

# 5946 Meijer Drive

## Milford, OH 45150

Meijer Drive/Old Ohio 28

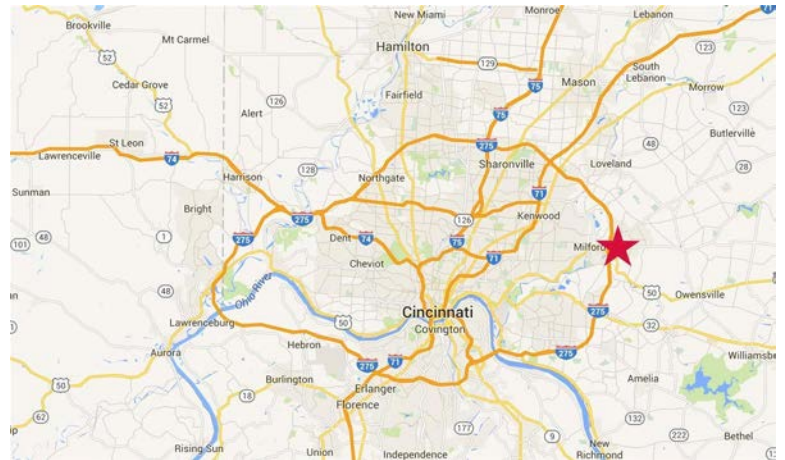


## Retail Space for Lease

As exclusive agents, we are pleased to offer the following space for lease:

### FEATURES

- ◆ 3,289 SF Available
- ◆ Space is divisible
- ◆ Fronts Meijer and Butterbee's
- ◆ Rapidly growing area
- ◆ Excellent parking
- ◆ Attractive, highly visible center
- ◆ No Earnings Tax!
- ◆ Corner traffic light
- ◆ New Hot Head Burritos Now Open
- ◆ For lease: \$15.00 PSF NNN



**Chris Nachtrab** Managing Director **513.864.6042** [chris.nachtrab@ngkf.com](mailto:chris.nachtrab@ngkf.com)

### TRAFFIC COUNTS

- ◆ SR 28 at Meijer Drive = 8,686 AADT in 2006
- ◆ SR 38 (byp.) at SR 28 = 26,460 AADT in 2006

## Newmark Grubb Knight Frank

Retail

One East Fourth Street, Suite 500, Cincinnati, OH, 45202

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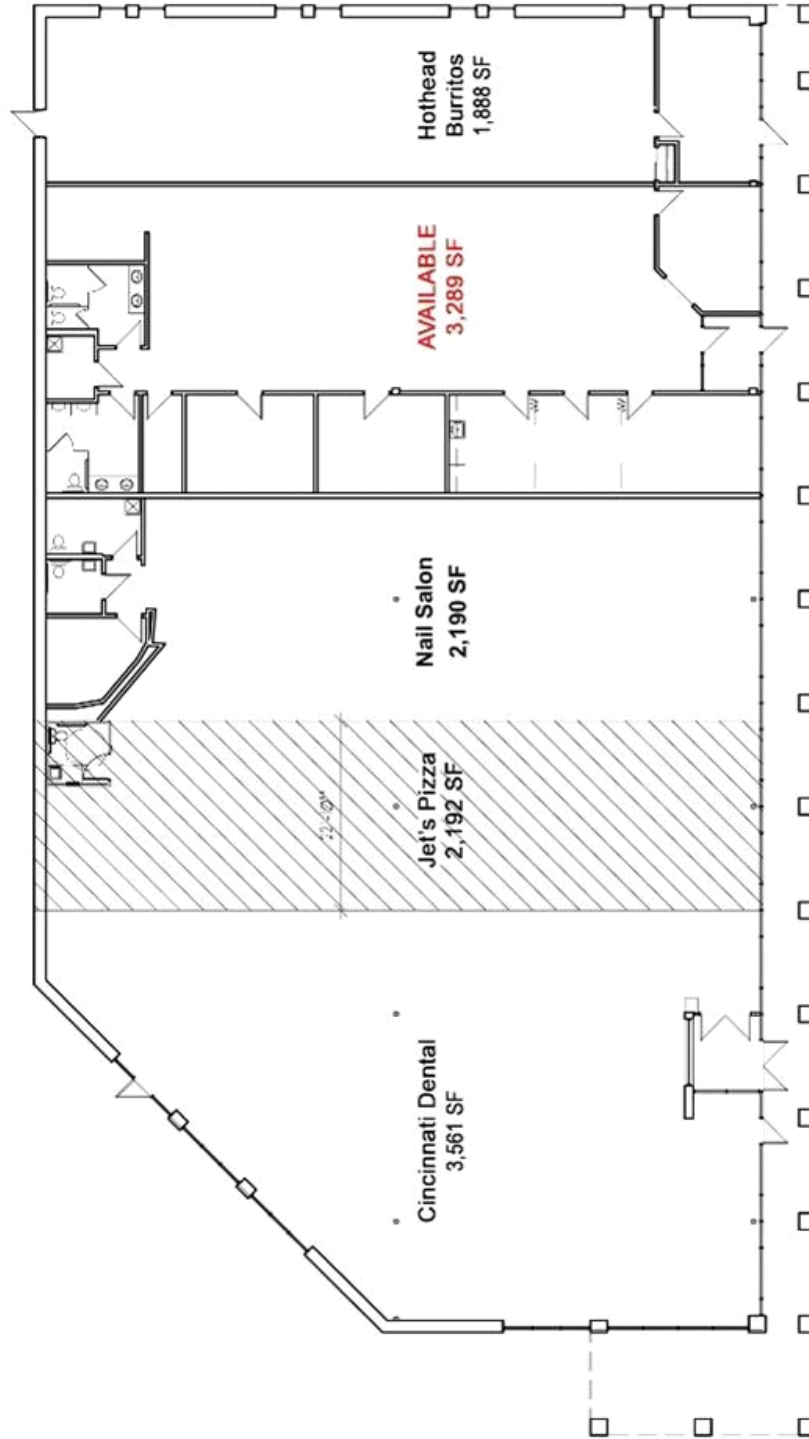
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# Property Demographics

5964 Meijer Dr, Milford, Ohio, 45150

Rings: 1, 3, 5 mile radii



POPULATION	1 MILE	3 MILES	5 MILES
2000 Population	6,797	36,475	64,492
2010 Population	7,238	40,441	71,803
2017 Population	7,439	41,807	74,713
2022 Population	7,531	42,833	76,742
2000-2010 Annual Rate	0.63%	1.04%	1.08%
2010-2017 Annual Rate	0.57%	0.48%	0.57%
2017-2022 Annual Rate	0.25%	0.49%	0.54%
2017 Male Population	47.7%	49.1%	49.2%
2017 Female Population	52.3%	50.9%	50.8%
2017 Median Age	44.0	40.0	40.8

In the identified area, the current year population is 74,713. In 2010, the Census count in the area was 71,803. The rate of change since 2010 was 0.57% annually. The five-year projection for the population in the area is 76,742 representing a change of 0.54% annually from 2017 to 2022. Currently, the population is 49.2% male and 50.8% female.

## MEDIAN AGE

The median age in this area is 40.8, compared to U.S. median age of 38.0.

## RACE AND ETHNICITY

2017 White Alone	92.1%	93.3%	93.8%
2017 Black Alone	3.1%	2.4%	1.9%
2017 American Indian/Native Alaskan Alone	0.1%	0.2%	0.2%
2017 Asian Alone	1.6%	1.7%	1.9%
2017 Pacific Islander Alone	0.0%	0.0%	0.0%
2017 Other Race	0.9%	0.6%	0.5%
2017 Two or More Races	2.1%	1.9%	1.7%
2017 Hispanic Origin (Any Race)	2.8%	2.3%	2.3%

Persons of Hispanic origin represent 2.3% of the population in the identified area compared to 18.1% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 15.8 in the identified area, compared to 64.0 for the U.S. as a whole.

## HOUSEHOLDS

2000 Households	2,615	13,564	23,436
2010 Households	2,968	15,348	26,390
2017 Total Households	3,051	15,888	27,469
2022 Total Households	3,095	16,286	28,217
2000-2010 Annual Rate	1.27%	1.24%	1.19%
2010-2017 Annual Rate	0.39%	0.50%	0.57%
2017-2022 Annual Rate	0.29%	0.50%	0.54%
2017 Average Household Size	2.37	2.61	2.69

The household count in this area has changed from 26,390 in 2010 to 27,469 in the current year, a change of 0.57% annually. The five-year projection of households is 28,217, a change of 0.54% annually from the current year total. Average household size is currently 2.69, compared to 2.69 in the year 2010. The number of families in the current year is 20,288 in the specified area.

**Data Note:** Income is expressed in current dollars

**Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2017 and 2022. Esri converted Census 2000 data into 2010 geography.

July 17, 2017

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Rings: 1, 3, 5 mile radii



MEDIAN HOUSEHOLD INCOME	1 MILE	3 MILES	5 MILES
2017 Median Household Income	\$61,120	\$72,040	\$79,421
2022 Median Household Income	\$72,375	\$81,526	\$88,004
2017-2022 Annual Rate	3.44%	2.50%	2.07%

AVERAGE HOUSEHOLD INCOME	1 MILE	3 MILES	5 MILES
2017 Average Household Income	\$81,408	\$90,234	\$106,015
2022 Average Household Income	\$94,431	\$102,648	\$118,974
2017-2022 Annual Rate	3.01%	2.61%	2.33%

PER CAPITA INCOME	1 MILE	3 MILES	5 MILES
2017 Per Capita Income	\$33,772	\$34,182	\$39,209
2022 Per Capita Income	\$39,154	\$38,875	\$43,984
2017-2022 Annual Rate	3.00%	2.61%	2.33%

## HOUSEHOLD BY INCOME

Current median household income is \$79,421 in the area, compared to \$56,124 for all U.S. households. Median household income is projected to be \$88,004 in five years, compared to \$62,316 for all U.S. households

Current average household income is \$106,015 in this area, compared to \$80,675 for all U.S. households. Average household income is projected to be \$118,974 in five years, compared to \$91,585 for all U.S. households

Current per capita income is \$39,209 in the area, compared to the U.S. per capita income of \$30,820. The per capita income is projected to be \$43,984 in five years, compared to \$34,828 for all U.S. households.

## HOUSING

2000 Total Housing Units	2,745	13,997	24,256
2000 Owner Occupied Housing Units	77.7%	78.4%	79.0%
2000 Renter Occupied Housing Units	17.6%	18.5%	17.6%
2000 Vacant Housing Units	4.7%	3.1%	3.4%
2010 Total Housing Units	3,293	16,351	28,075
2010 Owner Occupied Housing Units	65.3%	74.4%	76.3%
2010 Renter Occupied Housing Units	24.8%	19.5%	17.7%
2010 Vacant Housing Units	9.9%	6.1%	6.0%
2017 Total Housing Units	3,414	16,899	29,148
2017 Owner Occupied Housing Units	61.9%	72.6%	74.7%
2017 Renter Occupied Housing Units	27.4%	21.5%	19.5%
2017 Vacant Housing Units	10.6%	6.0%	5.8%
2022 Total Housing Units	3,483	17,375	30,027
2022 Owner Occupied Housing Units	61.0%	72.2%	74.4%
2022 Renter Occupied Housing Units	27.8%	21.6%	19.6%
2022 Vacant Housing Units	11.1%	6.3%	6.0%

Currently, 74.7% of the 29,148 housing units in the area are owner occupied; 19.5%, renter occupied; and 5.8% are vacant. Currently, in the U.S., 55.6% of the housing units in the area are owner occupied; 30.9% are renter occupied; and 11.4% are vacant. In 2010, there were 28,075 housing units in the area – 76.3% owner occupied, 17.7% renter occupied, and 6.0% vacant. The annual rate of change in housing units since 2010 is 0.54%. Median home value in the area is \$216,338, compared to a median home value of \$207,344 for the U.S. In five years, median value is projected to change by 2.95% annually to \$250,178.