

MAINEVILLE CROSSING OUTPARCEL

17 OH-3, Maineville, OH 45039

+/- 0.5 Acres SALE / LEASE / B-T-S



Property Details:

- Outparcel to Maineville Crossing, a neighborhood shopping center in fast-growing Hamilton Township (Warren County, OH)
- Just south of a newly constructed Kroger Marketplace (opened December 2024)
- Annual shopping center visits exceed 680,000, per Placer.AI
- Shopping center benefits from 2 access points via US 22, 1 access point via SR 48 and 1 access point via Nunner Rd (off SR 48)
- Site benefits from a cross-parking easement with the shopping center, and prominent pylon signage

Surrounding retailers include:



Demographics:

2026 Estimates	1 Mile	3 Mile	5 Mile	10 Mile
Population	5,915	36,736	79,932	301,412
Households	2,191	13,650	30,084	114,525
Average HH Income	\$171,493	\$161,439	\$168,399	\$164,732
Total No. of Employees	825	5,069	32,382	169,182

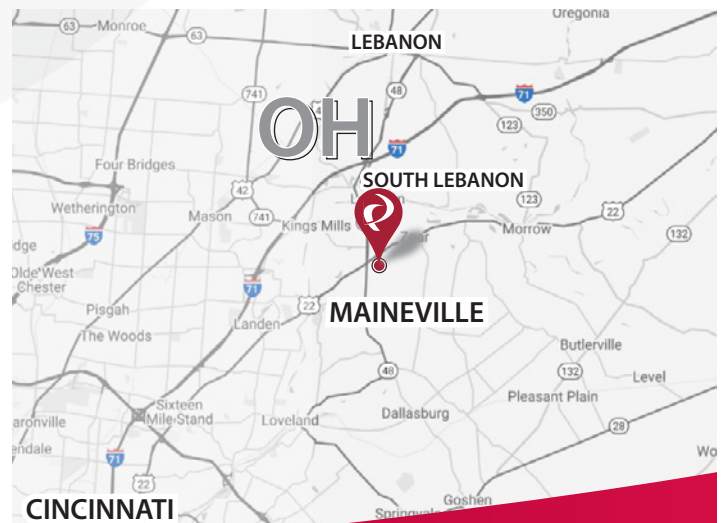
Traffic Counts:

Inrix 2023	ADT
US 22 - North of SR 48	18,753 (Inrix 2023)
SR 48	25,092 (Inrix 2023)

Contact:
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Owned by:



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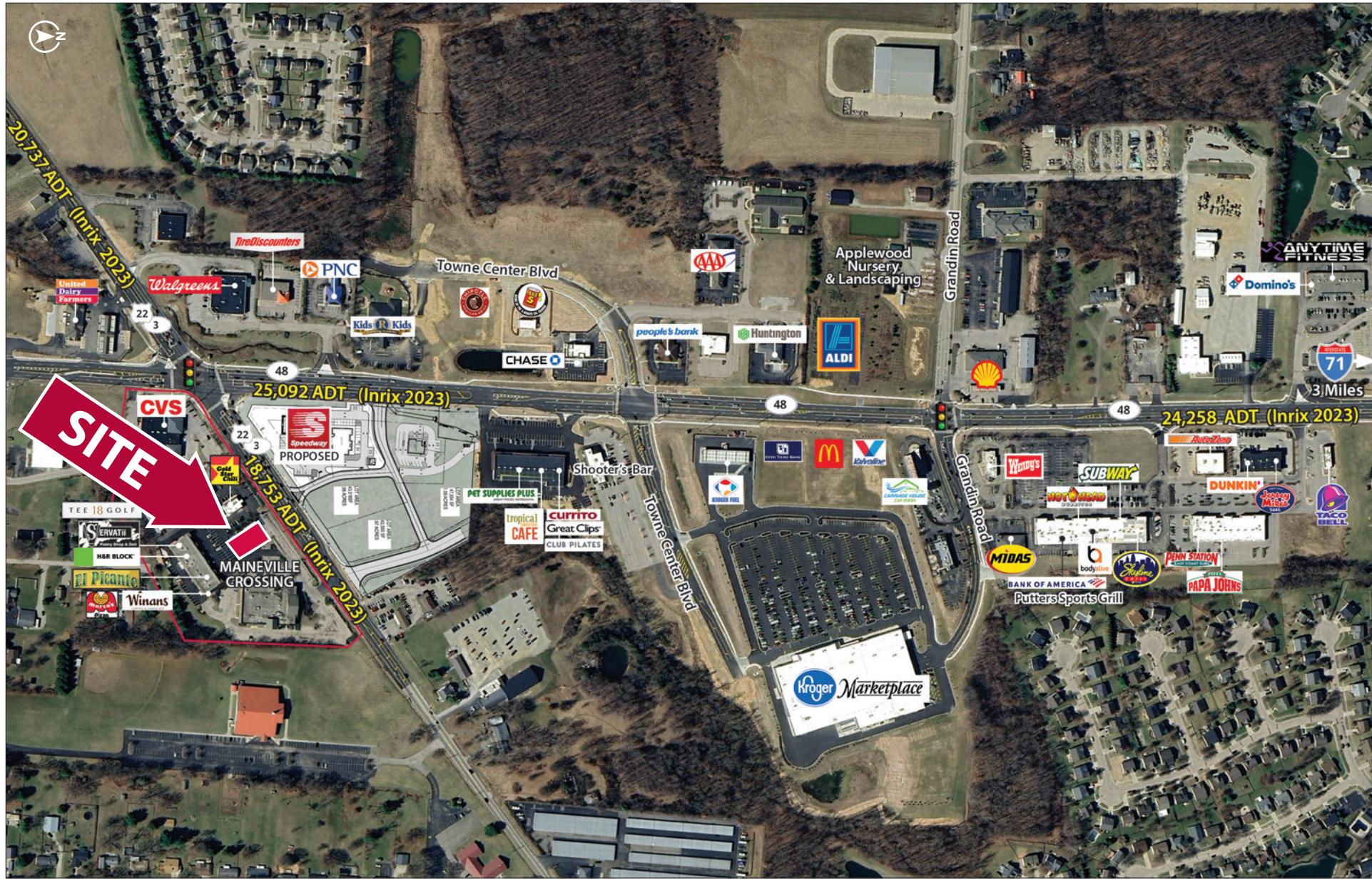
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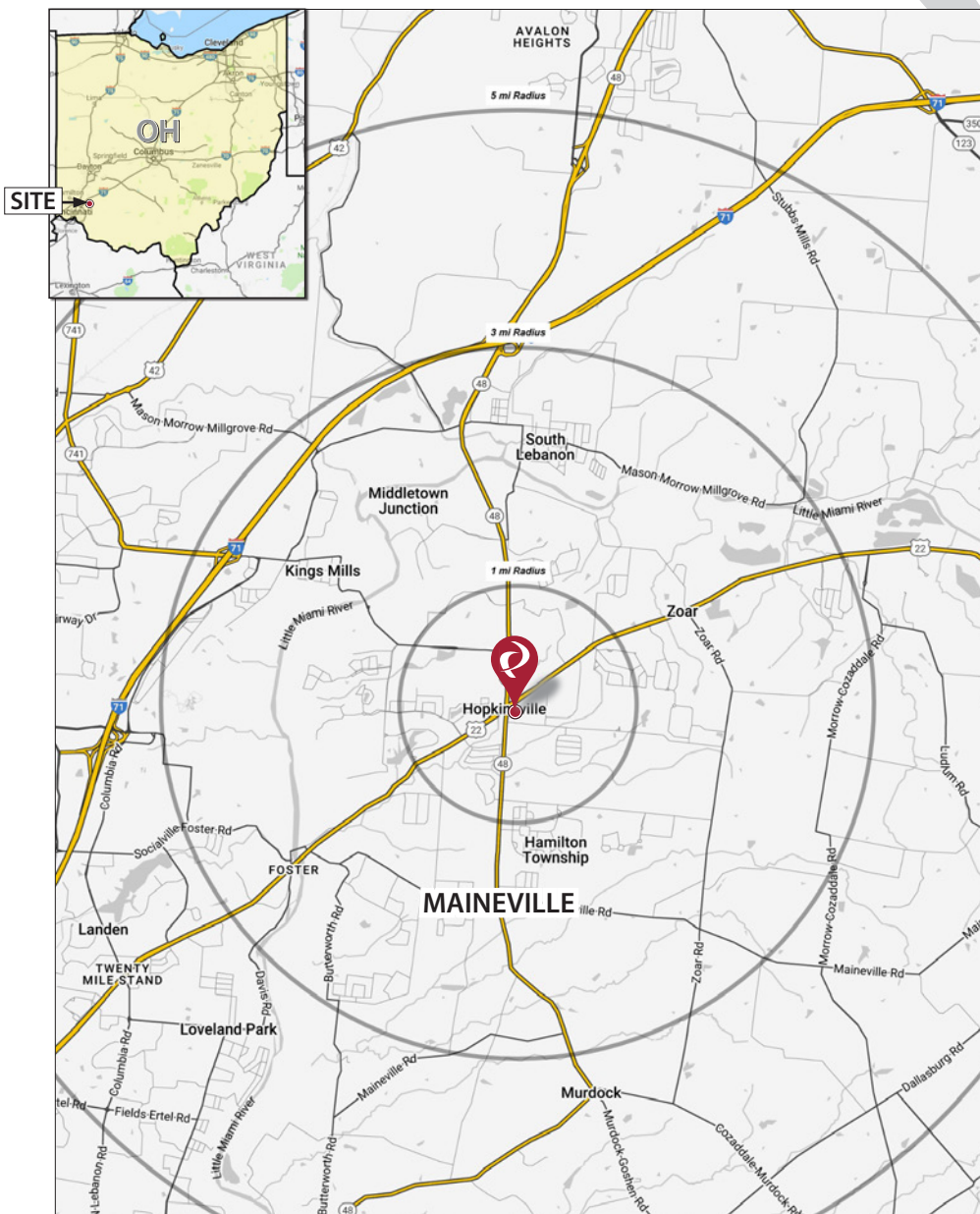
Overview Aerial



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Market Map and Demographics



Summary Profile

2010-2020 Census, 2026 Estimates with 2031 Projections
Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 39.3395/-84.2176

17 OH-3	1 mi radius	3 mi radius	5 mi radius	10 mi radius
Maineville, OH 45039				
Population				
2026 Estimated Population	5,915	36,736	79,932	301,412
2031 Projected Population	6,237	38,794	82,234	307,067
2020 Census Population	5,410	32,470	72,980	288,780
2010 Census Population	4,279	25,487	60,586	260,618
Projected Annual Growth 2026 to 2031	1.1%	1.1%	0.6%	0.4%
Historical Annual Growth 2010 to 2026	2.4%	2.8%	2.0%	1.0%
2026 Median Age	39.7	38.9	39.1	39.6
Households				
2026 Estimated Households	2,191	13,650	30,834	114,525
2031 Projected Households	2,356	14,678	32,211	118,274
2020 Census Households	1,990	11,972	27,867	106,206
2010 Census Households	1,573	9,278	23,004	94,293
Projected Annual Growth 2026 to 2031	1.5%	1.5%	0.9%	0.7%
Historical Annual Growth 2010 to 2026	2.5%	2.9%	2.1%	1.3%
Race and Ethnicity				
2026 Estimated White	87.0%	87.3%	82.1%	79.2%
2026 Estimated Black or African American	3.2%	3.0%	3.4%	5.8%
2026 Estimated Asian or Pacific Islander	4.8%	4.6%	9.2%	9.2%
2026 Estimated American Indian or Native Alaskan	-	-	0.1%	0.1%
2026 Estimated Other Races	5.0%	5.0%	5.2%	5.6%
2026 Estimated Hispanic	4.1%	3.8%	4.2%	4.7%
Income				
2026 Estimated Average Household Income	\$171,493	\$161,439	\$168,399	\$164,732
2026 Estimated Median Household Income	\$142,183	\$124,791	\$127,431	\$124,942
2026 Estimated Per Capita Income	\$63,535	\$60,013	\$64,984	\$62,648
Education (Age 25+)				
2026 Estimated Elementary (Grade Level 0 to 8)	1.2%	1.5%	1.5%	1.8%
2026 Estimated Some High School (Grade Level 9 to 11)	1.2%	1.7%	2.1%	2.6%
2026 Estimated High School Graduate	18.7%	22.7%	18.9%	20.2%
2026 Estimated Some College	16.5%	16.8%	15.6%	16.3%
2026 Estimated Associates Degree Only	10.3%	10.7%	9.3%	8.2%
2026 Estimated Bachelors Degree Only	33.5%	29.8%	33.1%	30.7%
2026 Estimated Graduate Degree	18.6%	16.8%	19.6%	20.2%
Business				
2026 Estimated Total Businesses	136	601	1,722	9,872
2026 Estimated Total Employees	825	5,069	32,382	169,182
2026 Estimated Employee Population per Business	6.1	8.4	18.8	17.1
2026 Estimated Residential Population per Business	43.4	61.1	46.4	30.5

©2026 Sites USA, Chandler, Arizona 480-491-1112 Demographic Source: Applied Geographic Solutions 5/2026 TIGER Geography - RS1

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Pylon panel available



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