

WATERSTONE CENTER

9691 Waterstone Boulevard - Cincinnati, OH 45249



MIDLAND ATLANTIC
PROPERTIES



PROPERTY OVERVIEW

Power Center located near I-71 in Cincinnati, Ohio

PROPERTY HIGHLIGHTS

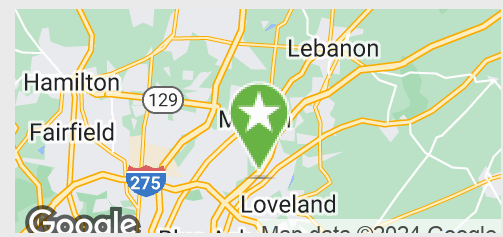
- Potential Outlot Available – 1,400 - 18,000 SF
- 161,781 SF Regional Power Center Anchored by Best Buy, Ross, Old Navy & Michaels and Shadow Anchored by Costco and Target
- Centrally Located Just off of I71 (118,469 VPD) Offering Two Points of Signalized Ingress/Egress off of Fields Ertel Road (23,065 VPD)
- Waterstone Center Caters to a Large Regional Draw, Primarily Services the Mason, OH Community, Which Boasts Some of the Strongest Density and Average Household Income Figures in the Cincinnati MSA
- Strong Retailer Sales and National Tenant Retention – Almost 65% of the Existing Tenant Lineup has Operated at the Shopping Center for Over 22 Years

DEMOGRAPHICS

	3 MILES	5 MILES
Total Population	67,026	147,596
Average HH Income	\$166,013	\$162,908
Businesses	2,639	6,328
Employees	45,238	90,197

TRAFFIC COUNTS

Fields Ertel Road	23,065
I-71	118,469



MIDLAND ATLANTIC PROPERTIES

Cincinnati Office
8044 Montgomery Rd, Suite 370
Cincinnati, OH 45236

MIDLANDATLANTIC.COM

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DEVELOPMENT • BROKERAGE • ACQUISITIONS • MANAGEMENT

Information contained herein has been obtained from sources deemed reliable but is not guaranteed and is subject to change without notice.

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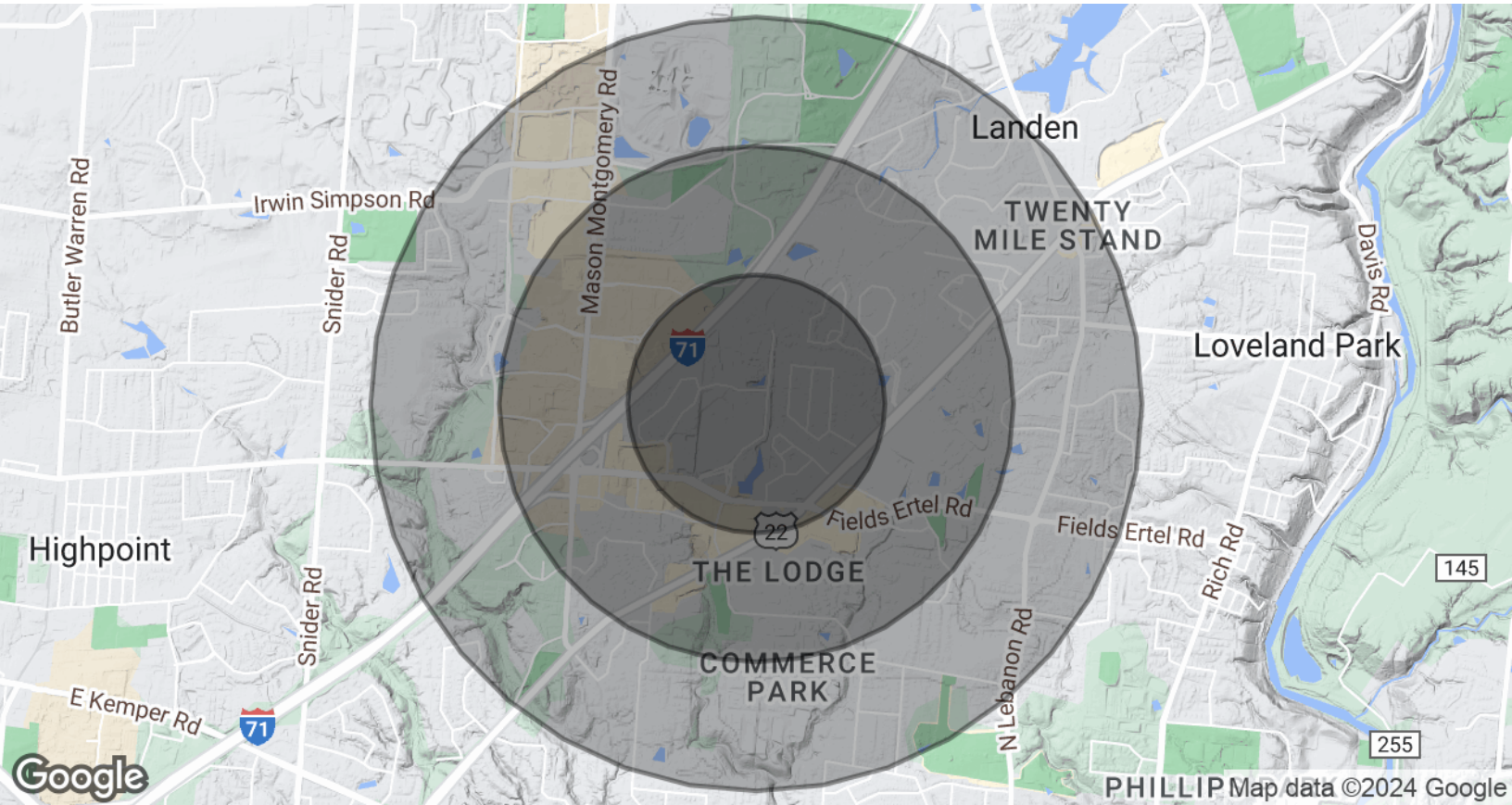


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POPULATION & HOUSING

	1 MILE	3 MILES	5 MILES
Total Population	9,068	67,026	147,596
Projected Annual Growth (2023-2028)	0.4%	0.3%	0.6%
Total Households	4,244	26,432	57,327
Median Home Value	\$267,277	\$301,502	\$302,144

INCOME & BUSINESS

	1 MILE	3 MILES	5 MILES
Average HH income	\$137,441	\$166,013	\$162,908
Daytime Population (16+ years)	16,412	62,706	131,895
Total Businesses	608	2,639	6,328
Total Employees	13,997	45,238	90,197

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