

MAINEVILLE CROSSING OUTPARCEL

17 OH-3, Maineville, OH 45039

+/- 0.5 Acres SALE / LEASE / B-T-S



Property Details:

- Outparcel to Maineville Crossing, a neighborhood shopping center in fast-growing Hamilton Township (Warren County, OH)
- Just south of a newly constructed Kroger Marketplace (opened December 2024)
- Annual shopping center visits exceed 680,000, per Placer.AI
- Shopping center benefits from 2 access points via US 22, 1 access point via SR 48 and 1 access point via Nunner Rd (off SR 48)
- Site benefits from a cross-parking easement with the shopping center, and prominent pylon signage

Surrounding retailers include:



Demographics:

2024 Estimates	1 Mile	3 Mile	5 Mile	10 Mile
Population	5,646	35,469	78,360	295,415
Households	2,078	13,101	30,077	111,441
Average HH Income	\$182,433	\$164,397	\$164,273	\$158,450
Total No. of Employees	820	4,850	24,711	123,240

Traffic Counts:

Inrix 2023	ADT
US 22 - North of SR 48	18,753 (Inrix 2023)
SR 48	25,092 (Inrix 2023)

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Owned by:



LET US GIVE YOU AN EDGE



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