



SIZE

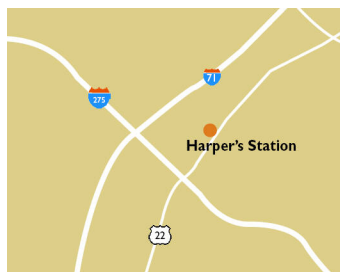
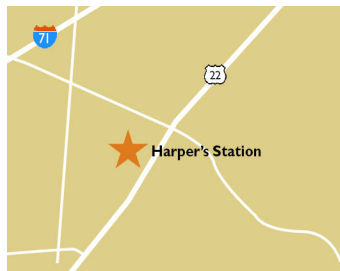
229,060 square feet

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

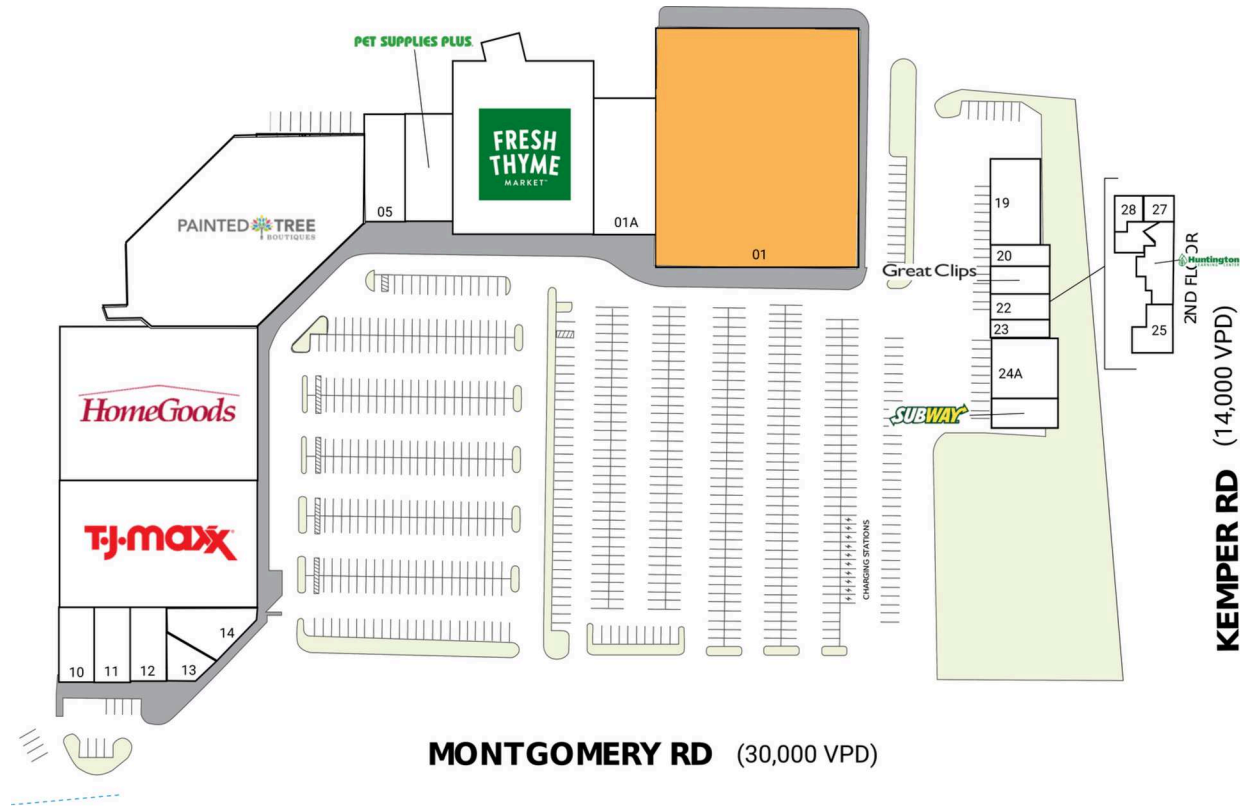


HARPERS STATION

11315 Montgomery Road | Cincinnati, OH 45249

SPACE	TENANT	SQ. FT.	
SHAD1	Buffalo Wild Wings		19 The Dumpling House 3,800 SF
SHAD2	First Watch		20 Refresh Wellness 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.

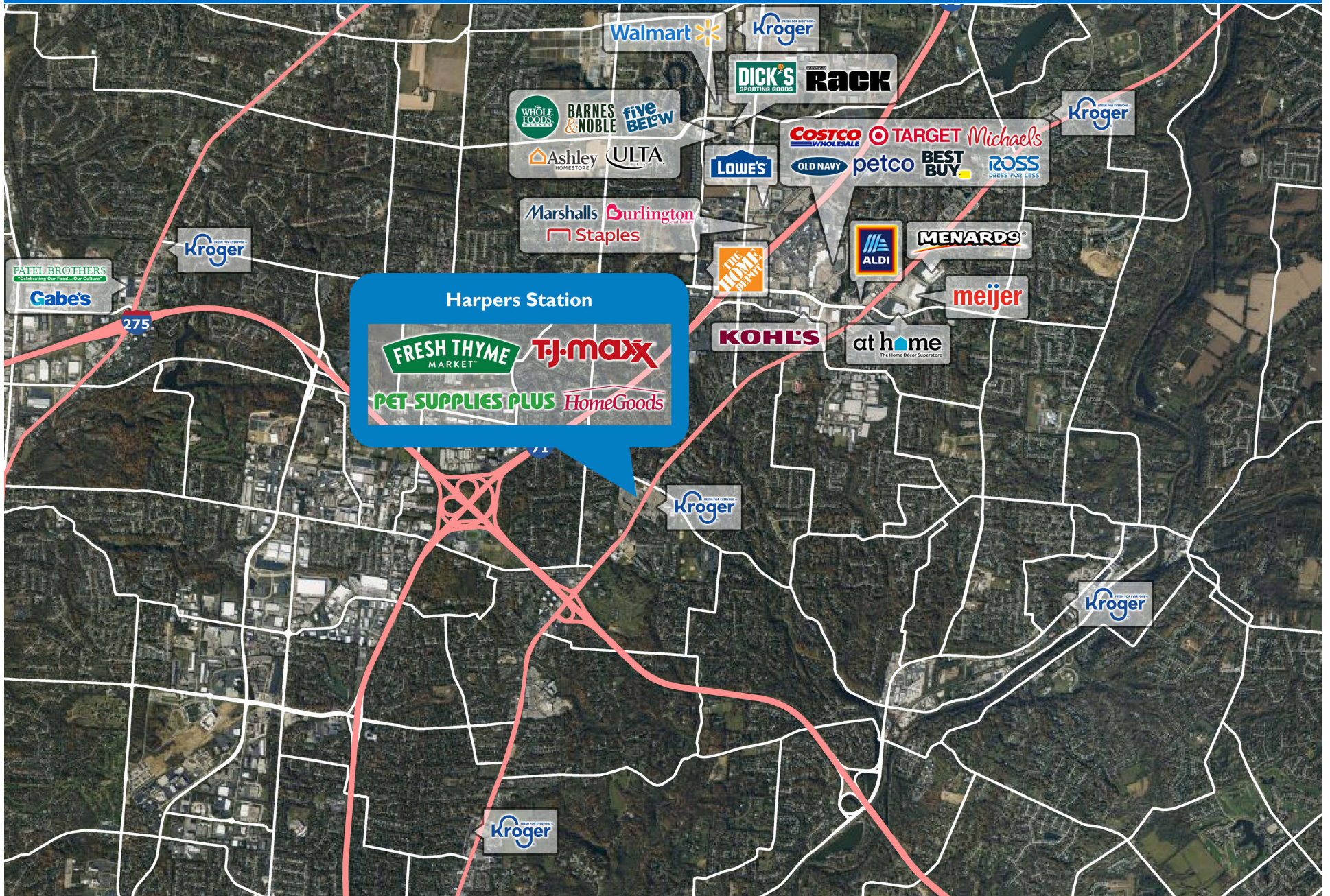
HARPERS STATION

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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.