

# SHOPPES OF GRANDIN II

6064 OH-48

MAINEVILLE, OH 45039

**FOR LEASE  
2,940 SF AVAILABLE**

## HIGHLIGHTS

- 2,940 SF former dentist office available
- Fully built out office but no FF&E to remain
- Strong demographics with household incomes in excess of \$150,000 within a 3 mile radius
- Located off OH-48 with over 18,800 VPD
- Great neighborhood shopping center with excellent visibility to OH-48
- Strong co-tenancy with many national and regional tenants
- Kroger Marketplace under construction just south on SR 48

## TRAFFIC COUNTS

- 18,804 VPD on OH-48
- 16,988 VPD on SR 22 & 3

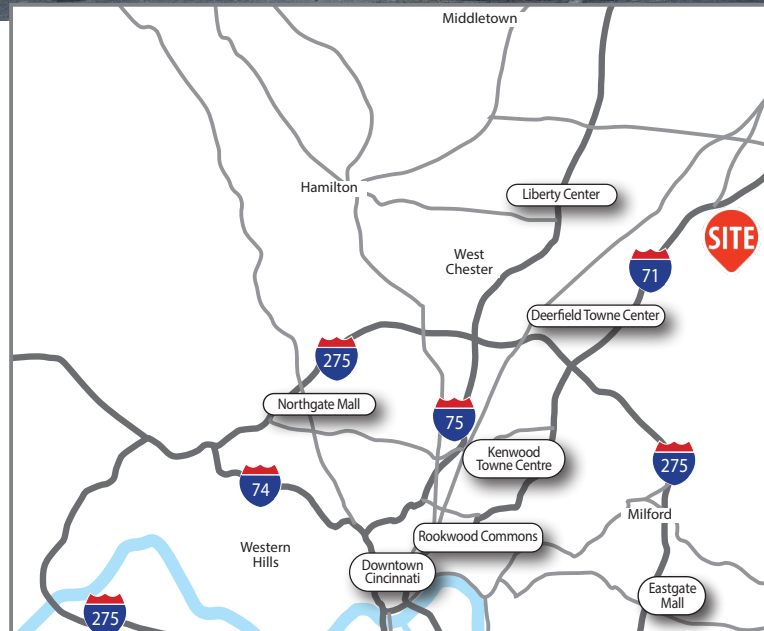
## DEMOGRAPHICS

2023 Estimates	1 miles	3 miles	5 miles
Population	6,948	32,828	76,218
Households	2,541	12,347	29,021
Average HH Income	\$168,048	\$152,954	\$151,206
Daytime Employees	870	5,176	26,324

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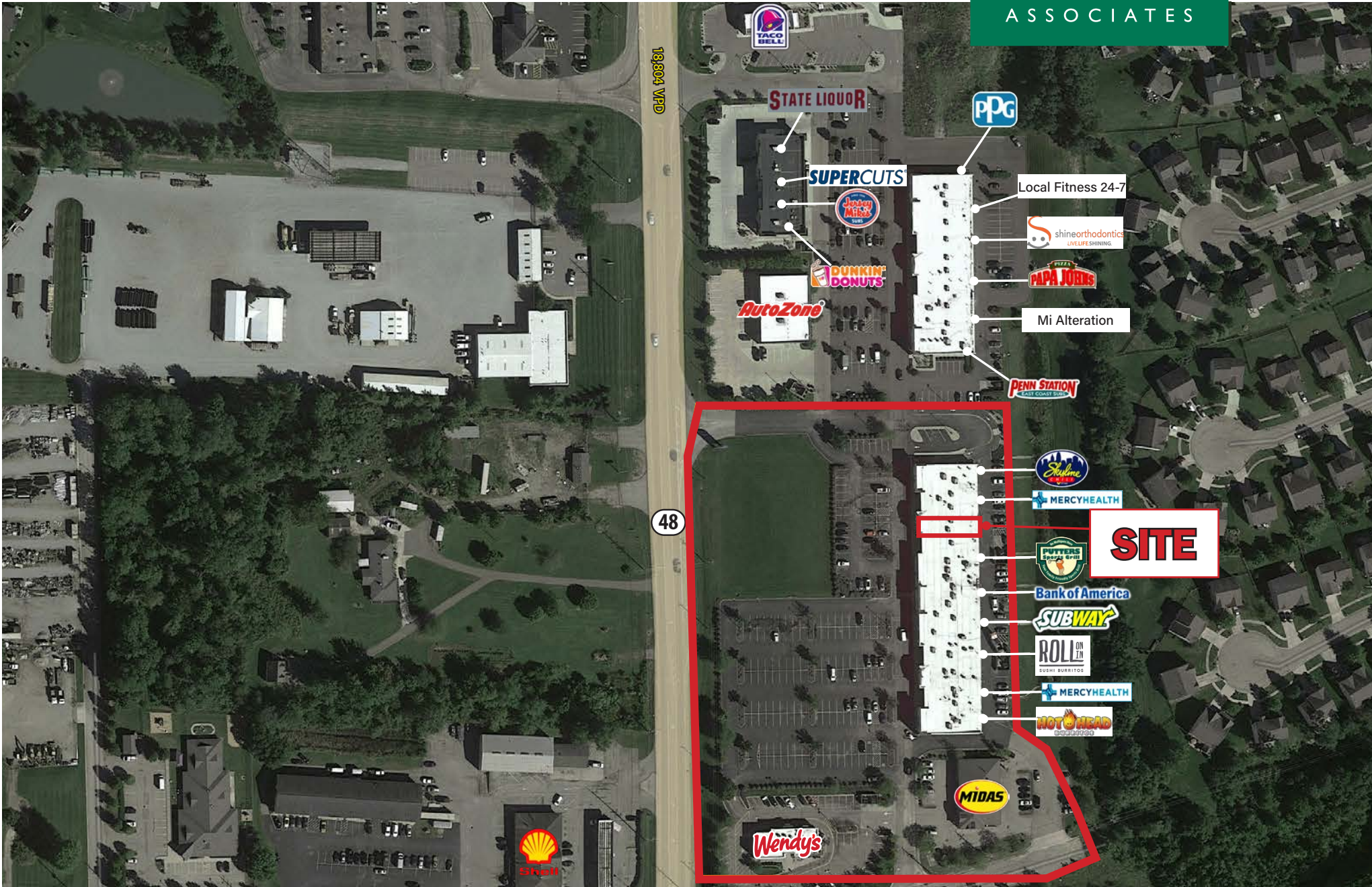


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