

FLEX SPACE FOR LEASE

502 TECHNE CENTER

THE PARK 50 - 502 Techne Center Drive, Milford, OH 45150

**AVAILABLE
SUITE D1
4,060 SF**



Dan McDonald
dan.mcdonald@lee-associates.com
C 513.608.2984

THE
PARK 50

**LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

FLEX SPACE FOR LEASE

502 TECHNE CENTER

FOR LEASE: \$10.50 PSF NNN (+ \$3.50 PSF OPEX)

Space	Suite	Size	Available
Flex Space/Dock Door	D1	4,060 SF	Immediately

Tenant Pays Electric + Janitorial

PROPERTY INFORMATION:

- TOTAL BLDG SF:** 35,206 SF
- YEAR BUILT:** 1983
- COUNTY:** Clermont
- MARKET:** Cincinnati
- SUBMARKET:** Milford
- Located in desirable greater Cincinnati's Milford market
 - Close to numerous amenities, including Walmart, Target, Cinemark, Buffalo Wild Wings, and more
 - Drive-ins available in rear of building

TRAFFIC COUNTS

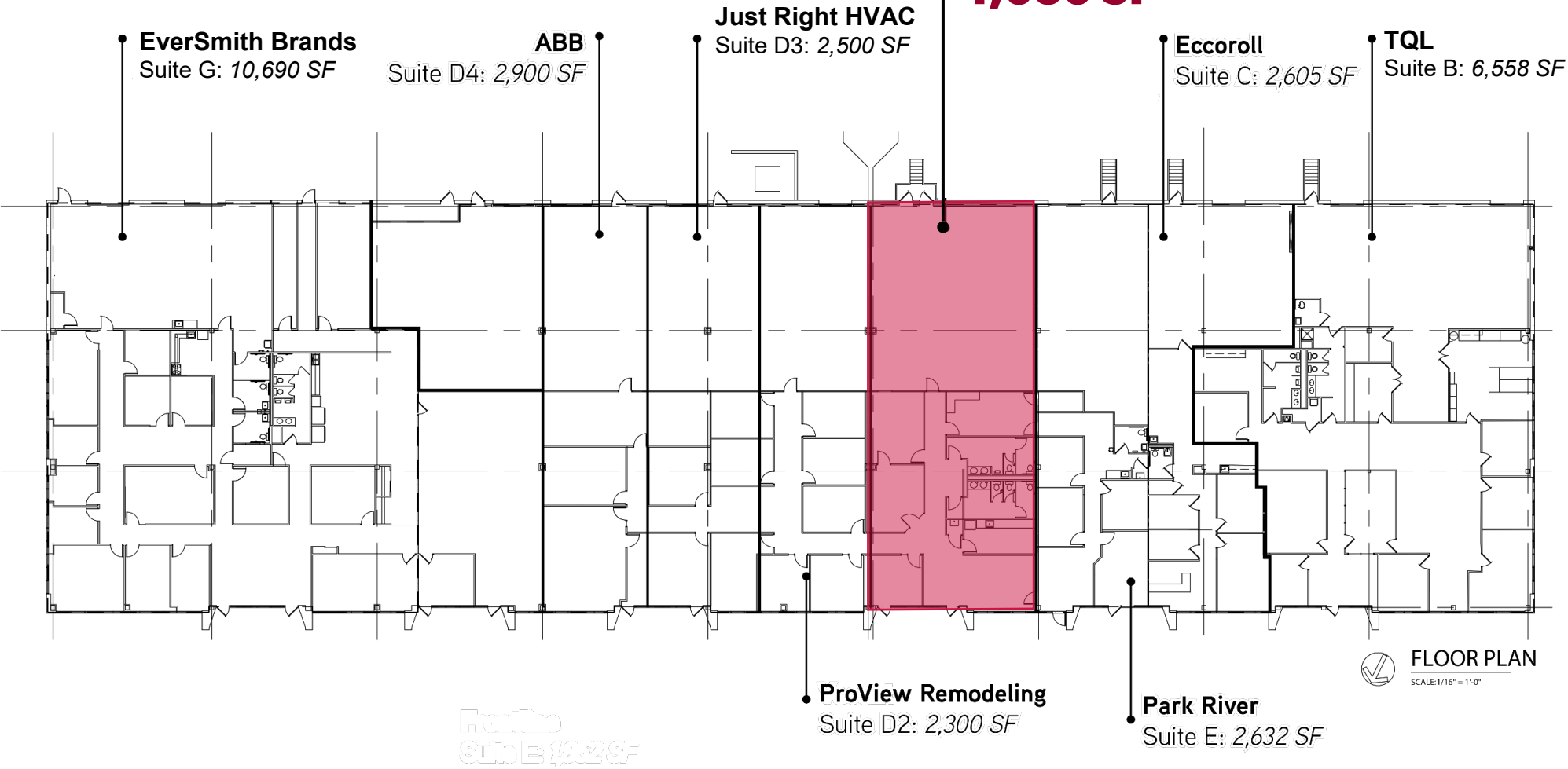
- US-50: 11,206 VPD
- I-275: 86,884 VPD0



FLEX SPACE FOR LEASE

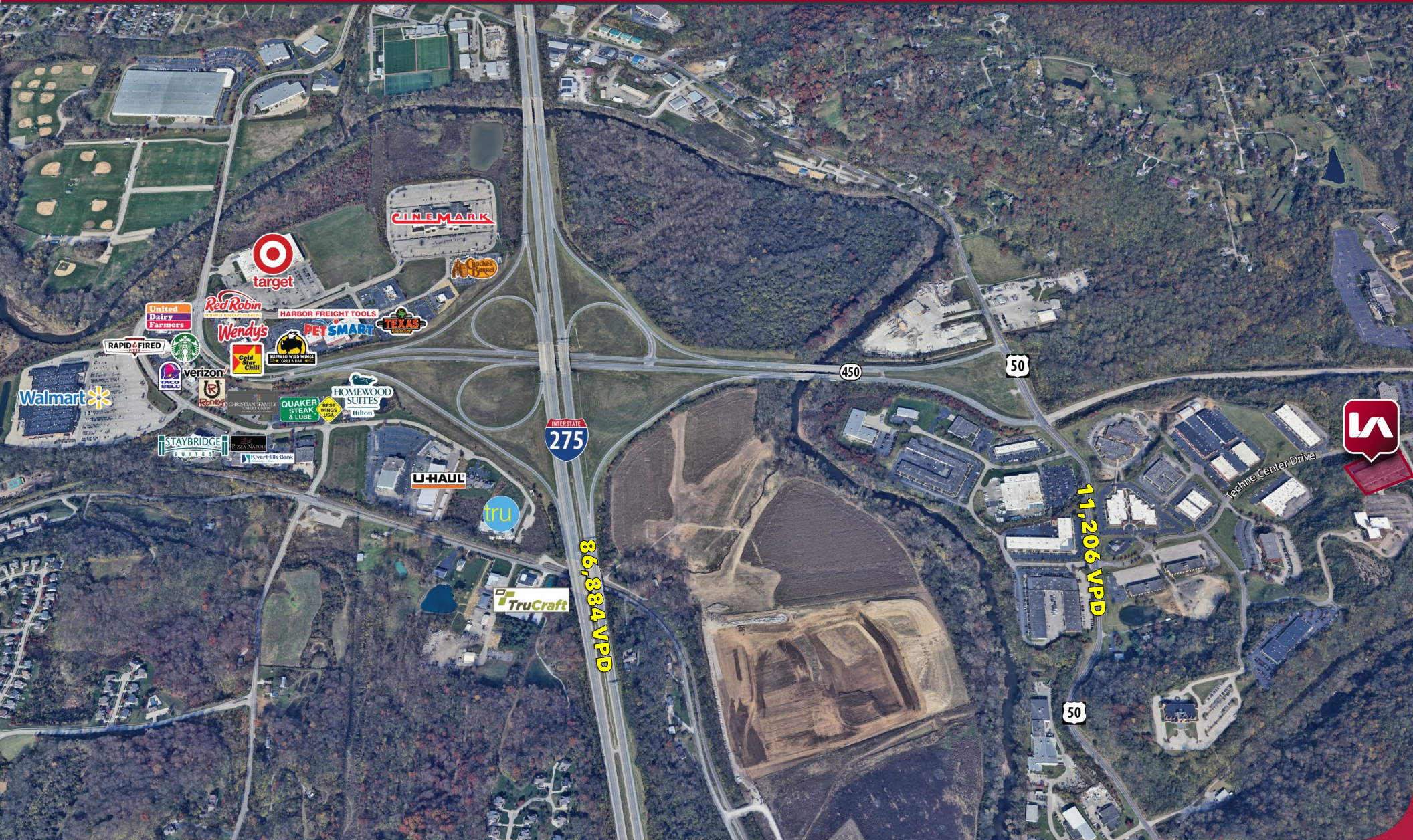
502 TECHNE CENTER

**AVAILABLE
SUITE D1
4,060 SF**

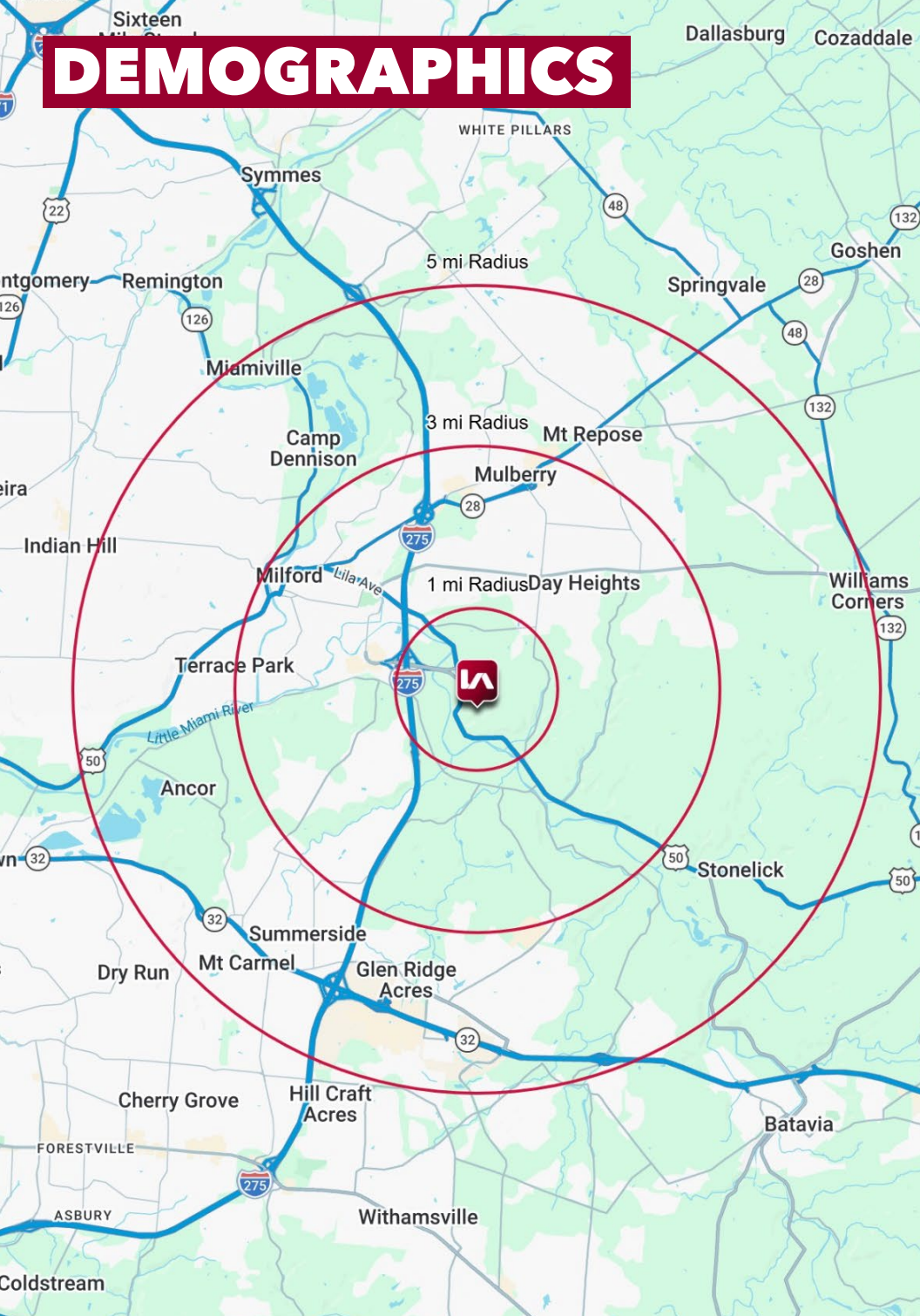


FLEX SPACE FOR LEASE

502 TECHNE CENTER



DEMOGRAPHICS



	1 MI RADIUS	3 MI RADIUS	5 MI RADIUS
POPULATION			
2026 Estimated Population	437	31,298	80,871
2031 Projected Population	442	31,793	82,916
2020 Census Population	431	31,074	79,225
2010 Census Population	442	29,864	74,418
Projected Annual Growth 2026 to 2031	0.2%	0.3%	0.5%
Historical Annual Growth 2010 to 2026	-	0.3%	0.5%
HOUSEHOLDS			
2026 Estimated Households	167	13,041	33,704
2031 Projected Households	170	13,294	34,743
2020 Census Households	157	12,593	31,604
2010 Census Households	153	11,611	28,523
Projected Annual Growth 2026 to 2031	0.3%	0.4%	0.6%
Historical Annual Growth 2010 to 2026	0.6%	0.8%	1.1%
AGE			
2026 Est. Population Under 10 Years	11.0%	11.0%	11.3%
2026 Est. Population 10 to 19 Years	12.7%	12.7%	12.5%
2026 Est. Population 20 to 29 Years	9.5%	10.3%	11.8%
2026 Est. Population 30 to 44 Years	18.4%	19.1%	19.8%
2026 Est. Population 45 to 59 Years	23.2%	18.6%	18.3%
2026 Est. Population 60 to 74 Years	18.8%	18.3%	18.0%
2026 Est. Population 75 Years or Over	6.5%	10.0%	8.3%
2026 Est. Median Age	42.9	42.4	40.5
MARITAL STATUS & GENDER			
2026 Est. Male Population	50.0%	49.9%	50.0%
2026 Est. Female Population	50.0%	50.1%	50.0%
2026 Est. Never Married	21.3%	25.6%	27.9%
2026 Est. Now Married	68.6%	52.1%	51.1%
2026 Est. Separated or Divorced	8.1%	14.5%	14.4%
2026 Est. Widowed	1.9%	7.7%	6.7%
INCOME			
2026 Est. HH Income \$200,000 or More	21.4%	16.5%	16.2%
2026 Est. HH Income \$150,000 to \$199,999	28.9%	12.5%	11.1%
2026 Est. HH Income \$100,000 to \$149,999	22.8%	18.0%	18.3%
2026 Est. HH Income \$75,000 to \$99,999	11.8%	15.5%	14.6%
2026 Est. HH Income \$50,000 to \$74,999	4.2%	15.9%	16.6%
2026 Est. HH Income \$35,000 to \$49,999	1.0%	7.7%	8.0%
2026 Est. HH Income \$25,000 to \$34,999	0.5%	5.5%	5.6%
2026 Est. HH Income \$15,000 to \$24,999	1.0%	3.6%	4.2%
2026 Est. HH Income Under \$15,000	8.4%	4.9%	5.4%
2026 Est. Average Household Income	\$164,436	\$132,904	\$133,089
2026 Est. Median Household Income	\$149,072	\$104,812	\$102,790
2026 Est. Per Capita Income	\$62,977	\$55,528	\$55,577
2026 Est. Total Businesses	267	1,099	2,464
2026 Est. Total Employees	7,570	15,336	29,534