

New Leasing Opportunity on the Mariemont Village Square

Built in late 1920's as the focal point of the newly renovated Town Square, the Towne Center is located at the heart of Mariemont! After the current renovations are completed, a new, two-story structure will stand prominently overlooking the Square.



Location, location, location:

- Highly visible site on Wooster Pike which carries 25,000 cars a day through the village
- 9 miles out of downtown Cincinnati
- Charming, convenient design reminiscent of an English shopping center
- One of the major pieces of commercial real estate in the Village
- High traffic area in the heart of Mariemont Square
- Minutes from I-71, exit 9
- Town Square renovated in 2003

Included Market Perks:

- Promotional activities and advertisements
- Special seasonal events and décor

Amenities:

- English Tudor-style architecture
- Abundant off-street, lighted parking with direct access via new pathway
- Maintenance workers for upkeep of common area
- ADA accessibility
- Maintained flowers and gardens
- Possibility of outdoor seating
- Individual climate control
- Two-story new construction
- Private deliver entrance in back
- Utility systems designed to support a restaurant operation

Other Businesses on the square:

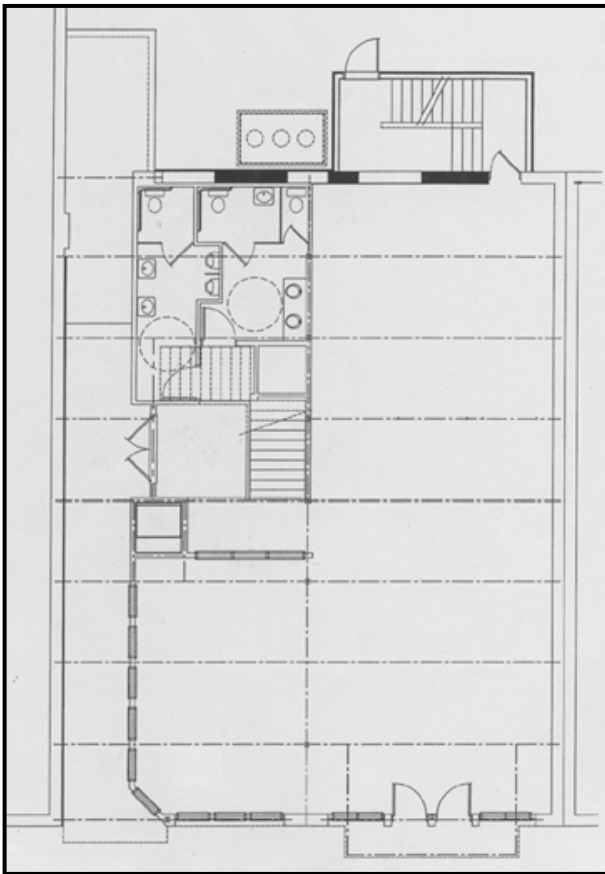
- Best Western Mariemont Inn
- The Mariemont Theatre
- Graeter's Ice Cream

Visit <http://www.mariemontbuzz.com> for more details and updates.

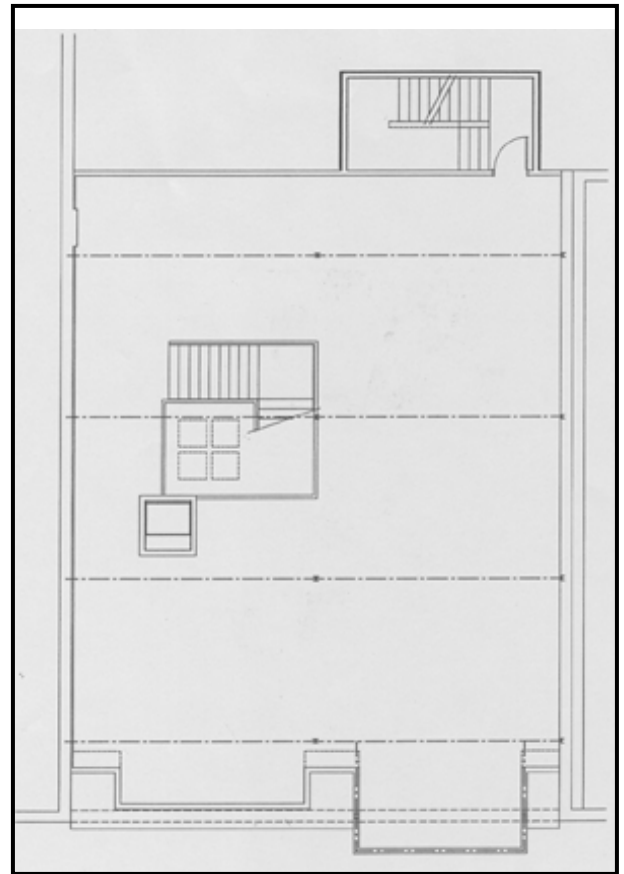
Seeking Restaurant/Bar Operator

Developer is seeking an experienced operator for an upscale, live-entertainment establishment to occupy the 2-story, 5000 square foot space and provide both food and alcoholic beverages during lunch and dinner.

1st Floor*



2nd Floor*



***Subject to Change**

For more information, please contact:

**Bonnie Malone
Spinnenweber Builders
6880 Wooster Pike
Cincinnati, Ohio 45227
(513) – 271 – 2771**

East Side

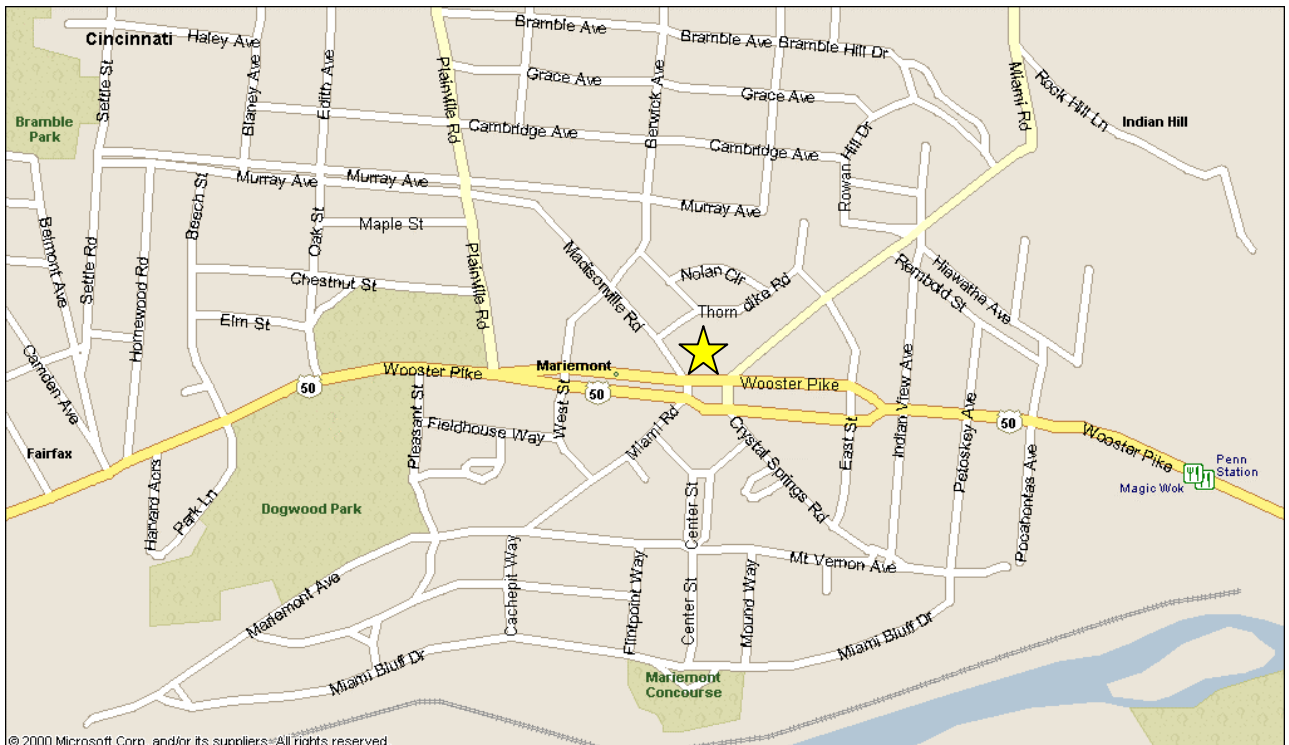
The East Side consists of the largest collection of affluent neighborhoods in Greater Cincinnati, including Anderson, Mariemont, Hyde Park, Mount Lookout, Madeira, and Indian Hill.

Much of the East Side's affluence is the result of the population explosion of young, dual-income families in their 30's looking for nice places to live.

Much of the business activity on the East Side is retail, with many small, quaint, upscale shopping districts such as Hyde Park Square and Mount Lookout Square, in addition to the large popular malls, Kenwood Towne Center and the Eastgate Mall.

Interstate 71 and Route 50 are two of the major routes for the East Side and become crowded during rush hours.

Location of the Mariemont Towne Center



Mariemont Village History

In 1910, Mary Emery informed her closest business associates of her desire to construct a self-contained community built in accordance with the basic principles of town planning. In this year, nearly 100,000 of the city's 400,000 residents lived in overcrowded conditions and the lack of housing in Cincinnati prompted Mrs. Emery to move ahead with the construction of the new town.

The site for the new town was selected because of its location to downtown Cincinnati, being just 10 miles away, and its location to the industrial areas of Oakley and Norwood.

It was Mrs. Emery's intention that Mariemont be completely self-contained. It was her intention that Mariemont would have its own shopping center, bank, restaurant, and grocery store. In addition, Mrs. Emery was determined that "people of moderate means" be given the chance of a better place in which to live: a place of open spaces and fresh air, away from the crowded tenements, smoke, and grime of the inner city. Housing, shopping, schools, recreation, and work would be within close proximity to one another. The idea was not to build the houses close together, but to create an attractive architecture and landscaping to make the place one of the real beauty.

The town plan also provided the following:

- Creation of a Town Centre as the main focal point for the Village
- Creation of a low density, single-family residential area adjacent to the town center.
- Implementation of medium density multi-family housing in the Norwest section of the town with its own small commercial area.
- Creation of a large interconnected green space.
- Underground utilities and central steam heating.
- Restrictive covenants that would limit the scale of single family houses to two stories and set guidelines where the house could be built on the lot.

Mariemont Statistics

•Overall Statistics:

- Population: 3,408
- Median resident age: 37.8 years
- Median household income: \$57,617 (year 2000)
- Mean travel time to work: 19.1 minutes

•Marriage Statistics:

- Never married: 18.1%
- Now married: 59.8%
- Separated: 2.1%
- Widowed: 10.9%
- Divorced: 9.1%

Mariemont Weather (Historical Data)

<i>Mariemont Village</i>	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Average temp. (°F)	28	32	41.7	52	62.3	71	75	74	66	54	43	33
High temperature (°F)	38	42	53.3	65	75.2	83	87	86	79	67	54	43
Low temperature (°F)	19	21	29.9	39	49.4	59	63	61	54	41	32	24
Precipitation (in)	3.2	2.7	3.7	4.1	5	4.4	4.1	4.1	3.1	3.1	3.6	3.3
Days with precip.	12	11	13	13	12	11	10	9	8	8	11	12
Morning humidity (%)	80	78	78	77	81	84	86	89	89	84	80	81
Afternoon humidity (%)	69	64	59	54	56	57	58	58	57	56	63	69
Sunshine (%)	33	40	48	56	57	61	61	61	61	54	36	31
Days clear of clouds	5	5	5	6	6	7	8	8	10	10	6	5
Partly cloudy days	6	6	7	8	10	10	12	12	9	7	6	6
Cloudy days	20	17	19	17	15	13	12	11	11	13	18	20
Snowfall (in)	7.2	5.4	4.3	0.5	0	0	0	0	0	0.3	2	3.7