



SIZE

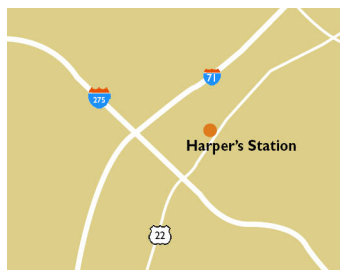
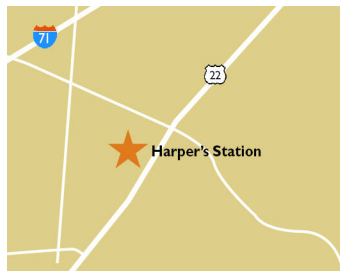
229,060 square feet

DEMOGRAPHICS

| | 1 mile | 3 mile | 5 mile |
|------------------------------|---------|---------|---------|
| Population | 6,532 | 53,809 | 143,977 |
| Households | 2,599 | 21,002 | 56,061 |
| Median HH Income (\$) | 136,017 | 112,027 | 111,871 |

MAJOR TENANT(S)

T.J. Maxx
HomeGoods
Fresh Thyme



LOCATION

11315 Montgomery Road | Cincinnati, OH 45249

PROPERTY HIGHLIGHTS

- Anchored by Fresh Thyme Farmers Market with a strong mix of local and national brands including T.J. Maxx, HomeGoods and Painted Tree Marketplace.
- Prime location on Montgomery Road with easy access to I-275, Ronald Reagan Hwy and I-71.
- Boasting convenient access and an exciting blend of national brands, this destination attracts over 3 million visits each year.

LEASING CONTACT

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MORE INFO

www.phillipsedison.com

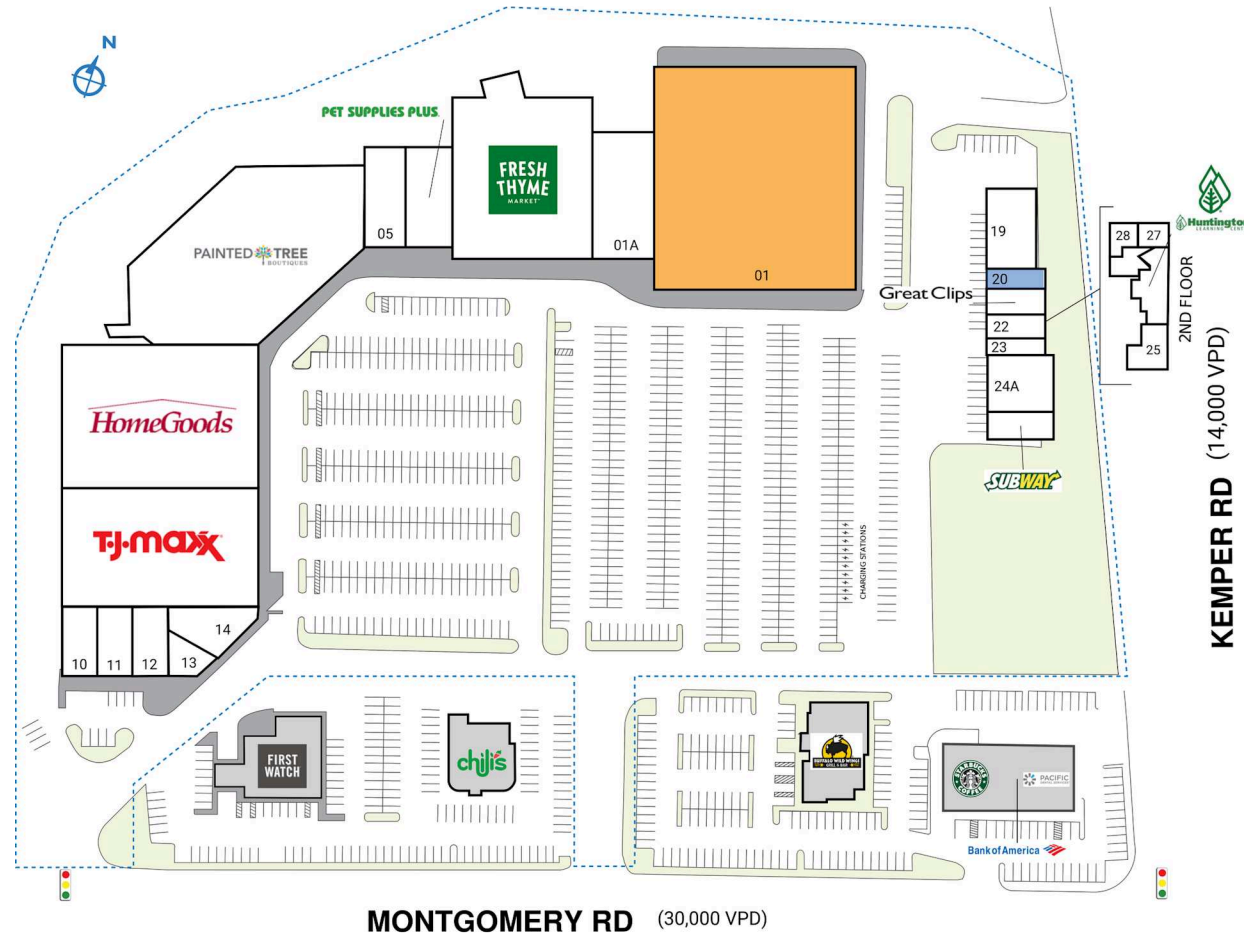


HARPERS STATION

11315 Montgomery Road | Cincinnati, OH 45249

| SPACE | TENANT | SQ. FT. | | SQ. FT. |
|-------|----------------------------|-----------|-----|-------------------------------------|
| SHAD1 | Buffalo Wild Wings | | 19 | The Dumpling House 3,800 SF |
| SHAD2 | First Watch | | 20 | COMING AVAILABLE 1,600 SF |
| SHAD3 | Corner Parcel | | 21 | Great Clips 1,200 SF |
| 01 | AVAILABLE 49,739 SF | | 22 | Lefty's Tobacco Plus 1,300 SF |
| 01A | Salt & Light Salon & Spa | 5,580 SF | 23 | K Martial Arts 1,500 SF |
| 02 | Fresh Thyme | 28,170 SF | 24 | Subway 1,418 SF |
| 04A | Pet Supplies Plus | 7,712 SF | 24A | Kawa Revolving Sushi 4,782 SF |
| 05 | Happy Sugar Bubble Tea | 2,255 SF | 25 | Annie Mac Home Mortgage 4,755 SF |
| 07 | Painted Tree Marketplace | 36,000 SF | 26 | Huntington Learning Center 2,362 SF |
| 08 | HomeGoods | 30,000 SF | 27 | Midwest Power Group 1,300 SF |
| 09 | T.J. Maxx | 32,500 SF | 28 | Clearway Medicare Advisors 1,419 SF |
| 10 | Cazador | 2,098 SF | | TOTAL SQ. FT. 229,060 |
| 11 | Provident Travel | 3,200 SF | | |
| 12 | Currito | 2,470 SF | | |
| 13 | CityBird | 2,200 SF | | |
| 14 | Ambiance Nail Salon & Spa | 1,700 SF | | |

| SITE LEGEND | |
|---|---|
| Available | Occupied |
| Leased (not occupied) | Owned by Others |
| Site Boundary | |



DISCLAIMER - This site plan is for general information purposes only and is not intended to constitute representations and warranties by Landlord as to the ownership of the real property depicted herein or the identity or nature of any occupants thereof.

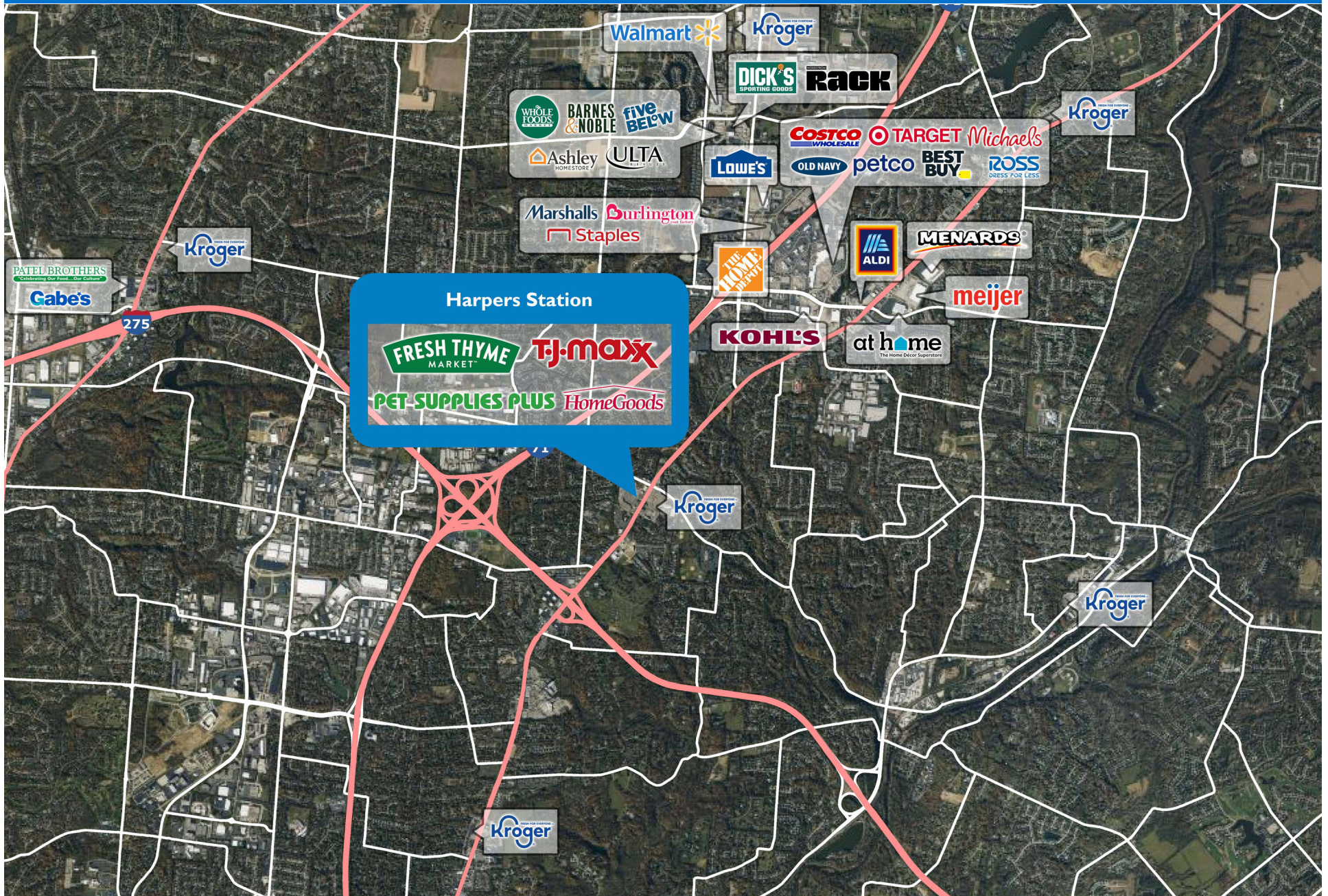
HARPERS STATION

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HARPERS STATION

11315 Montgomery Road | Cincinnati, OH 45249



Demographic Summary Report

1990 - 2000 Census, 2023 Estimates & 2028 Projections

Calculated using TAS Retrieval Retrieval

Oct 22, 2024



Latitude: 39.271493

Longitude: -84.330879

| Harpers Station Cincinnati, OH | | 1.00 Mile Radius | 3.00 Mile Radius | 5.00 Mile Radius |
|-----------------------------------|---------------------------------------|------------------|------------------|------------------|
| Population | Q4 2023 Estimated Population | 6,532 | 53,809 | 143,977 |
| | 2028 Projected Population | 6,597 | 54,921 | 146,488 |
| | 2010 Census Population | 6,086 | 49,772 | 132,583 |
| | 2000 Census Population | 5,678 | 46,753 | 125,112 |
| | 1990 Census Population | 5,253 | 38,508 | 103,759 |
| | Historical Annual Growth 1990 to 2000 | 0.78% | 1.96% | 1.89% |
| | Historical Annual Growth 2000 to 2010 | 0.70% | 0.63% | 0.58% |
| | Estimated Annual Growth 2010 to 2023 | 0.52% | 0.57% | 0.60% |
| | Projected Annual Growth 2023 to 2028 | 0.20% | 0.41% | 0.35% |
| | Median Age | 42.3 | 41.2 | 41.9 |
| Households | Q4 2023 Estimated Households | 2,599 | 21,002 | 56,061 |
| | 2028 Projected Households | 2,634 | 21,432 | 57,057 |
| | 2010 Census Households | 2,477 | 19,828 | 51,866 |
| | 2000 Census Households | 2,065 | 17,627 | 46,668 |
| | 1990 Census Households | 2,018 | 13,816 | 37,016 |
| | Historical Annual Growth 1990 to 2000 | 0.23% | 2.47% | 2.34% |
| | Historical Annual Growth 2000 to 2010 | 1.83% | 1.18% | 1.06% |
| | Estimated Annual Growth 2010 to 2023 | 0.35% | 0.42% | 0.57% |
| | Projected Annual Growth 2023 to 2028 | 0.27% | 0.41% | 0.35% |
| | Population per Household | 2.51 | 2.54 | 2.54 |
| Population by Race | White | 69.6% | 73.2% | 76.6% |
| | Black or African American | 3.7% | 4.3% | 3.9% |
| | Asian & Pacific Islander | 15.1% | 11.4% | 10.2% |
| | Other Races | 6.9% | 5.1% | 4.4% |
| | Hispanic Population | 4.6% | 6.0% | 4.9% |
| Income | Average Household Income | \$183,387 | \$154,180 | \$150,316 |
| | Median Household Income | \$136,017 | \$112,027 | \$111,871 |
| | Per Capita Income | \$73,023 | \$60,707 | \$59,078 |
| Education (Age 25+) | Elementary | 0.0% | 1.0% | 1.0% |
| | Some High School | 0.8% | 2.0% | 2.3% |
| | High School Graduate | 8.0% | 14.5% | 16.3% |
| | Some College | 7.3% | 11.8% | 14.2% |
| | Associates Degree Only | 5.0% | 6.1% | 6.7% |
| | Bachelors Degree Only | 41.8% | 35.6% | 34.1% |
| | Graduate Degree | 37.0% | 28.9% | 25.5% |
| Business | Number of Businesses | 353 | 2,659 | 6,122 |
| | Total Number of Employees | 5,625 | 41,225 | 94,637 |
| | Employees per Business | 15.94 | 15.51 | 15.46 |
| | Residential Population per Business | 18.51 | 20.24 | 23.52 |

This report was produced using data from private and government sources deemed to be reliable and is herein provided without representation or warranty.