NEW MANUFACTURING, WAREHOUSE, OFFICE FOR LEASE
WOLFPEN PLEASANT HILL ROAD & US HWY 50
Wolfpen Pleasant Hill Road, Milford (Miami Township), OH 45150

OFFERING SUMMARY

LEASE RATE: $8.00 SF/yr (MG)

PROPOSED DEVELOPMENT: Finished to Suit (To Building Standard)
0% Earnings Tax

POTENTIAL FOR LEASE:

WAREHOUSE/MANUFACTURING

Options  A  16,000 SF Divisible/ Expandable
         B  16,000 SF Divisible
         C  9,600 SF Divisible
         D  9,600 SF Divisible
         E  20,000 SF Divisible

FREE STANDING OFFICE BUILDING
Up to 20,000 SF Divisible

Mark Freiberg, CCIM
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C  513.886.3303

Gary S. Fisher
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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.
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**NEW MANUFACTURING, WAREHOUSE, OFFICE FOR LEASE**

**WOLFPEN PLEASANT HILL ROAD & US HWY 50**

Wolfpen Pleasant Hill Road, Milford (Miami Township), OH 45150

<table>
<thead>
<tr>
<th>POPULATION</th>
<th>1 MILE</th>
<th>5 MILES</th>
<th>10 MILES</th>
</tr>
</thead>
<tbody>
<tr>
<td>Total Population</td>
<td>2,169</td>
<td>80,803</td>
<td>287,089</td>
</tr>
<tr>
<td>Median age</td>
<td>38.2</td>
<td>38.0</td>
<td>38.6</td>
</tr>
<tr>
<td>Median age (Male)</td>
<td>39.0</td>
<td>37.6</td>
<td>37.5</td>
</tr>
<tr>
<td>Median age (Female)</td>
<td>38.2</td>
<td>38.5</td>
<td>39.6</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>HOUSEHOLDS &amp; INCOME</th>
<th>1 MILE</th>
<th>5 MILES</th>
<th>10 MILES</th>
</tr>
</thead>
<tbody>
<tr>
<td>Total households</td>
<td>730</td>
<td>31,078</td>
<td>107,416</td>
</tr>
<tr>
<td># of persons per HH</td>
<td>3.0</td>
<td>2.6</td>
<td>2.7</td>
</tr>
<tr>
<td>Average HH income</td>
<td>$98,771</td>
<td>$74,764</td>
<td>$92,062</td>
</tr>
<tr>
<td>Average house value</td>
<td>$176,766</td>
<td>$259,441</td>
<td></td>
</tr>
</tbody>
</table>

* Demographic data derived from 2010 US Census

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