

RETAIL SPACE FOR LEASE HIGHLANDS FITNESS

7060 Ridgeway Drive | West Chester, OH 45069



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COMMERCIAL REAL ESTATE SERVICES

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HIGHLANDS FITNESS

7060 Ridgetop Drive, West Chester, OH 45069

FOR LEASE: 2,191 SF & 4,051 SF
LEASE RATE: \$17.50 + \$10.78 NNN

BUILDING SIZE: 16,508 SF

- Part of a 75-acre mixed-use retail development with Wal-Mart Supercenter anchor
- Located at Cincinnati-Dayton Road and I-75, Exit 21
- Growing, affluent Northern Cincinnati community
- 35,000 SF fitness facility providing daily foot traffic

TRAFFIC COUNTS:

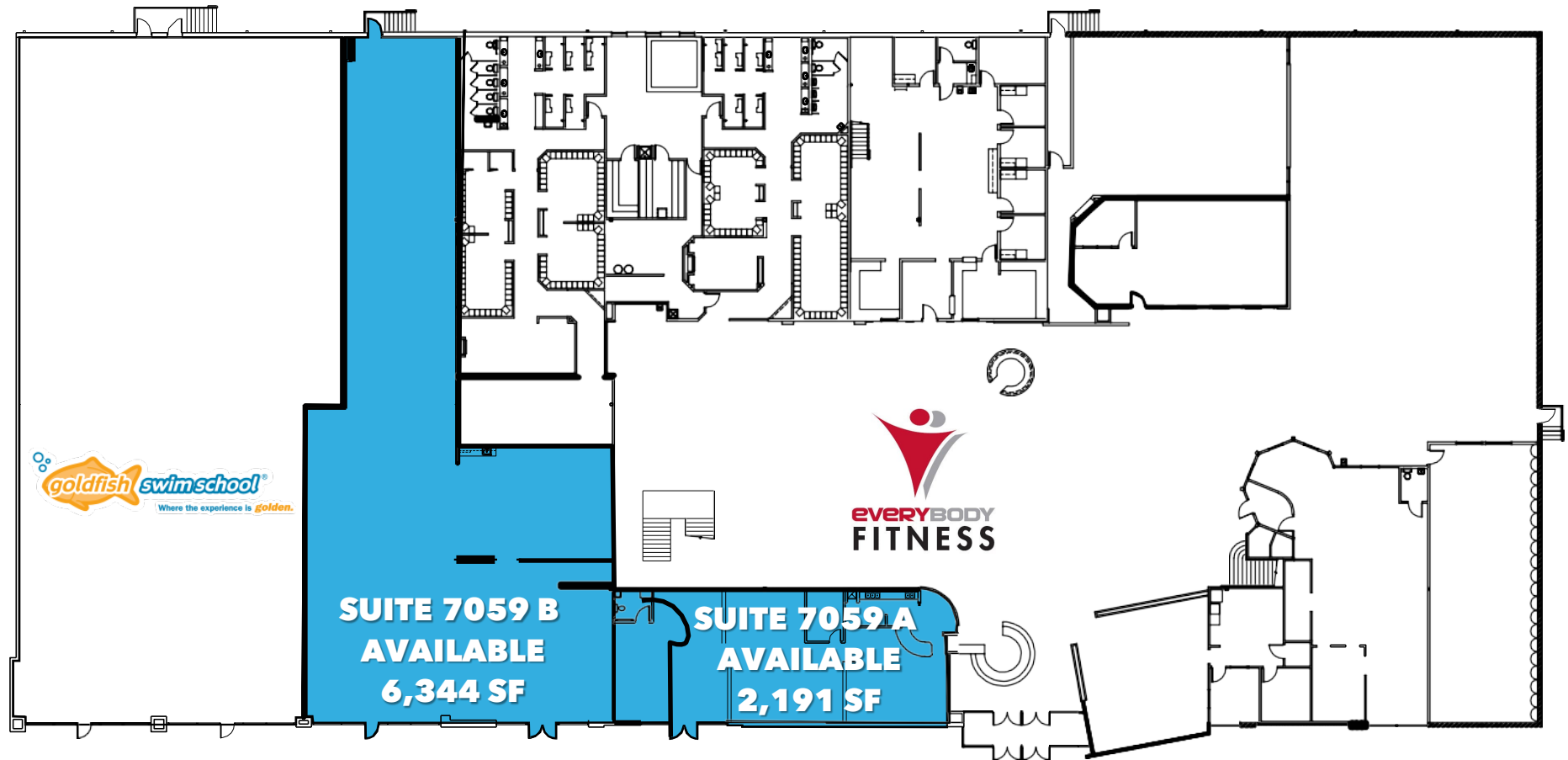
- I-75 - 114,110 VPD
- Cincinnati-Dayton Road - 22,960 VPD



RETAIL SPACE FOR LEASE

HIGHLANDS FITNESS

2902 - 2916 W US Highway 22, Maineville, OH 45039



AERIAL



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

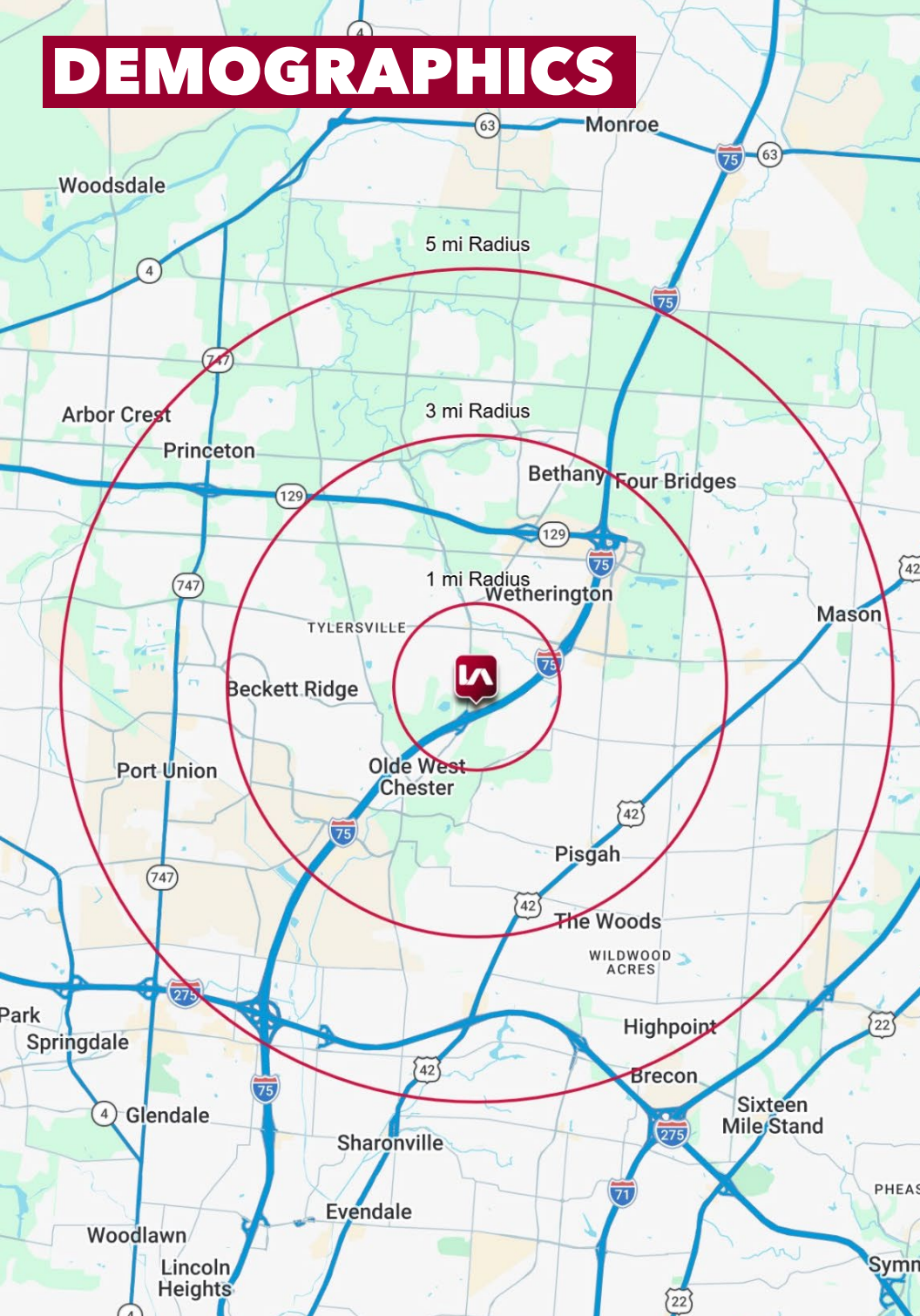
HIGHLANDS RETAIL
CENTER II
2,015 SF AVAILABLE

HIGHWAY
SIGNAGE

142,166 VPD



DEMOGRAPHICS



	1 MI RADIUS	3 MI RADIUS	5 MI RADIUS
POPULATION			
2026 Estimated Population	8,260	57,809	149,471
2031 Projected Population	8,648	58,704	151,215
2020 Census Population	7,694	57,293	146,341
2010 Census Population	7,714	54,105	133,310
Projected Annual Growth 2026 to 2031	0.9%	0.3%	0.2%
Historical Annual Growth 2010 to 2026	0.4%	0.4%	0.8%
HOUSEHOLDS			
2026 Estimated Households	3,353	21,758	55,074
2031 Projected Households	3,592	22,606	56,752
2020 Census Households	2,918	20,564	51,869
2010 Census Households	2,837	18,956	46,723
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%	14.6%
2026 Est. Population 20 to 29 Years	16.7%	12.1%	11.7%
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%	14.9%
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%	55.1%	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%	21.9%
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	\$156,163	\$169,527
2026 Est. Median Household Income	\$102,306	\$126,380	\$131,333
2026 Est. Per Capita Income	\$49,761	\$58,805	\$62,518
2026 Est. Total Businesses	339	2,384	6,232
2026 Est. Total Employees	2,199	30,327	92,338