

Retail Spaces For Lease

Wards Crossing



FEATURES

- **1,005 SF Available**
- Perfect for a donut shop, pizza, insurance, mobile phone, dry cleaner, coffee shop or service related users.
- Convenient traffic light access into this modern convenience center at UDF, Frisch's and Midwest BBQ.
- Growing residential and office population
- Florentine Garden's Nursing home close to center.
- Quoted rate: \$14.00 PSF NNN (\$4.50)

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, Subway, Silk Insurance Agency, Salon Colour, Shanghai Bistro, Wirenet Inc. and Power Ryde Fitness

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

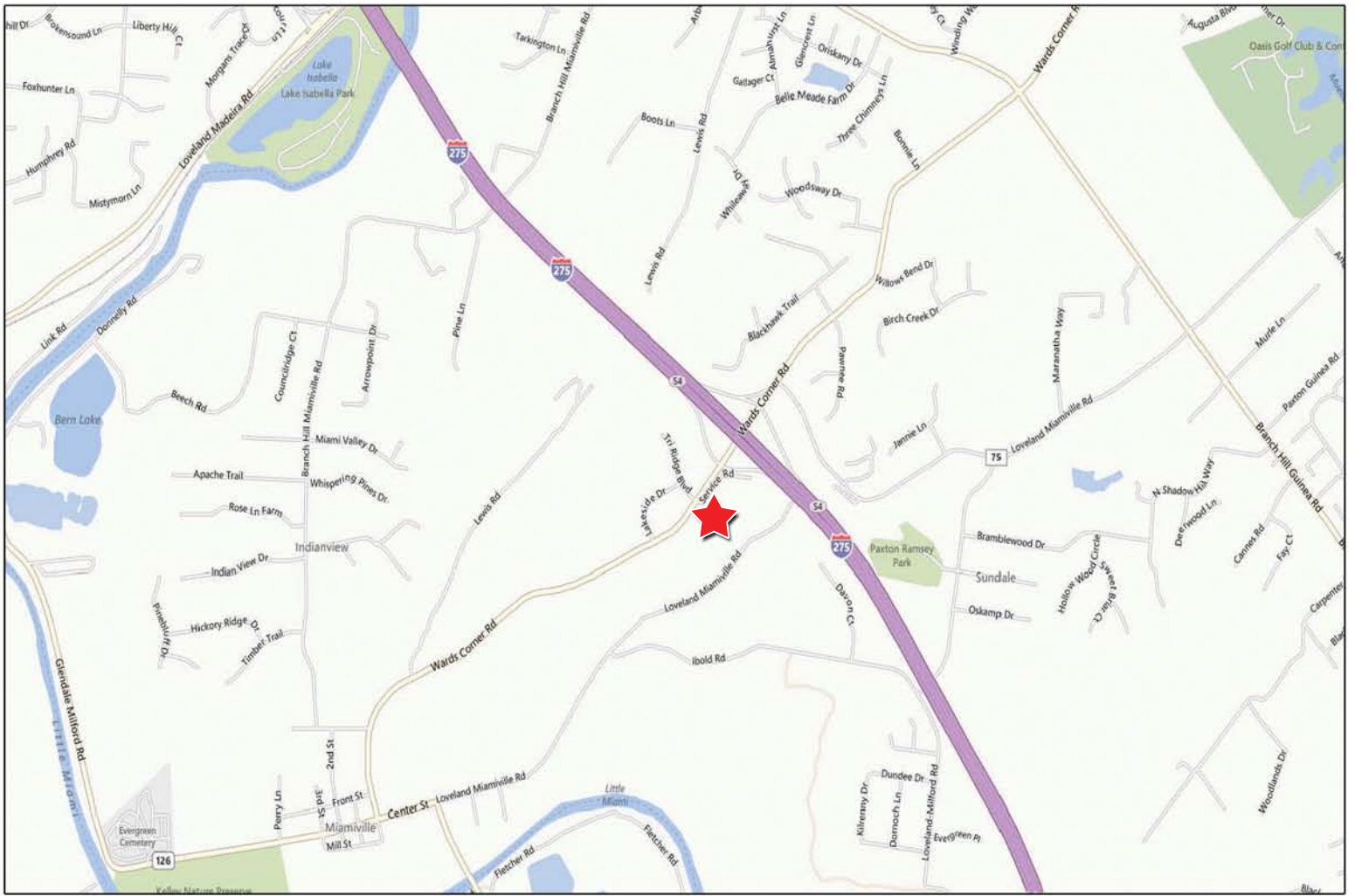
karen.duesing@everestrealstate.com
 513/769-2518

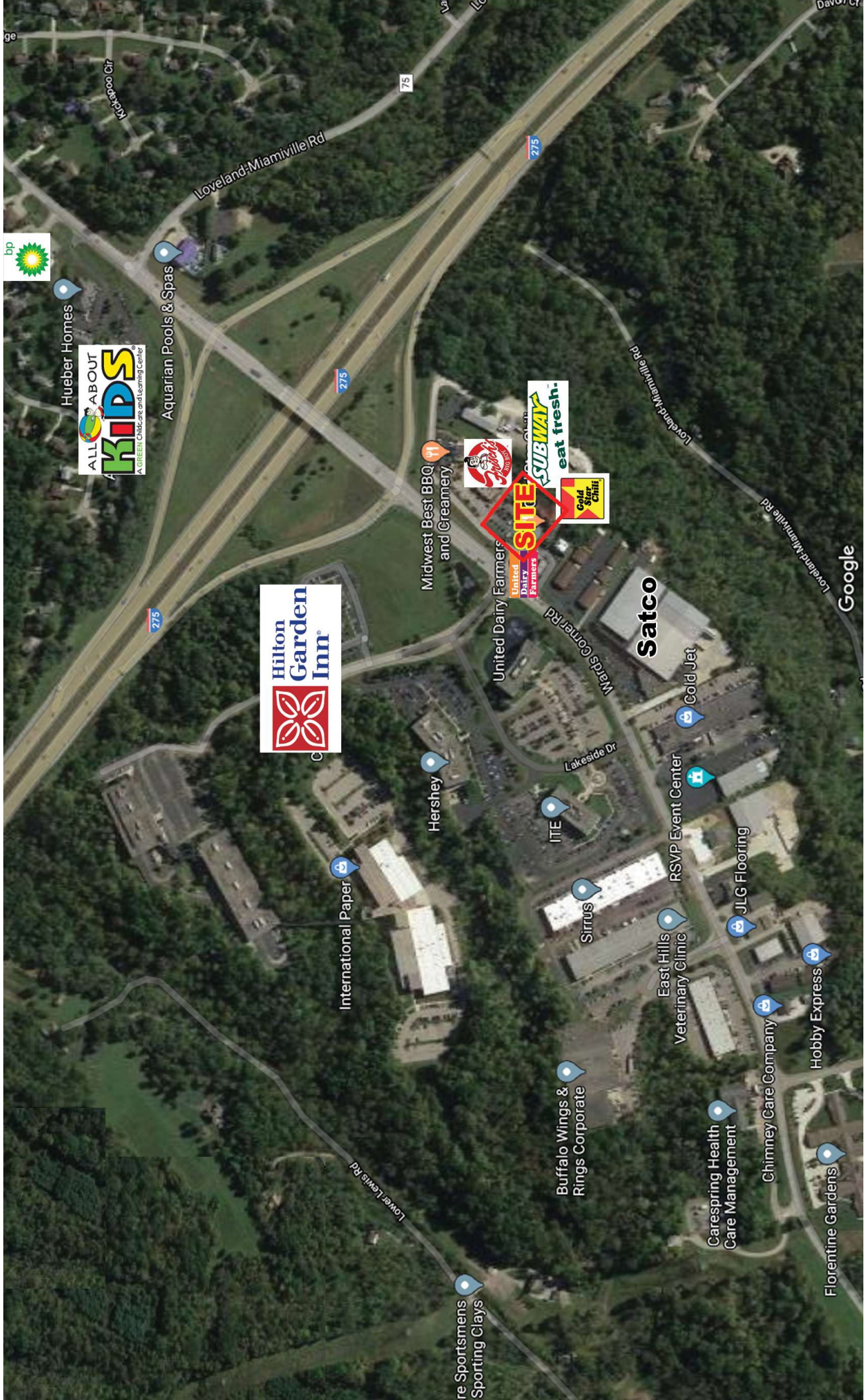


COMMERCIAL REAL ESTATE SERVICES

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

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





Hueber Homes



Aquarian Pools & Spas



Midwest Best BBQ and Creamery



United Dairy Farmers

Satco

Cold Jet

Hershey

Lakeside Dr

ITE

Sirrus

East Hills Veterinary Clinic

RSVP Event Center

JLG Flooring

International Paper

Buffalo Wings & Rings Corporate

Carespring Health Care Management

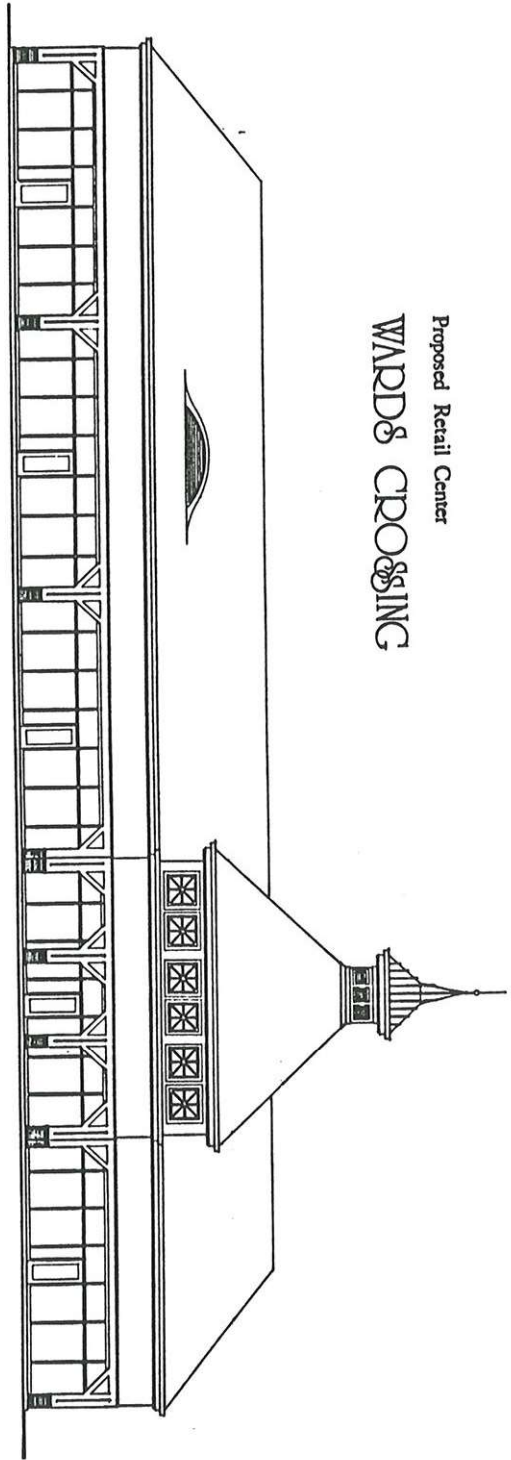
Chimney Care Company

Hobby Express

Florentine Gardens

re Sportsmens Sporting Clays

Google



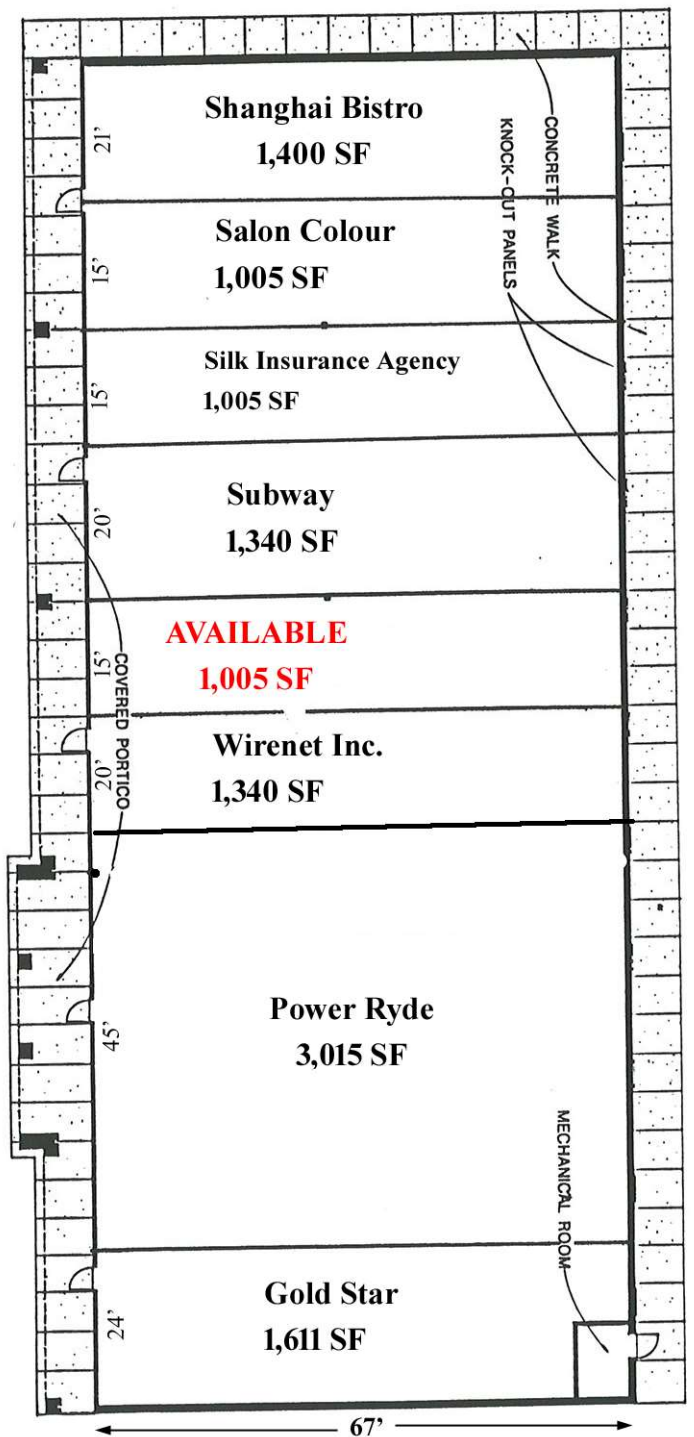
Proposed Retail Center
WARDS & CROSSING

FRONT ELEVATION

SCALE 0 5' 15' 30'

FLOOR PLAN

SCALE 0 5' 15' 30'



Shanghai Bistro
 1,400 SF

Salon Colour
 1,005 SF

Silk Insurance Agency
 1,005 SF

Subway
 1,340 SF

AVAILABLE
 1,005 SF

Wirenet Inc.
 1,340 SF

Power Ryde
 3,015 SF

Gold Star
 1,611 SF

67'
Bay Depth

CONCRETE WALK
 KNOCK-OUT PANELS

COVERED PORTICO

MECHANICAL ROOM

Demographic Summary Report

Wards Crossing 471 Wards Corner Rd, Loveland, OH 45140

Building Type: **General Retail** Total Available: **0 SF**
 Secondary: - % Leased: **100%**
 GLA: **11,859 SF** Rent/SF/Yr: -
 Year Built: **1990**



Radius	1 Mile		3 Mile		5 Mile	
Population						
2024 Projection	2,478		35,880		113,831	
2019 Estimate	2,430		35,354		111,680	
2010 Census	2,338		34,683		106,691	
Growth 2019 - 2024	1.98%		1.49%		1.93%	
Growth 2010 - 2019	3.93%		1.93%		4.68%	
2019 Population by Hispanic Origin	45		974		2,885	
2019 Population	2,430		35,354		111,680	
White	2,300	94.65%	32,801	92.78%	101,131	90.55%
Black	38	1.56%	810	2.29%	3,163	2.83%
Am. Indian & Alaskan	1	0.04%	50	0.14%	143	0.13%
Asian	41	1.69%	1,087	3.07%	5,210	4.67%
Hawaiian & Pacific Island	1	0.04%	9	0.03%	42	0.04%
Other	48	1.98%	597	1.69%	1,993	1.78%
U.S. Armed Forces	0		14		30	
Households						
2024 Projection	888		13,179		43,077	
2019 Estimate	874		12,980		42,231	
2010 Census	859		12,720		40,228	
Growth 2019 - 2024	1.60%		1.53%		2.00%	
Growth 2010 - 2019	1.75%		2.04%		4.98%	
Owner Occupied	821	93.94%	10,404	80.15%	33,041	78.24%
Renter Occupied	53	6.06%	2,576	19.85%	9,190	21.76%
2019 Households by HH Income	873		12,979		42,231	
Income: <\$25,000	45	5.15%	1,357	10.46%	4,627	10.96%
Income: \$25,000 - \$50,000	89	10.19%	2,082	16.04%	7,638	18.09%
Income: \$50,000 - \$75,000	93	10.65%	1,573	12.12%	6,265	14.84%
Income: \$75,000 - \$100,000	125	14.32%	1,559	12.01%	5,405	12.80%
Income: \$100,000 - \$125,000	109	12.49%	1,210	9.32%	4,212	9.97%
Income: \$125,000 - \$150,000	67	7.67%	1,290	9.94%	3,655	8.65%
Income: \$150,000 - \$200,000	163	18.67%	1,632	12.57%	4,352	10.31%
Income: \$200,000+	182	20.85%	2,276	17.54%	6,077	14.39%
2019 Avg Household Income	\$145,615		\$125,936		\$114,478	
2019 Med Household Income	\$119,380		\$98,692		\$86,958	

