

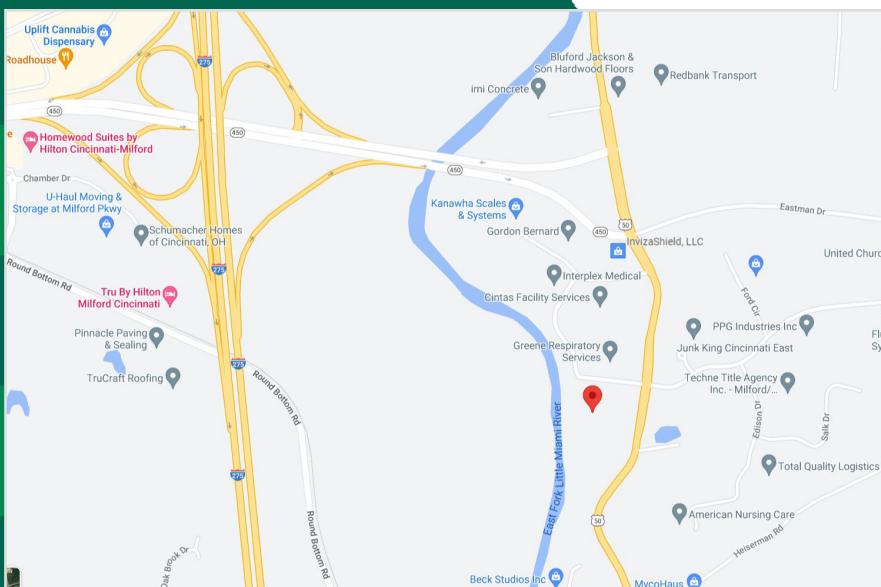
Office/Office Flex For Lease

TechneCenter at Park 50
Milford, OH



FEATURES:

- 3,982 +/- SF
- Well-Maintained
- 0% Earnings Tax - Miami Township
- Variety of Dock and Drive-In Doors
- Professional Park-Like Campus Setting
- Convenient Ample Parking at Your Front Door
- Abundant Natural Light
- Close to a Wide Variety of Restaurants & Service Businesses
- Located Close to I-275, Minutes from I-75 and I-71
- 30 Minutes from Cincinnati International Airport (CVG)



LOCATION

Milford Park TechneCenter at Park 50
50 West TechneCenter Drive
Milford, OH 45150

CONTACT

Mark Freiberg, CCIM

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D 513/769-2502

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EVEREST

COMMERCIAL REAL ESTATE SERVICES

WEB www.everestrealestate.com TEL 513-769-2500 FAX 513-769-2512

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

Milford Park TechneCenter at Park 50

Address/City/County: 50 West TechneCenter Drive
Milford, Clermont County, OH 45150

Available SF: 3,982 +/- SF

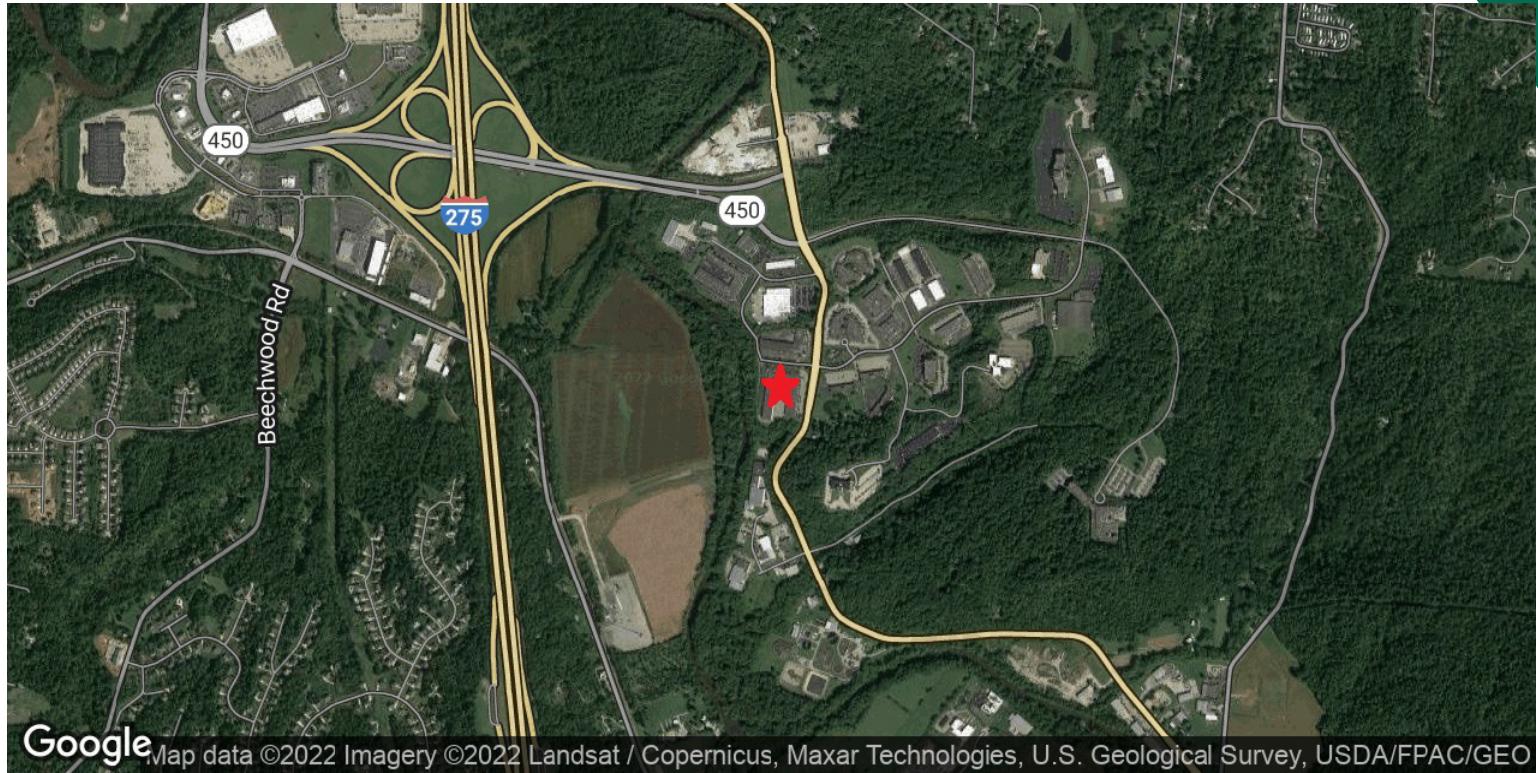
Lease Rate: \$6.95/SF/YR (NNN)

Building Size: 78,793 SF

Building Class: A

Ceiling Height: 14 Feet

Submarket: Southeast Industrial



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Milford Park TechneCenter at Park 50



Break Room



Conference Room



Bullpen Area



Bullpen Area

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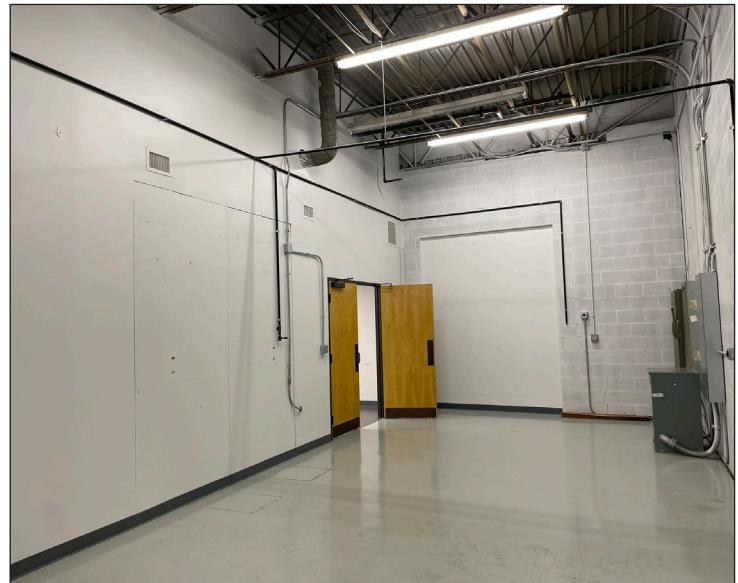
Sample - Private Office



Storage/Shop Area



Warehouse with Dock Door



Warehouse with Dock Door

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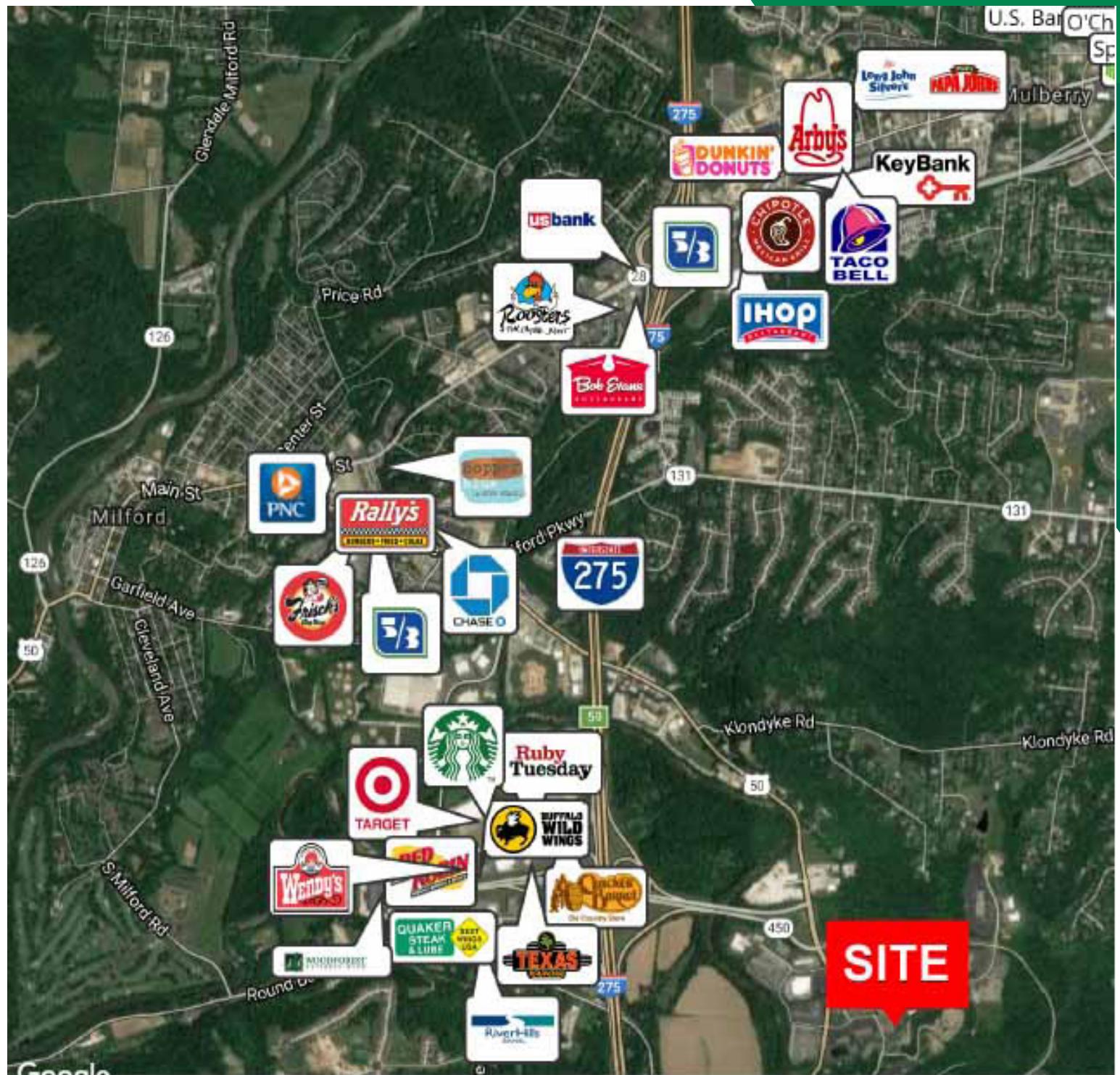
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Demographic Summary Report

Milford Park Tech Center

50 W TechneCenter Dr, Milford, OH 45150

Building Type: Flex	Warehse Avail: -		
RBA: 86,356 SF	Office Avail: 6,051 SF		
Typical Floor: 86,356 SF	% Leased: 92.99%		
Total Available: 6,051 SF	Rent/SF/Yr: Negotiable		
Radius	1 Mile	3 Mile	5 Mile
Population			
2028 Projection	622	29,023	83,038
2023 Estimate	622	28,662	81,397
2010 Census	640	27,579	74,913
Growth 2023 - 2028	0.00%	1.26%	2.02%
Growth 2010 - 2023	-2.81%	3.93%	8.66%
2023 Population by Hispanic Origin	10	628	2,174
2023 Population	622	28,662	81,397
White	585 94.05%	26,859 93.71%	76,000 93.37%
Black	11 1.77%	770 2.69%	2,047 2.51%
Am. Indian & Alaskan	1 0.16%	42 0.15%	180 0.22%
Asian	15 2.41%	513 1.79%	1,664 2.04%
Hawaiian & Pacific Island	0 0.00%	6 0.02%	21 0.03%
Other	8 1.29%	472 1.65%	1,484 1.82%
U.S. Armed Forces	0	5	73
Households			
2028 Projection	204	11,273	32,107
2023 Estimate	203	11,124	31,419
2010 Census	209	10,674	28,660
Growth 2023 - 2028	0.49%	1.34%	2.19%
Growth 2010 - 2023	-2.87%	4.22%	9.63%
Owner Occupied	186 91.63%	8,292 74.54%	22,798 72.56%
Renter Occupied	17 8.37%	2,833 25.47%	8,621 27.44%
2023 Households by HH Income	202	11,123	31,418
Income: <\$25,000	13 6.44%	1,544 13.88%	4,412 14.04%
Income: \$25,000 - \$50,000	22 10.89%	1,954 17.57%	5,382 17.13%
Income: \$50,000 - \$75,000	13 6.44%	1,611 14.48%	5,252 16.72%
Income: \$75,000 - \$100,000	13 6.44%	1,033 9.29%	3,331 10.60%
Income: \$100,000 - \$125,000	11 5.45%	1,123 10.10%	3,122 9.94%
Income: \$125,000 - \$150,000	27 13.37%	1,271 11.43%	3,311 10.54%
Income: \$150,000 - \$200,000	64 31.68%	1,321 11.88%	3,353 10.67%
Income: \$200,000+	39 19.31%	1,266 11.38%	3,255 10.36%
2023 Avg Household Income	\$154,545	\$108,941	\$104,652
2023 Med Household Income	\$151,562	\$85,951	\$79,976

The Following Information Has Been Prepared By The Everest Group
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7/24/2023

