

RETAIL SPACE FOR LEASE

HIGHLANDS RETAIL CENTER II

8218 Highland Pointe Drive | West Chester, OH 45069

4,051 SF

2,015 SF

TC Bartoszek

tc@lee-associates.com

D 513.588.1840

**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.

HIGHLANDS RETAIL CENTER II

8218 Highland Pointe Drive, West Chester, OH 45069

FOR LEASE: 2,015 SF & 4,051 SF
LEASE RATE: \$17.50 + \$10.78 NNN

BUILDING SIZE: 16,508 SF

- Part of a retail development, including FitWorks fitness center and Wal-Mart Supercenter
- Located at Cincinnati-Dayton Road and I-75, Exit 21
- Growing, affluent Northern Cincinnati community
- Residential center of township
- Great visibility along Cincinnati-Dayton Road

TRAFFIC COUNTS:

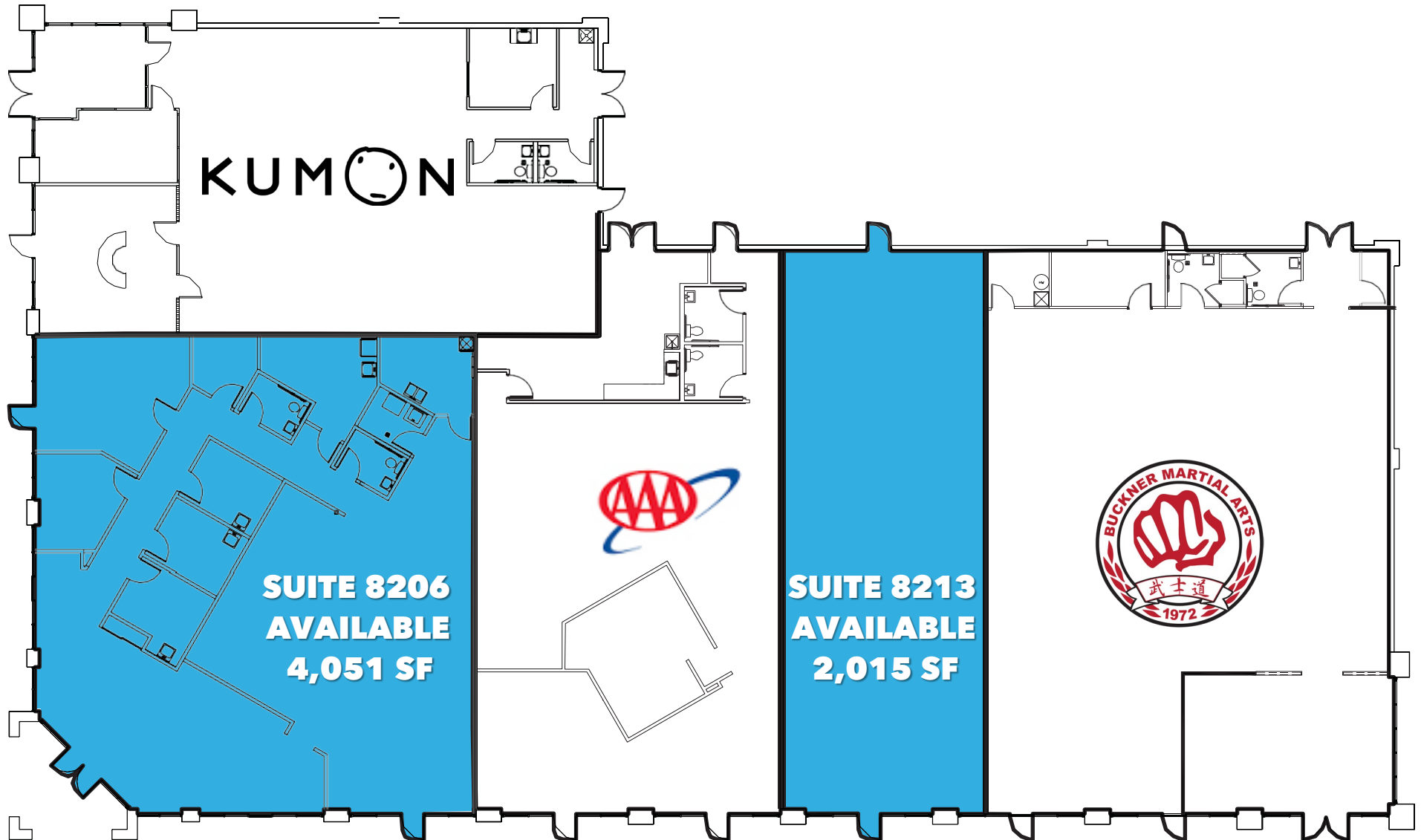
- I-75 - 114,110 VPD
- Cincinnati-Dayton Road - 22,960 VPD



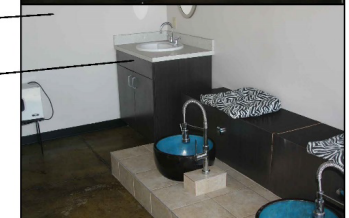
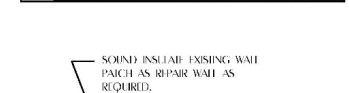
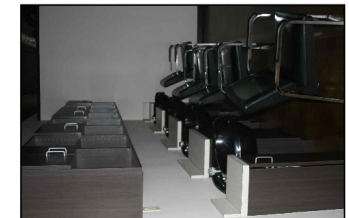
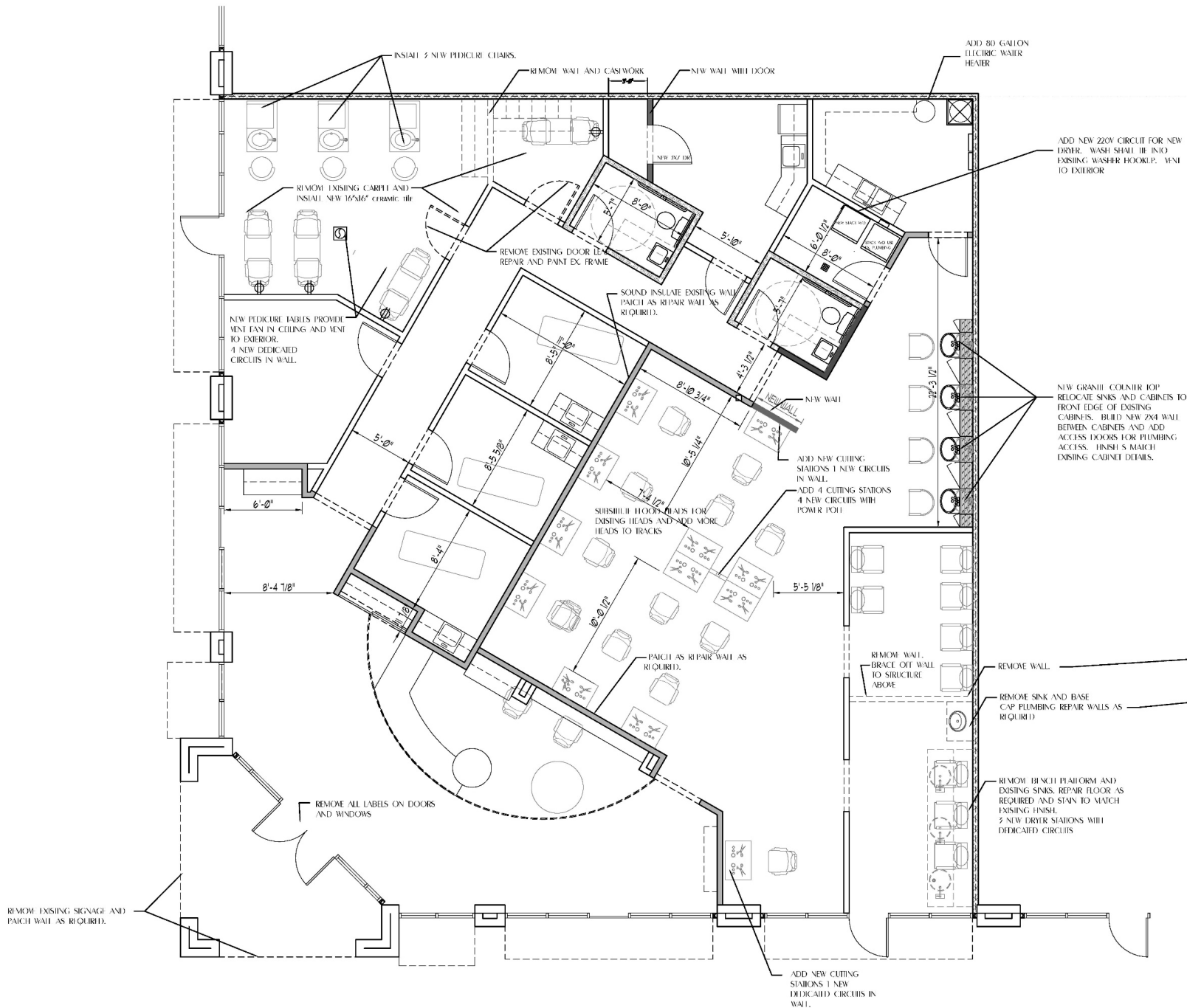
RETAIL SPACE FOR LEASE

HIGHLANDS RETAIL CENTER II

8218 Highland Pointe Drive, West Chester, OH 45069



SUITE 8206 - 4,051 SF



AERIAL



HIGHLANDS FITNESS
2,191 SF & 6,344 SF
AVAILABLE

HIGHLANDS RETAIL
CENTER II
2,015 SF & 4,051 SF
AVAILABLE



HIGHWAY
SIGNAGE



142,166 VPD



Cincinnati Dayton Road

DEMOGRAPHICS

The map displays three concentric red circles centered on Wetherington, OH, which is marked with a red location pin. The innermost circle represents a 1-mile radius, the middle circle represents a 3-mile radius, and the outermost circle represents a 5-mile radius. Various surrounding locations are labeled, including Wooddsale, Princeton, Bethany Four Bridges, Mason, Pisgah, Highpoint, Brecon, Sharonville, Evendale, Glendale, Springdale, and others. Major roads like I-75, I-63, and US-42 are also shown.

	1 MI RADIUS	3 MI RADIUS	5 MI RADIUS
POPULATION			
2026 Estimated Population	8,260	57,799	148,984
2031 Projected Population	8,648	58,690	150,724
2020 Census Population	7,694	57,284	146,043
2010 Census Population	7,714	54,096	133,128
Projected Annual Growth 2026 to 2031	0.9%	0.3%	0.2%
Historical Annual Growth 2010 to 2026	0.4%	0.4%	0.7%
HOUSEHOLDS			
2026 Estimated Households	3,353	21,756	54,922
2031 Projected Households	3,592	22,603	56,596
2020 Census Households	2,918	20,563	51,770
2010 Census Households	2,837	18,955	46,668
Projected Annual Growth 2026 to 2031	1.4%	0.8%	0.6%
Historical Annual Growth 2010 to 2026	1.1%	0.9%	1.1%
AGE			
2026 Est. Population Under 10 Years	13.2%	12.4%	12.6%
2026 Est. Population 10 to 19 Years	12.5%	13.6%	14.5%
2026 Est. Population 20 to 29 Years	16.7%	12.1%	11.8%
2026 Est. Population 30 to 44 Years	19.7%	19.0%	19.9%
2026 Est. Population 45 to 59 Years	17.1%	19.4%	20.2%
2026 Est. Population 60 to 74 Years	15.0%	17.0%	15.0%
2026 Est. Population 75 Years or Over	5.8%	6.6%	6.0%
2026 Est. Median Age	35.3	39.0	38.3
MARITAL STATUS & GENDER			
2026 Est. Male Population	50.5%	49.8%	49.7%
2026 Est. Female Population	49.5%	50.2%	50.3%
2026 Est. Never Married	35.3%	28.3%	27.6%
2026 Est. Now Married	49.9%	55.0%	56.5%
2026 Est. Separated or Divorced	10.8%	11.6%	11.4%
2026 Est. Widowed	4.0%	5.0%	4.6%
INCOME			
2026 Est. HH Income \$200,000 or More	11.4%	21.3%	25.1%
2026 Est. HH Income \$150,000 to \$199,999	10.5%	15.1%	14.4%
2026 Est. HH Income \$100,000 to \$149,999	26.1%	25.9%	22.0%
2026 Est. HH Income \$75,000 to \$99,999	16.5%	11.7%	11.2%
2026 Est. HH Income \$50,000 to \$74,999	19.4%	11.4%	11.5%
2026 Est. HH Income \$35,000 to \$49,999	6.6%	4.9%	5.4%
2026 Est. HH Income \$25,000 to \$34,999	5.0%	3.5%	3.6%
2026 Est. HH Income \$15,000 to \$24,999	1.4%	1.9%	2.4%
2026 Est. HH Income Under \$15,000	3.1%	4.2%	4.4%
2026 Est. Average Household Income	\$122,575	\$156,118	\$169,452
2026 Est. Median Household Income	\$102,306	\$126,364	\$131,221
2026 Est. Per Capita Income	\$49,761	\$58,794	\$62,522
2026 Est. Total Businesses	339	2,385	6,231
2026 Est. Total Employees	2,199	30,331	92,330

10260 Alliance Road, Suite 200 | Cincinnati, OH 45242 | 513.272.6800 | lee-cincinnati.com

DEMOGRAPHICS

The map displays three concentric red circles centered on Wetherington, OH, indicating distances of 1 mile, 3 miles, and 5 miles from the center point. Various surrounding communities and major highways are labeled.

	1 MI RADIUS	3 MI RADIUS	5 MI RADIUS
POPULATION			
2026 Estimated Population	8,260	57,799	148,984
2031 Projected Population	8,648	58,690	150,724
2020 Census Population	7,694	57,284	146,043
2010 Census Population	7,714	54,096	133,128
Projected Annual Growth 2026 to 2031	0.9%	0.3%	0.2%
Historical Annual Growth 2010 to 2026	0.4%	0.4%	0.7%
HOUSEHOLDS			
2026 Estimated Households	3,353	21,756	54,922
2031 Projected Households	3,592	22,603	56,596
2020 Census Households	2,918	20,563	51,770
2010 Census Households	2,837	18,955	46,668
Projected Annual Growth 2026 to 2031	1.4%	0.8%	0.6%
Historical Annual Growth 2010 to 2026	1.1%	0.9%	1.1%
AGE			
2026 Est. Population Under 10 Years	13.2%	12.4%	12.6%
2026 Est. Population 10 to 19 Years	12.5%	13.6%	14.5%
2026 Est. Population 20 to 29 Years	16.7%	12.1%	11.8%
2026 Est. Population 30 to 44 Years	19.7%	19.0%	19.9%
2026 Est. Population 45 to 59 Years	17.1%	19.4%	20.2%
2026 Est. Population 60 to 74 Years	15.0%	17.0%	15.0%
2026 Est. Population 75 Years or Over	5.8%	6.6%	6.0%
2026 Est. Median Age	35.3	39.0	38.3
MARITAL STATUS & GENDER			
2026 Est. Male Population	50.5%	49.8%	49.7%
2026 Est. Female Population	49.5%	50.2%	50.3%
2026 Est. Never Married	35.3%	28.3%	27.6%
2026 Est. Now Married	49.9%	55.0%	56.5%
2026 Est. Separated or Divorced	10.8%	11.6%	11.4%
2026 Est. Widowed	4.0%	5.0%	4.6%
INCOME			
2026 Est. HH Income \$200,000 or More	11.4%	21.3%	25.1%
2026 Est. HH Income \$150,000 to \$199,999	10.5%	15.1%	14.4%
2026 Est. HH Income \$100,000 to \$149,999	26.1%	25.9%	22.0%
2026 Est. HH Income \$75,000 to \$99,999	16.5%	11.7%	11.2%
2026 Est. HH Income \$50,000 to \$74,999	19.4%	11.4%	11.5%
2026 Est. HH Income \$35,000 to \$49,999	6.6%	4.9%	5.4%
2026 Est. HH Income \$25,000 to \$34,999	5.0%	3.5%	3.6%
2026 Est. HH Income \$15,000 to \$24,999	1.4%	1.9%	2.4%
2026 Est. HH Income Under \$15,000	3.1%	4.2%	4.4%
2026 Est. Average Household Income	\$122,575	\$156,118	\$169,452
2026 Est. Median Household Income	\$102,306	\$126,364	\$131,221
2026 Est. Per Capita Income	\$49,761	\$58,794	\$62,522
2026 Est. Total Businesses	339	2,385	6,231
2026 Est. Total Employees	2,199	30,331	92,330

10260 Alliance Road, Suite 200 | Cincinnati, OH 45242 | 513.272.6800 | lee-cincinnati.com