

OFFICE SPACE FOR LEASE

55 W TECHNE CENTER

55 W Techne Center Drive, Milford, OH 45150



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THE
PARK 50

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COMMERCIAL REAL ESTATE SERVICES

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FOR LEASE: 3,296 – 25,420 SF

PRICING: \$8.75 – 12.00 PSF N (+\$2.75 PSF OPEX)

Tenant Pays Electric + Janitorial

PROPERTY INFORMATION:

TOTAL BLDG SF: 52,874 SF

YEAR BUILT: 1986

COUNTY: Clermont

MARKET: Cincinnati

SUBMARKET: Milford

- Located in desirable greater Cincinnati's Milford market
- Close to numerous amenities, including Walmart, Target, Cinemark, Buffalo Wild Wings, and more
- Drive-ins available in rear of building

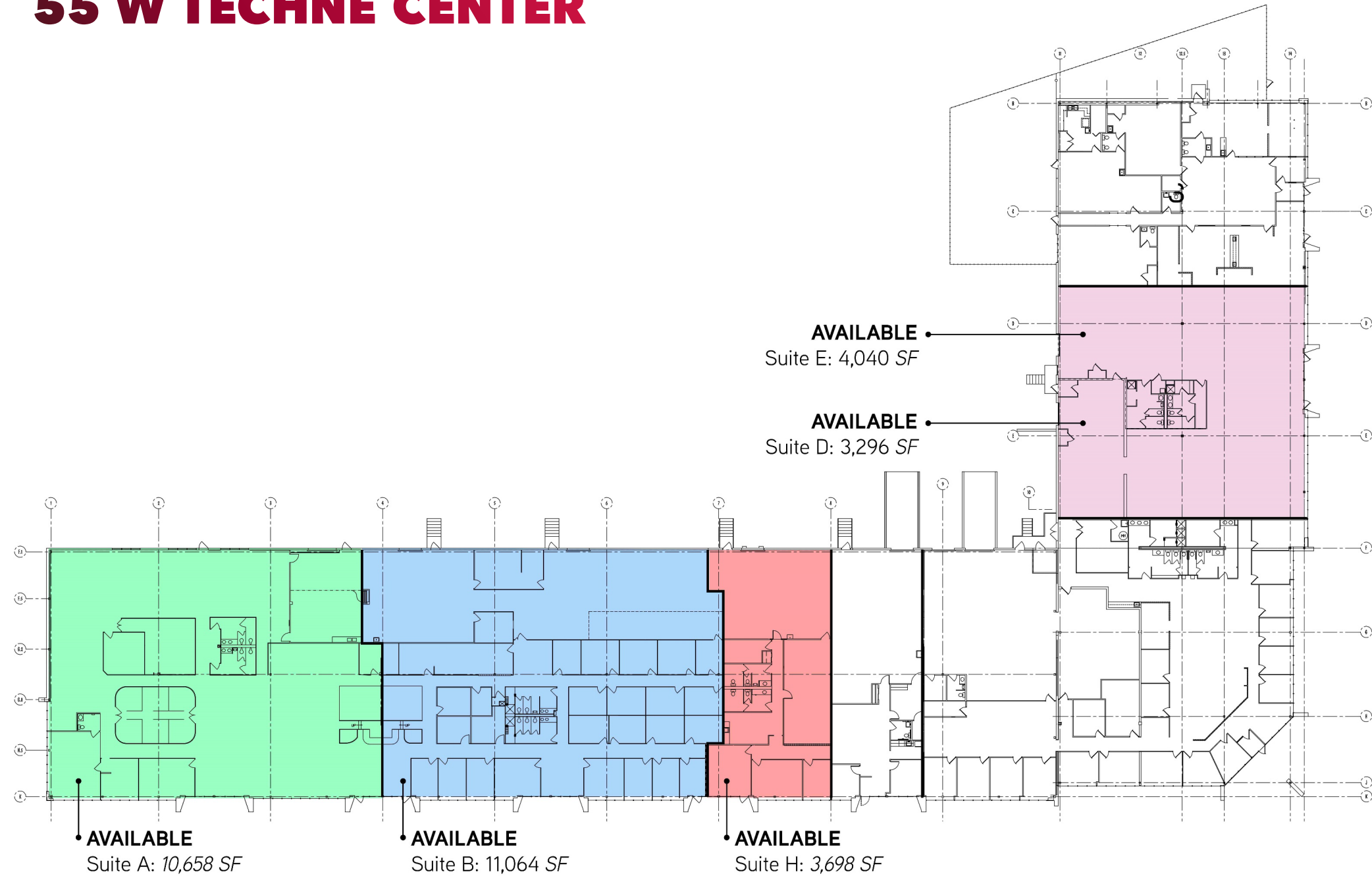
Traffic Counts

- US-50: 9,895 VPD
- I-275: 68,120 VPD



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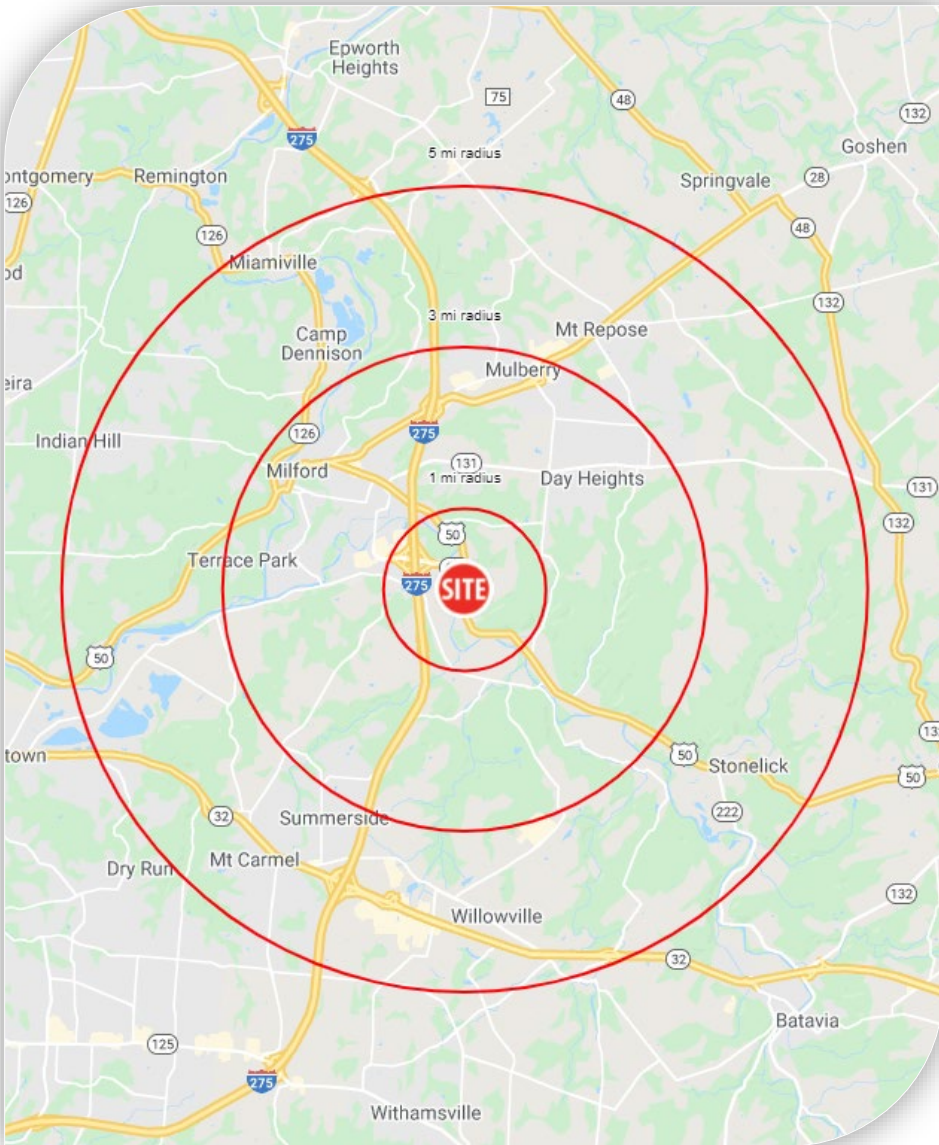


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POPULATION			
2021 Estimated Population	467	28,129	79,424
2026 Projected Population	473	28,658	80,960
2020 Census Population	472	28,030	79,337
2010 Census Population	475	26,791	74,485
Projected Annual Growth 2021 to 2026	0.3%	0.4%	0.4%
Historical Annual Growth 2010 to 2021	-0.2%	0.5%	0.6%
HOUSEHOLDS			
2021 Estimated Households	172	11,253	31,497
2026 Projected Households	173	11,368	31,857
2020 Census Households	172	11,227	31,402
2010 Census Households	167	10,390	28,535
Projected Annual Growth 2021 to 2026	0.1%	0.2%	0.2%
Historical Annual Growth 2010 to 2021	-	-	-
AGE			
2021 Est. Population Under 10 Years	11.9%	11.8%	12.0%
2021 Est. Population 10 to 19 Years	14.5%	13.0%	13.0%
2021 Est. Population 20 to 29 Years	8.1%	9.6%	11.7%
2021 Est. Population 30 to 44 Years	18.9%	18.3%	18.8%
2021 Est. Population 45 to 59 Years	21.5%	19.0%	19.2%
2021 Est. Population 60 to 74 Years	18.6%	18.6%	17.5%
2021 Est. Population 75 Years or Over	6.6%	9.8%	7.8%
2021 Est. Median Age	41.8	42.5	40.1
MARITAL STATUS & GENDER			
2021 Est. Male Population	50.2%	48.9%	49.1%
2021 Est. Female Population	49.8%	51.1%	50.9%
2021 Est. Never Married	25.3%	25.6%	26.4%
2021 Est. Now Married	61.0%	53.5%	51.3%
2021 Est. Separated or Divorced	9.1%	13.9%	15.4%
2021 Est. Widowed	4.5%	7.0%	6.9%
INCOME			
2021 Est. HH Income \$200,000 or More	15.9%	9.7%	10.2%
2021 Est. HH Income \$150,000 to \$199,999	14.6%	9.4%	8.8%
2021 Est. HH Income \$100,000 to \$149,999	27.2%	18.9%	18.3%
2021 Est. HH Income \$75,000 to \$99,999	11.2%	13.4%	14.1%
2021 Est. HH Income \$50,000 to \$74,999	17.7%	18.3%	17.1%
2021 Est. HH Income \$35,000 to \$49,999	3.7%	10.0%	10.4%
2021 Est. HH Income \$25,000 to \$34,999	6.6%	7.9%	7.9%
2021 Est. HH Income \$15,000 to \$24,999	1.8%	6.6%	7.0%
2021 Est. HH Income Under \$15,000	1.3%	5.8%	6.1%
2021 Est. Average Household Income	\$113,466	\$106,724	\$103,078
2021 Est. Median Household Income	\$116,248	\$85,438	\$84,275
2021 Est. Per Capita Income	\$41,799	\$42,810	\$41,006
2021 Est. Total Businesses	239	1,131	2,430
2021 Est. Total Employees	5,207	14,344	31,324