & Pacific Island	2	0.09%	11	0.03%	51	0.05%
Other	41	1.88%	551	1.68%	1,950	1.80%
U.S. Armed Forces	0		12		13	
Households						
2026 Projection	784		12,091		41,728	
2021 Estimate	767		11,898		41,040	
2010 Census	732		11,527		39,311	
Growth 2021 - 2026	2.22%		1.62%		1.68%	
Growth 2010 - 2021	4.78%		3.22%		4.40%	
Owner Occupied	722	94.13%	9,812	82.47%	32,012	78.00%
Renter Occupied	46	6.00%	2,086	17.53%	9,028	22.00%
2021 Households by HH Income	767		11,900		41,040	
Income: <\$25,000	34	4.43%	970	8.15%	3,983	9.71%
Income: \$25,000 - \$50,000	69	9.00%	1,520	12.77%	5,644	13.75%
Income: \$50,000 - \$75,000	64	8.34%	1,394	11.71%	5,634	13.73%
Income: \$75,000 - \$100,000	75	9.78%	1,108	9.31%	4,233	10.31%
Income: \$100,000 - \$125,000	78	10.17%	1,078	9.06%	4,526	11.03%
Income: \$125,000 - \$150,000	95	12.39%	1,085	9.12%	3,619	8.82%
Income: \$150,000 - \$200,000	158	20.60%	1,837	15.44%	5,261	12.82%
Income: \$200,000+	194	25.29%	2,908	24.44%	8,140	19.83%
2021 Avg Household Income	\$160,995		\$146,969		\$132,674	
2021 Med Household Income	\$141,710		\$122,216		\$105,667	



The Following Information Has Been Prepared By The Everest Group
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6/1/2021