

Retail Space For Lease

The Shoppes at Taylor Mill



This very busy center is anchored by an upscale Remke Grocery. It offers an ideal Northern Kentucky location is just off of I-275 centered between I-71/75 and I-471. The Shoppes at Taylor Mill is close to a rapidly growing residential population and the Fidelity Investments office campus.

FEATURES

- Grocery anchored center
- 1,050 SF & 1,400 SF spaces available
- Great mix of retail, restaurant, and service tenants
- Nearby Fidelity Investments employs nearly 4,000 people
- Central Northern Kentucky location
- \$15.50/SF, \$4.40 NNN

LOCATION

The Shoppes at Taylor Mill
KY 16 & I-275
Taylor Mill, KY 41015

CONTACT

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Demographics:	1 mile	3 miles	5 miles
Population:	4,283	43,242	143,554
Households:	1,679	17,245	59,669
Avg. HH Income:	\$80,449	\$71,954	\$70,255

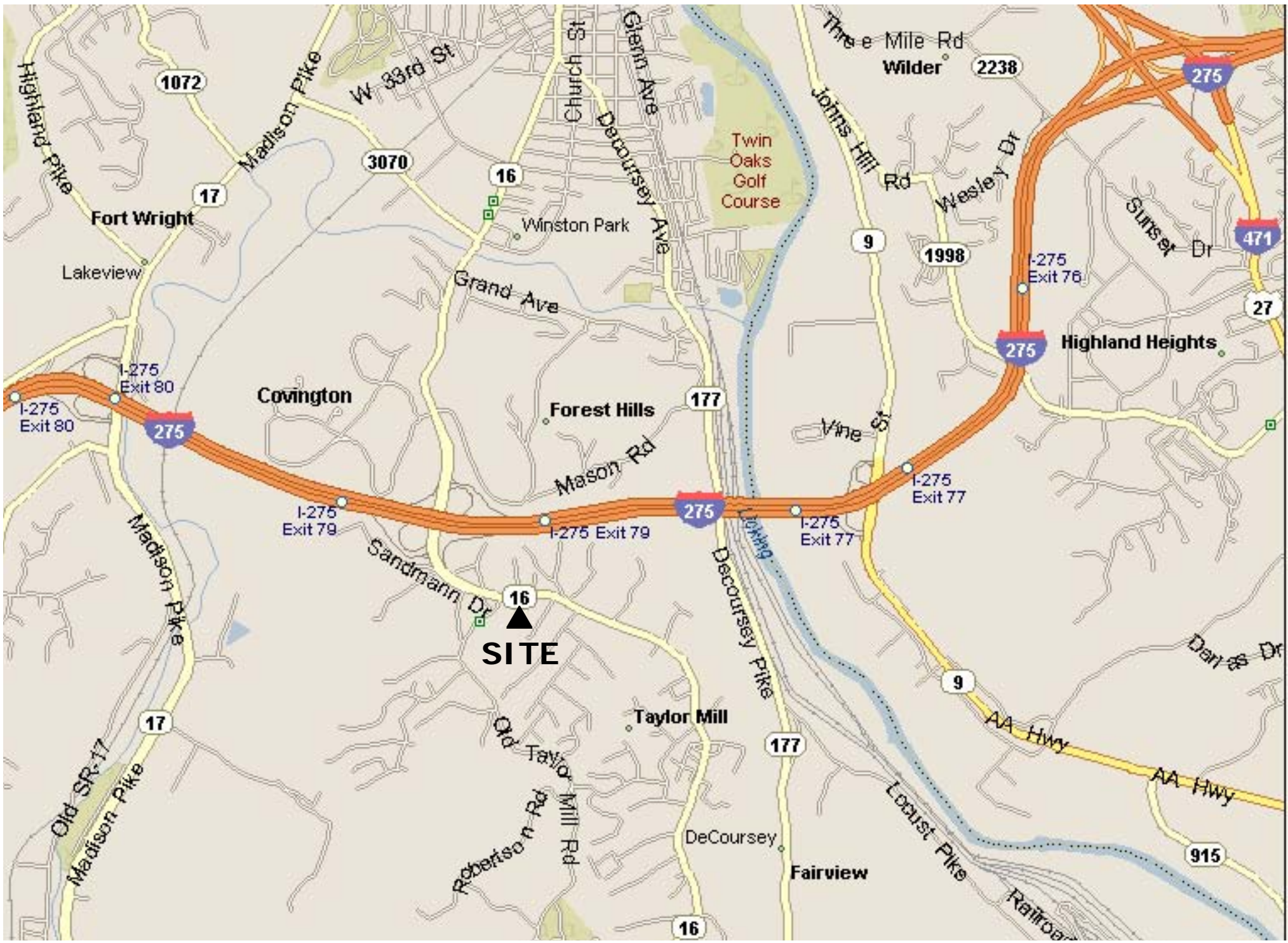
Traffic Count:
 Taylor Mill Road at Old Taylor Mill Road = 32,700 ADT 2008



COMMERCIAL REAL ESTATE SERVICES

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9912 Carver Road, Sycamore Office Park, Suite 100, Cincinnati, Ohio 45242





SITE

Remke's Market

Daycare

16

Taylor Mill Rd

Sandman Dr

Old Taylor Mill Rd

Egerlin

Reubert Dr

Isaree

Ward St

Taylor Mill Ct

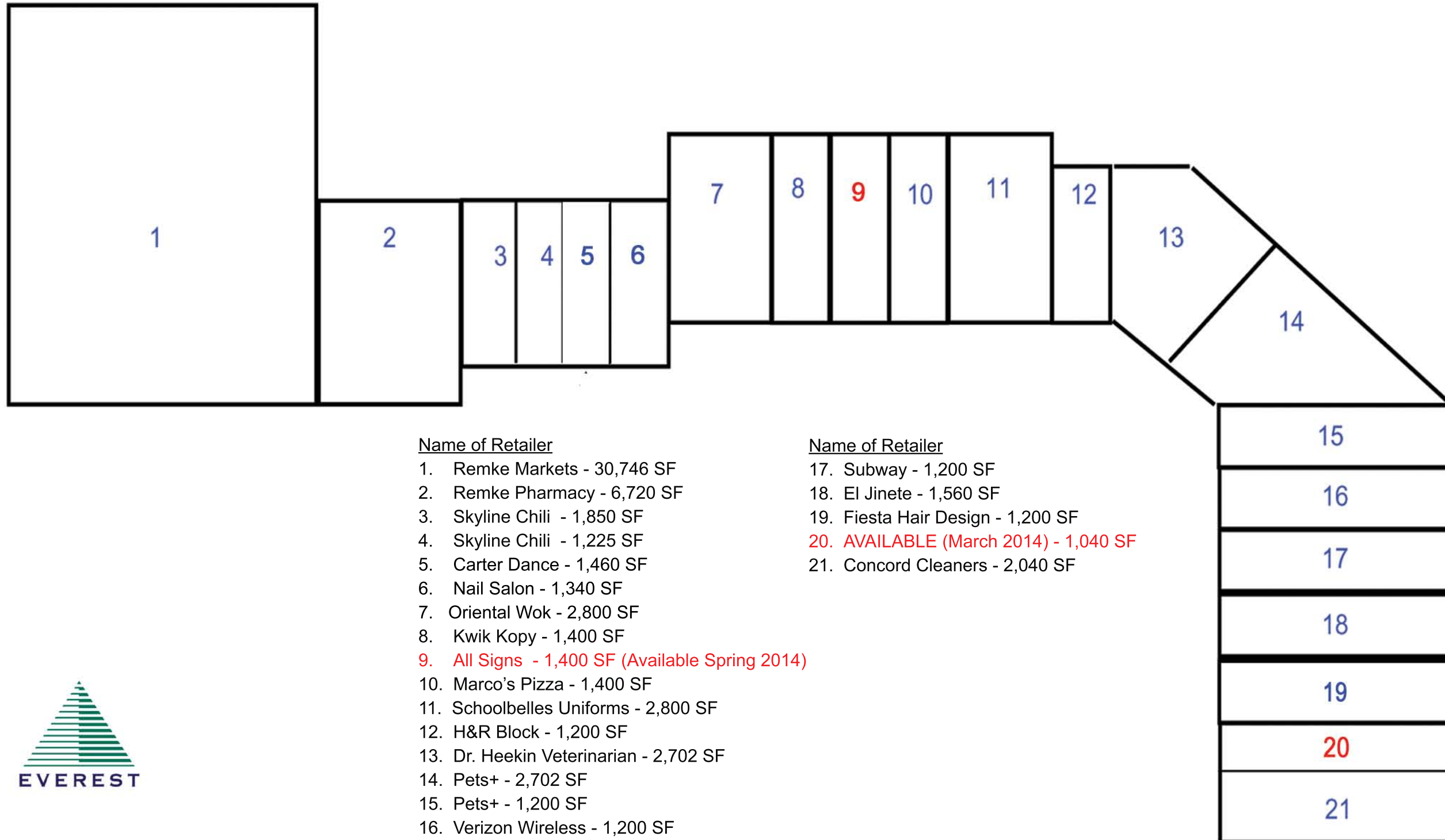
**Fidelity Investments
Office Campus**



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THE SHOPPES AT TAYLOR MILL



Name of Retailer

- 1. Remke Markets - 30,746 SF
- 2. Remke Pharmacy - 6,720 SF
- 3. Skyline Chili - 1,850 SF
- 4. Skyline Chili - 1,225 SF
- 5. Carter Dance - 1,460 SF
- 6. Nail Salon - 1,340 SF
- 7. Oriental Wok - 2,800 SF
- 8. Kwik Kopy - 1,400 SF
- 9. All Signs - 1,400 SF (Available Spring 2014)
- 10. Marco's Pizza - 1,400 SF
- 11. Schoolbelles Uniforms - 2,800 SF
- 12. H&R Block - 1,200 SF
- 13. Dr. Heekin Veterinarian - 2,702 SF
- 14. Pets+ - 2,702 SF
- 15. Pets+ - 1,200 SF
- 16. Verizon Wireless - 1,200 SF

Name of Retailer

- 17. Subway - 1,200 SF
- 18. El Jinete - 1,560 SF
- 19. Fiesta Hair Design - 1,200 SF
- 20. AVAILABLE (March 2014) - 1,040 SF
- 21. Concord Cleaners - 2,040 SF





Executive Summary

Prepared by The Everest Group/TCN Worldwide

Taylor Mill Site Type: Radius	Old Taylor Mill Rd & Taylor Mill Rd	Old Taylor Mill Rd & Taylor Mill Rd	Old Taylor Mill Rd & Taylor Mill Rd
	Latonia, KY 41015 Radius: 1.0 mile	Latonia, KY 41015 Radius: 3.0 mile	Latonia, KY 41015 Radius: 5.0 mile

2008 Population

Total Population	4,275	41,946	140,659
Male Population	47.8%	47.4%	48.4%
Female Population	52.2%	52.6%	51.6%
Median Age	36.2	36.2	36.5

2008 Income

Median HH Income	\$66,978	\$62,109	\$58,601
Per Capita Income	\$30,588	\$31,220	\$30,824
Average HH Income	\$78,674	\$77,666	\$74,041

2008 Households

Total Households	1,674	16,521	58,188
Average Household Size	2.55	2.47	2.36
1990-2000 Annual Rate	2.94%	2.43%	1.22%

2008 Housing

Owner Occupied Housing Units	68.6%	64.6%	57.0%
Renter Occupied Housing Units	27.4%	28.3%	33.3%
Vacant Housing Units	4.0%	7.1%	9.7%

Population

1990 Population	3,175	33,922	129,139
2000 Population	4,021	41,117	138,449
2008 Population	4,275	41,946	140,659
2013 Population	4,430	42,770	142,863
1990-2000 Annual Rate	2.39%	1.94%	0.7%
2000-2008 Annual Rate	0.75%	0.24%	0.19%
2008-2013 Annual Rate	0.71%	0.39%	0.31%

In the identified market area, the current year population is 140,659. In 2000, the Census count in the market area was 138,449. The rate of change since 2000 was 0.19 percent annually. The five-year projection for the population in the market area is 142,863, representing a change of 0.31 percent annually from 2008 to 2013. Currently, the population is 48.4 percent male and 51.6 percent female.

Households

1990 Households	1,140	12,303	49,266
2000 Households	1,523	15,639	55,635
2008 Households	1,674	16,521	58,188
2013 Households	1,757	17,066	59,694
1990-2000 Annual Rate	2.94%	2.43%	1.22%
2000-2008 Annual Rate	1.15%	0.67%	0.55%
2008-2013 Annual Rate	0.97%	0.65%	0.51%

The household count in this market area has changed from 55,635 in 2000 to 58,188 in the current year, a change of 0.55 percent annually. The five-year projection of households is 59,694, a change of 0.51 percent annually from the current year total. Average household size is currently 2.36, compared to 2.43 in the year 2000. The number of families in the current year is 35,567 in the market area.

Housing

Currently, 57.0 percent of the 64,440 housing units in the market area are owner occupied; 33.3 percent, renter occupied; and 9.7 percent are vacant. In 2000, there were 59,670 housing units— 59.0 percent owner occupied, 34.3 percent renter occupied and 6.8 percent vacant. The rate of change in housing units since 2000 is 0.94 percent. Median home value in the market area is \$133,655, compared to a median home value of \$192,285 for the U.S. In five years, median home value is projected to change by 1.55 percent annually to \$144,310. From 2000 to the current year, median home value changed by 3.21 percent annually.

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. ESRI forecasts for 2008 and 2013. ESRI converted 1990 Census data into 2000 geography.



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	Latonia, KY 41015 Radius: 1.0 mile	Latonia, KY 41015 Radius: 3.0 mile	Latonia, KY 41015 Radius: 5.0 mile
Median Household Income			
1990 Median HH Income	\$31,146	\$30,404	\$29,369
2000 Median HH Income	\$51,052	\$44,798	\$42,311
2008 Median HH Income	\$66,978	\$62,109	\$58,601
2013 Median HH Income	\$75,948	\$70,376	\$67,716
1990-2000 Annual Rate	5.07%	3.95%	3.72%
2000-2008 Annual Rate	3.35%	4.04%	4.03%
2008-2013 Annual Rate	2.55%	2.53%	2.93%
Per Capita Income			
1990 Per Capita Income	\$12,469	\$12,872	\$13,668
2000 Per Capita Income	\$21,930	\$21,928	\$22,197
2008 Per Capita Income	\$30,588	\$31,220	\$30,824
2013 Per Capita Income	\$37,637	\$37,994	\$37,027
1990-2000 Annual Rate	5.81%	5.47%	4.97%
2000-2008 Annual Rate	4.12%	4.38%	4.06%
2008-2013 Annual Rate	4.23%	4.01%	3.73%
Average Household Income			
1990 Average Household Income	\$34,786	\$34,907	\$35,606
2000 Average Household Income	\$59,122	\$56,412	\$54,824
2008 Average HH Income	\$78,674	\$77,666	\$74,041
2013 Average HH Income	\$95,423	\$93,565	\$88,108
1990-2000 Annual Rate	5.45%	4.92%	4.41%
2000-2008 Annual Rate	3.52%	3.95%	3.71%
2008-2013 Annual Rate	3.94%	3.8%	3.54%

Households by Income

Current median household income is \$58,601 in the market area, compared to \$53,154 for all U.S. households. Median household income is projected to be \$67,716 in five years. In 2000, median household income was \$42,311, compared to \$29,369 in 1990.

Current average household income is \$74,041 in this market area, compared to \$73,126 for all U.S. households. Average household income is projected to be \$88,108 in five years. In 2000, average household income was \$54,824, compared to \$35,606 in 1990.

Current per capita income is \$30,824 in the market area, compared to the U.S. per capita income of \$27,916. The per capita income is projected to be \$37,027 in five years. In 2000, the per capita income was \$22,197, compared to \$13,668 in 1990.

Population by Employment

Total Businesses	108	1,626	6,058
Total Employees	1,046	18,918	80,078

Currently, 94.5 percent of the civilian labor force in the identified market area is employed and 5.5 percent are unemployed. In comparison, 93.4 percent of the U.S. civilian labor force is employed, and 6.6 percent are unemployed. In five years the rate of employment in the market area will be 94.9 percent of the civilian labor force, and unemployment will be 5.1 percent. The percentage of the U.S. civilian labor force that will be employed in five years is 93.9 percent, and 6.1 percent will be unemployed. In 2000, 67.0 percent of the population aged 16 years or older in the market area participated in the labor force, and 0.0 percent were in the Armed Forces.

In the current year, the occupational distribution of the employed population is:

- 65.2 percent in white collar jobs (compared to 60.2 percent of U.S. employment)
- 15.8 percent in service jobs (compared to 16.5 percent of U.S. employment)
- 19.1 percent in blue collar jobs (compared to 23.3 percent of U.S. employment)

In 2000, 79.5 percent of the market area population drove alone to work, and 2.2 percent worked at home. The average travel time to work in 2000 was 21.9 minutes in the market area, compared to the U.S. average of 25.5 minutes.

Population by Education

In 2008, the educational attainment of the population aged 25 years or older in the market area was distributed as follows:

- 15.7 percent had not earned a high school diploma (16.4 percent in the U.S.)
- 31.2 percent were high school graduates only (29.6 percent in the U.S.)
- 5.8 percent had completed an Associate degree (7.2 percent in the U.S.)
- 16.8 percent had a Bachelor's degree (17.0 percent in the U.S.)
- 9.5 percent had earned a Master's/Professional/Doctorate Degree (9.7 percent in the U.S.)