

# RETAIL SPACE FOR LEASE

# THE SHOPPES OF DEERFIELD SOUTH

5123 Bowen Drive, Deerfield Township, OH 45040



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# RETAIL SPACE FOR LEASE THE SHOPPES OF DEERFIELD SOUTH

5123 Bowen Drive, Deerfield Township, OH 45040

AVAILABLE  
1,500 SF

## ASKING RATES:

- 1,500 SF
- \$28.00 PSF + \$7.75 NNN

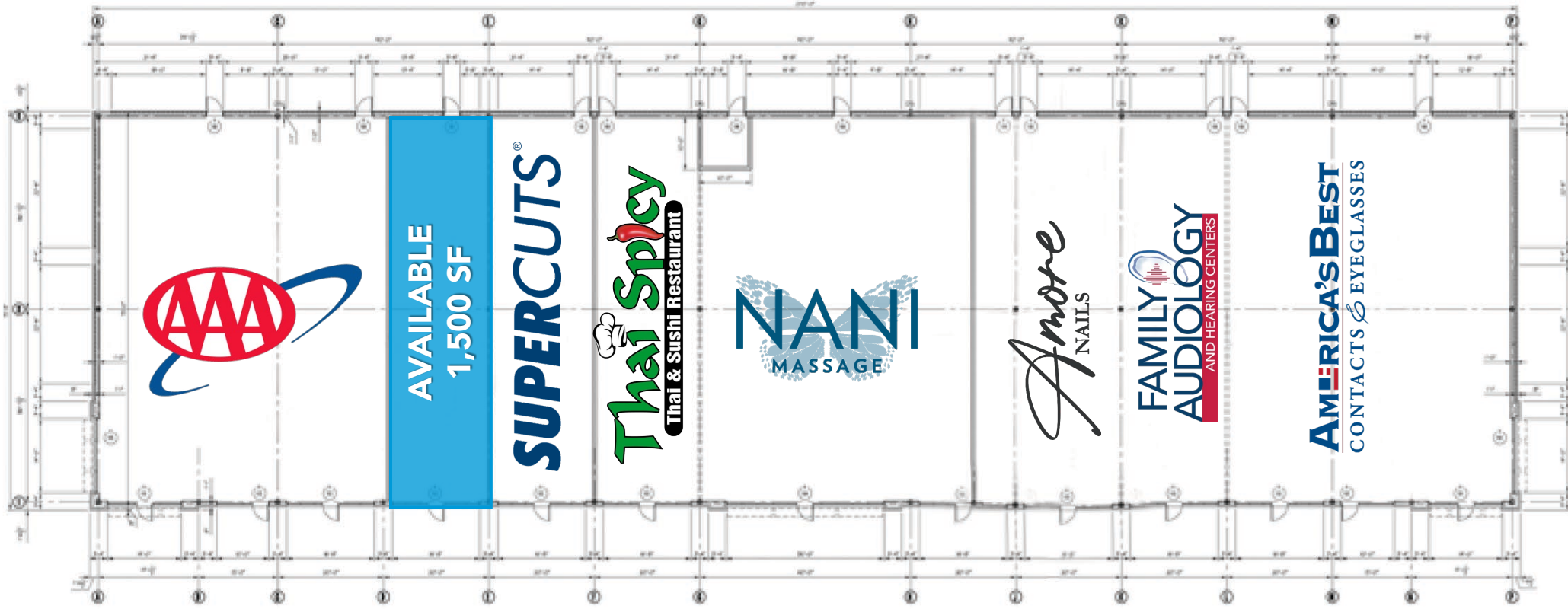
## PROPERTY HIGHLIGHTS:

- Prime retail opportunity in one of Cincinnati's strongest trade areas
- \$294,655 Average Household Income in a 1-Mile radius
- Signage available at both signalized corners
- Adjacent to Procter & Gamble's Mason Business Center
- Strong mix of national, regional & local retailers
- Affluent Deerfield Township - exceptional daytime population
- Excellent visibility along Mason Montgomery Road

## TRAFFIC COUNT:

- Mason Montgomery Road: 29,705 VPD

# SITE PLAN



**AERIAL**

WILKENS BLVD.

Walmart\*

AVAILABLE  
1,500 SF

Ballpark Bites

SEOUL  
Korean BBQ & Hotpot

**SIGNAGE**



**SIGN**

**SIGN**

MASON MONTGOMERY ROAD  
29,705 VPD



# AERIAL

Socialville - Fosters Rd

DEERFIELD TOWN CENTER

- REGAL
- DICK'S SPORTING GOODS
- WHOLE FOODS
- BRANDS: BONDADO, BRAVO!, FIRST WATCH, McALISTER'S DEER, ASHLEY, BARNES & NOBLE, Joella's HOT CHICKEN, WHITE BLACK, CRUNCH, LANE BRYANT, ULTA, FIVE BEL'W, FIREBIRDS, Panera, crumbl COOKIES

101 BEER KITCHEN, THE BEER BAR, FIFTY WEST, BAKERSFIELD

242 Luxury Apartments, MERCYHEALTH, Hilton Garden Inn, HOMEWOOD SUITES Hilton

CHICK-FIL-EE, BIBIBOP, BURTLINGTON, HAMPTON INN, DUNKIN', THE HOME DEPOT, Gordon FOOD SERVICE, Wendy's

Arby's, Olive Garden, planet fitness, Red Roof Inn, POTBELLY, McDonald's, TACO BELL, KFC

DSW, Longhorn, KOHL'S, TireDiscounters

JO-ANN, PETSMART, Wendy's, Kroger, McDonald's

MISSION BBQ, Walmart, P&G (Approx. 3,000 Employees)

PIADA, 242 Luxury Apartments

LOWE'S, Marshalls, HOBBY LOBBY, Cincinnati Children's

Burlington, MARRIOTT, DUNKIN', Gordon FOOD SERVICE, Wendy's

Arby's, Olive Garden, planet fitness, Red Roof Inn, POTBELLY, McDonald's, TACO BELL, KFC

DSW, Longhorn, KOHL'S, TireDiscounters



P&G  
Approx. 3,000 Employees

KINGS AUTOMALL

- MAZDA, HONDA, VOLVO
- Jeep, RAM
- KIA, Ford
- TOYOTA, PORSCHE

target, BEST BUY, Michaels, ROSS, THE ORIGINAL MATHEMATICS FACTORY, OLD NAVY, petco

AMPI PIZZA RESTAURANT, ALDI, 30,823 VPD

Tony's FURNITURE Fair

COLUMBIA INTERMEDIATE SCHOOL  
707 STUDENTS

JF BURNS ELEMENTARY SCHOOL  
812 STUDENTS

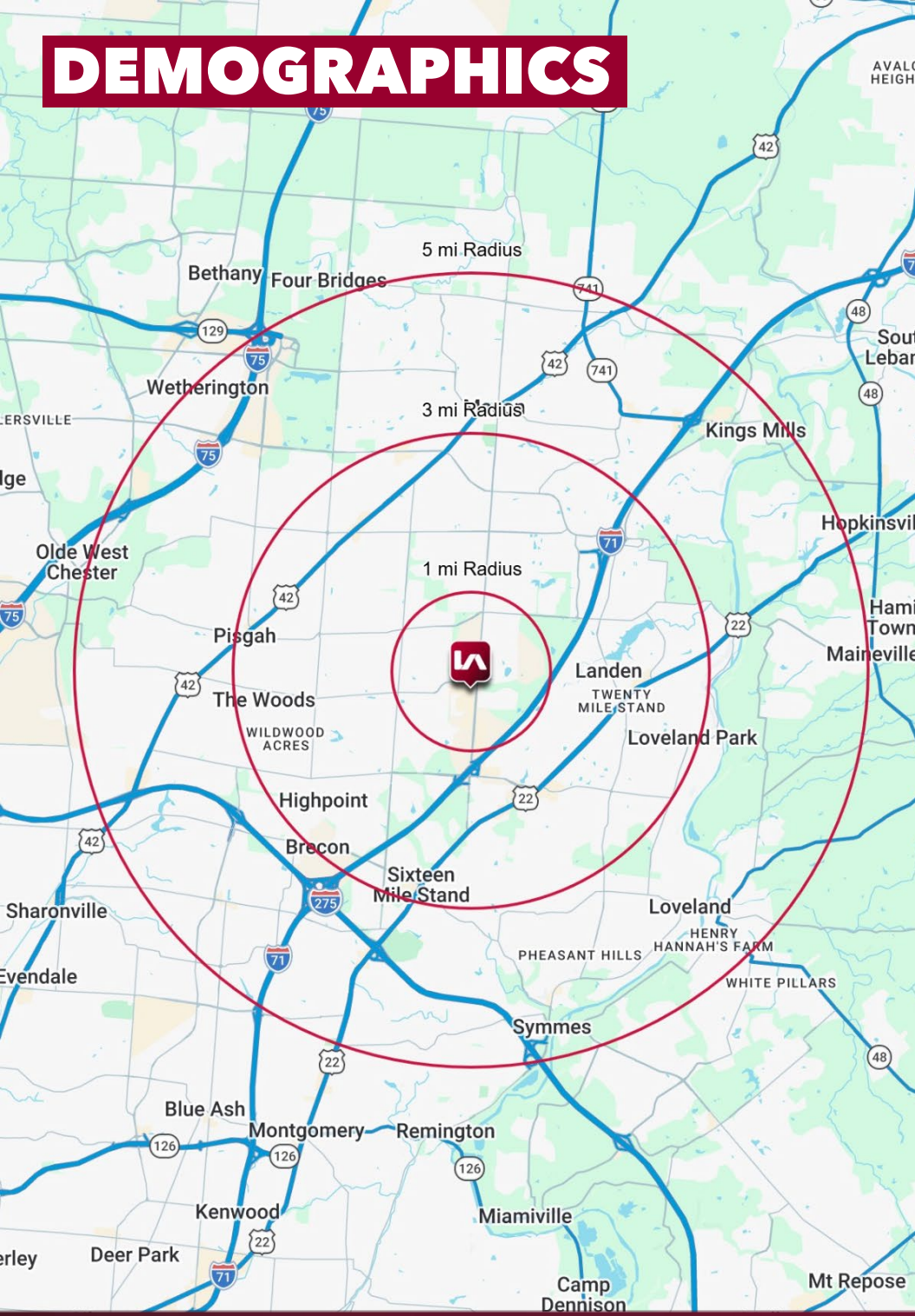
LANDEN SQUARE

- Kroger, the Y, Kroger FUEL Center, McDonald's, Shiloh

DOLLAR TREE, SONIC, CVS pharmacy, Shell, LaRosas PIZZERIA, usbank, Tractor Supply Co

DUNKIN', Cane's, MENARDS, O'Reilly, meijer

# DEMOGRAPHICS



	1 MI RADIUS	3 MI RADIUS	5 MI RADIUS
<b>POPULATION</b>			
2026 Estimated Population	6,202	71,279	154,154
2031 Projected Population	6,312	71,292	154,613
2020 Census Population	5,762	69,634	151,150
2010 Census Population	4,183	64,257	139,188
Projected Annual Growth 2026 to 2031	0.4%	-	-
Historical Annual Growth 2010 to 2026	3.0%	0.7%	0.7%
<b>HOUSEHOLDS</b>			
2026 Estimated Households	2,477	28,836	60,679
2031 Projected Households	2,569	29,208	61,557
2020 Census Households	2,157	27,305	57,829
2010 Census Households	1,559	25,129	52,914
Projected Annual Growth 2026 to 2031	0.7%	0.3%	0.3%
Historical Annual Growth 2010 to 2026	3.7%	0.9%	0.9%
<b>AGE</b>			
2026 Est. Population Under 10 Years	13.4%	12.2%	12.1%
2026 Est. Population 10 to 19 Years	12.8%	12.8%	13.6%
2026 Est. Population 20 to 29 Years	11.0%	11.2%	10.7%
2026 Est. Population 30 to 44 Years	26.9%	21.9%	20.5%
2026 Est. Population 45 to 59 Years	19.3%	18.7%	19.4%
2026 Est. Population 60 to 74 Years	10.6%	15.9%	16.4%
2026 Est. Population 75 Years or Over	6.0%	7.3%	7.4%
2026 Est. Median Age	36.5	39.0	39.8
<b>MARITAL STATUS &amp; GENDER</b>			
2026 Est. Male Population	49.5%	49.5%	49.5%
2026 Est. Female Population	50.5%	50.5%	50.5%
2026 Est. Never Married	31.9%	26.4%	26.2%
2026 Est. Now Married	55.5%	57.5%	57.6%
2026 Est. Separated or Divorced	9.7%	10.8%	11.3%
2026 Est. Widowed	2.9%	5.3%	4.9%
<b>INCOME</b>			
2026 Est. HH Income \$200,000 or More	36.5%	22.9%	24.0%
2026 Est. HH Income \$150,000 to \$199,999	10.8%	13.7%	13.4%
2026 Est. HH Income \$100,000 to \$149,999	18.7%	22.6%	21.9%
2026 Est. HH Income \$75,000 to \$99,999	17.3%	13.0%	12.4%
2026 Est. HH Income \$50,000 to \$74,999	8.0%	11.2%	12.0%
2026 Est. HH Income \$35,000 to \$49,999	2.9%	5.5%	5.6%
2026 Est. HH Income \$25,000 to \$34,999	2.0%	3.9%	4.0%
2026 Est. HH Income \$15,000 to \$24,999	3.3%	2.9%	2.5%
2026 Est. HH Income Under \$15,000	0.6%	4.2%	4.3%
2026 Est. Average Household Income	\$294,655	\$179,695	\$171,857
2026 Est. Median Household Income	\$139,356	\$125,204	\$126,439
2026 Est. Per Capita Income	\$117,727	\$72,760	\$67,712
2026 Est. Total Businesses	543	2,929	6,894
2026 Est. Total Employees	27,674	77,715	139,896