

Arbor Square

Cincinnati, Ohio | Mason-Montgomery Road | 215,211 square feet



Situated in an area that has experienced impressive growth in retail, office and housing, Arbor Square is ideally located at the corner of Socialville-Foster and Mason-Montgomery Roads. The center, built in 2003, was expanded to include a new PetSmart and JOANN. It benefits from outstanding location, strong demographics, high traffic and significant daytime population. More than 52.4% of households within five miles of the center earn more than \$100,000 per year.

2.51-Acre Outparcel Available

Leasing Contact

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Key Tenants



*Owned by others

Key Demographics

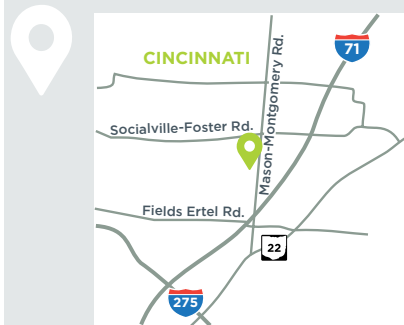
	5-Mile Radius	Median Age	40 years
Population			
Current Estimated Population	159,816	Daytime Demographics	
Projected Population (5 Years)	162,259	Number of Businesses	5,074
Households			
Current Estimated Households	59,898	Number of Employees	104,006
Projected Households (5 Years)	60,744	Total Daytime Population	195,001
Income			
Average Household Income	\$135,627	Consumer Expenditures	
Household Income \$75,000+	66.4%	Total Retail Expenditures	\$2.55 B

Location

Southeast corner of Socialville-Foster and Mason-Montgomery Roads, Cincinnati, Ohio (39.3196, -84.3141)
Click to navigate to Google Maps

Traffic Counts

Socialville-Foster Road: 11,458
Mason-Montgomery Road: 24,230
I-71: 94,051



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Space	Tenant	Size
800	PetSmart	27,431 s.f.
810	JOANN	29,768 s.f.
1000	The Little Gym Mason	4,560 s.f.
1010	Ann's Hallmark	4,800 s.f.
1020	Half-Price Books	8,000 s.f.
1030	Mathnasium	1,400 s.f.
1040	Chan's Asian Diner	1,610 s.f.
1050	Palm Beach Tan	3,710 s.f.
1060	Subway	1,610 s.f.
1070	Smoothie King	1,400 s.f.
1080	Sport Clips	1,400 s.f.

Space	Tenant	Size
1090	V Nails	1,400 s.f.
1100	Bank of America	1,400 s.f.
1110	Master K. Kim's Tae Kwon Do	4,387 s.f.
1120	Orangetheory Fitness	3,240 s.f.
Multi-Tenant Building		
2000	Moe's Southwest Grill	2,800 s.f.
2010-2020	Pacific Dental	3,500 s.f.
2030	AVAILABLE	1,400 s.f.
2040	Bawarchi Biryani	2,100 s.f.

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Outparcels		
800	Pro-Clean Car Wash	7,921 s.f.
820	TriHealth	3,461 s.f.
	Stock Yards Bank	2,972 s.f.
Owned By Others		
*	Kroger	
*	Kroger Fuel Center	
*	McDonald's	
*	Gold Star Chili	
*	Bob Evans	
*	Firestone	
*	Wendy's	

Tenant names, building sizes and shopping center configuration are subject to change.

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