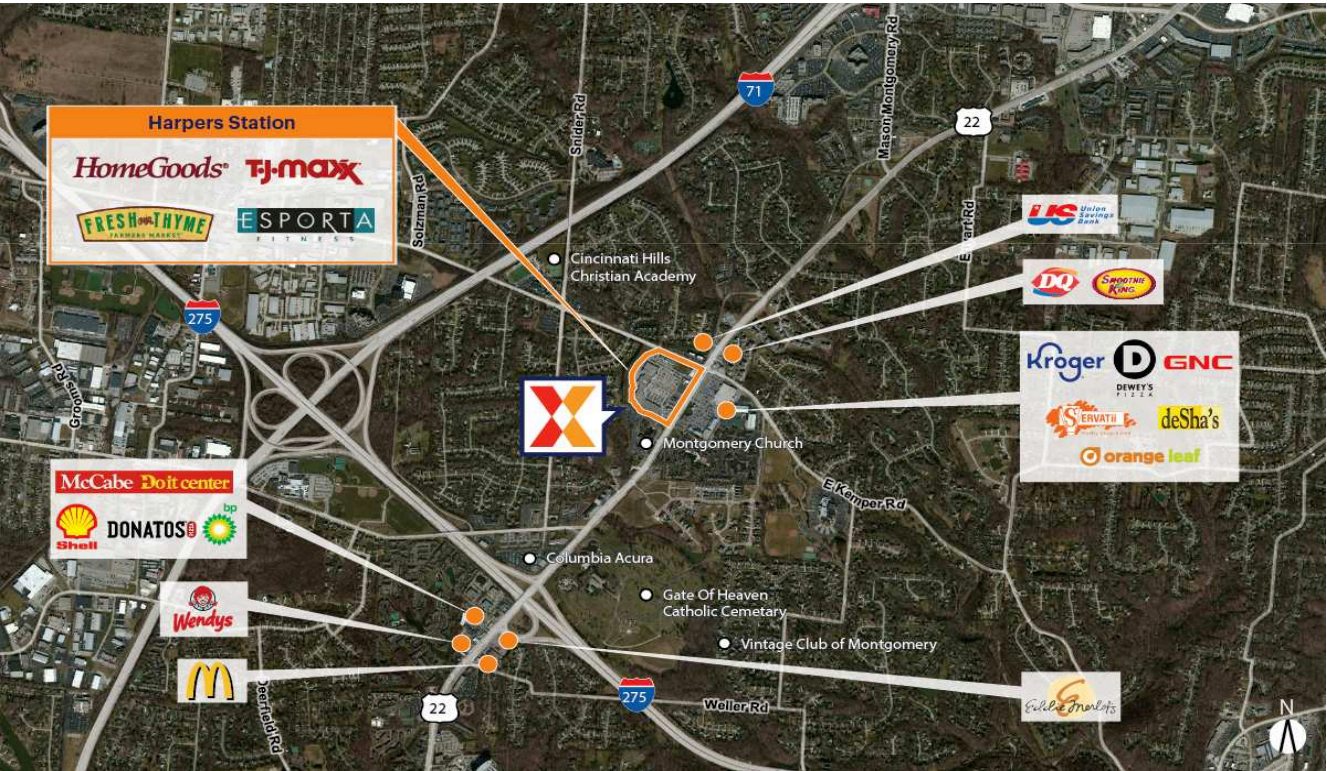


Harpers Station

Cincinnati, OH-KY-IN

39.2715, -84.3304
11315 Montgomery Road | Cincinnati, OH 45249



Center Size: 253,551 SF



Demographics	1 Mile	3 Mile	5 Mile
Population	6,427	54,171	144,241
Homes	2,536	21,171	56,141
Income	\$196,738	\$158,478	\$155,306

High-traffic neighborhood center anchored by Fresh Thyme Farmers Market with a strong lineup of national retailers including T.J. Maxx, HomeGoods, and Painted Tree Marketplace, drawing an estimated 2.8M annual visits (Placer.ai 2024)

Surrounded by an affluent and well-educated trade area with an average household income of \$158K+ within a 3-mile radius

Population within a 3-mile radius increases by 41% during the day

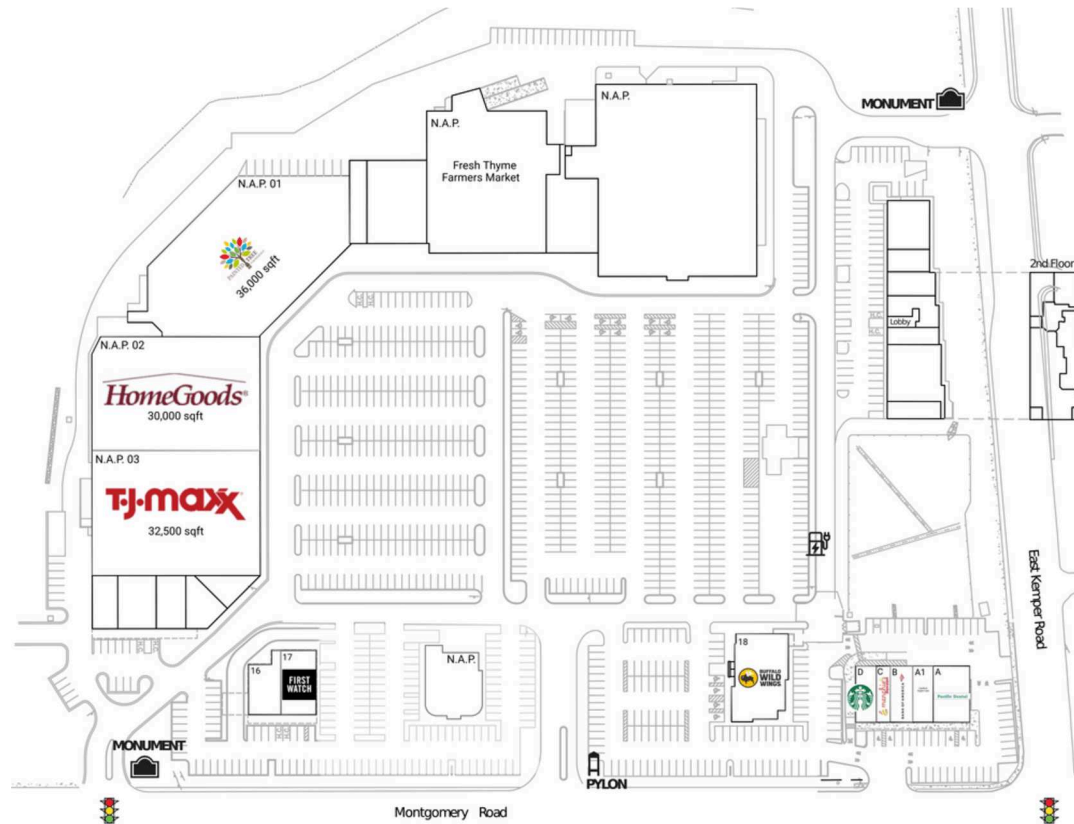
Proven tenant stability, with half of the small shop tenants having been in the center for over 15 years

Highly visible to 32K+ vehicles daily along Montgomery Rd and easily accessible from I-71 with 120K+ vehicles daily (Kalibrate 2021)

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Current Retailers

A	Pacific Dental	3,200 SF
A1	Carefirst Urgent Care	1,800 SF
B	Bank of America	1,994 SF
C	Menchie's Frozen Yogurt	1,248 SF
D	Starbucks	1,793 SF
N.A.P.	Occupied	0 SF
N.A.P. 01	Painted Tree Marketplace	36,000 SF
N.A.P. 02	HomeGoods	30,000 SF
N.A.P. 03	T.J. Maxx	32,500 SF
16	Brassica	2,500 SF
17	First Watch	3,500 SF
18	Buffalo Wild Wings	8,200 SF

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