



**Nat Comisar Group**  
**Nat Comisar**  
**Executive Sales Vice President**

**Maura May Black**  
**Senior Sales Vice President**

# RETAIL SPACE FOR LEASE

**5500 HARRISON AVE**  
 GREEN TWP, OH 45248



**NAT COMISAR**

**513-378-5801**

[ncomisar@sibcyclyne.com](mailto:ncomisar@sibcyclyne.com)

**MAURA MAY BLACK**

**513-919-5611**

[mblack@sibcyclyne.com](mailto:mblack@sibcyclyne.com)

THE NAT COMISAR GROUP & MAURA MAY BLACK ARE PROUD TO PRESENT  
 5500 Harrison Ave. • Green Twp., OH 45248  
 MLS# 1867546

Proven Corner. 1,950 SF Prime Retail Space.  
 2 driveways, ample parking, traffic count over 24,000 cars/day.  
 Base rent - \$19.50 PSF NNN



Scan the  
 QR code  
 to view the  
 full listing photos.



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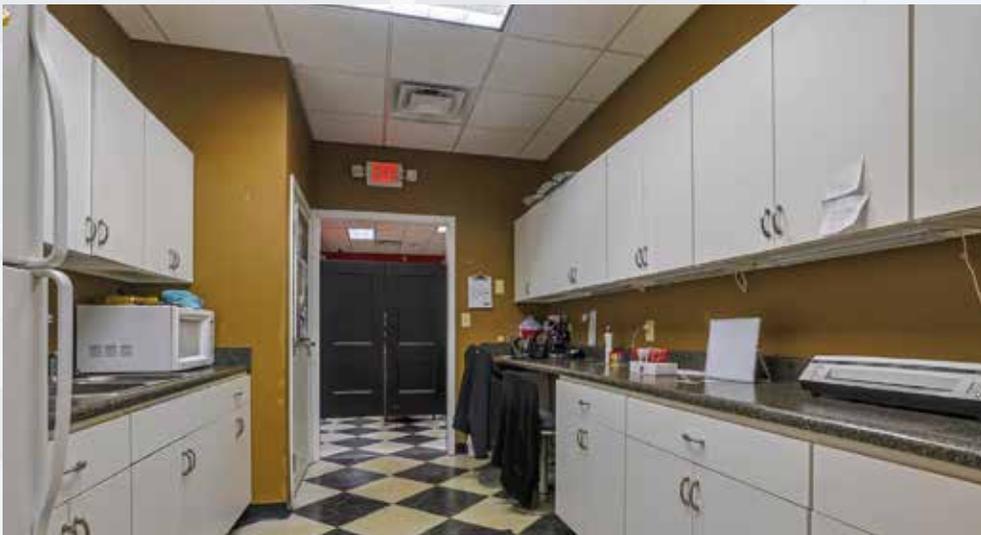


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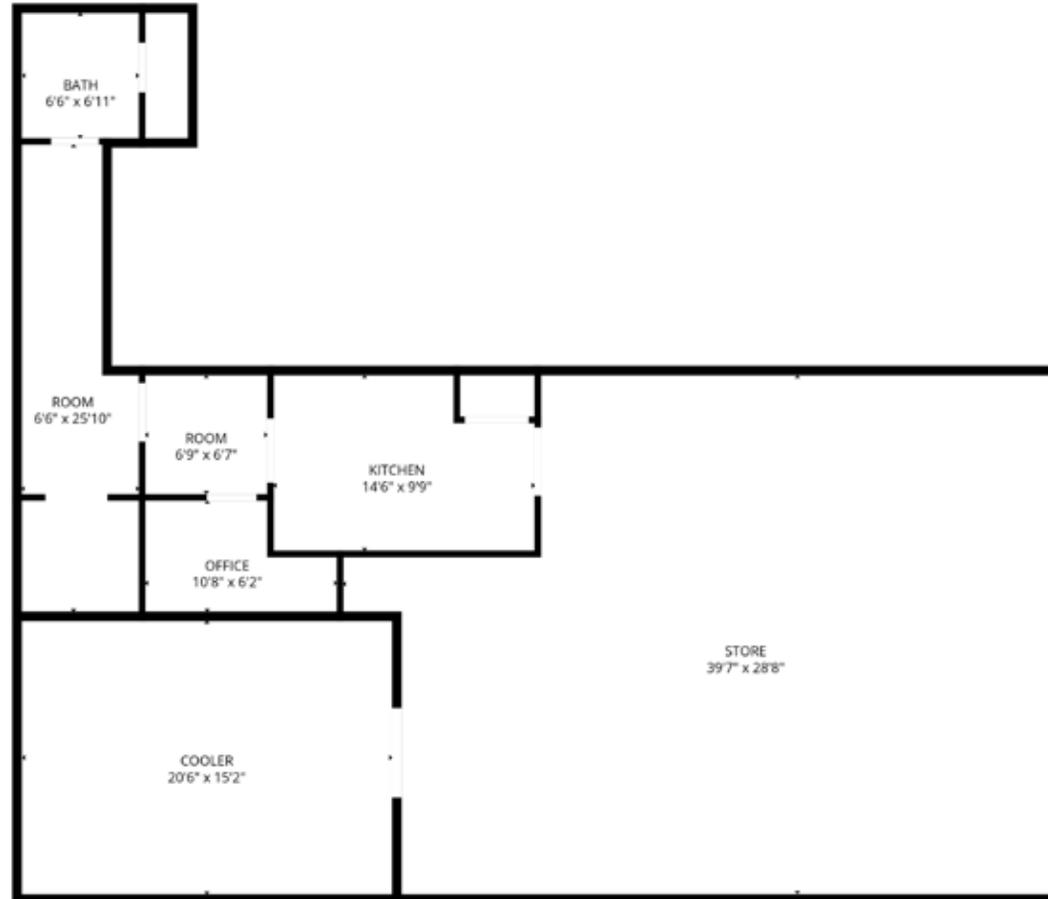


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FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

FLOOR PLAN



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## GREEN TWP COMMUNITY INFORMATION

### GREEN TOWNSHIP

Green Township is a growing community with homes and commercial developments. Green Township wraps around the northwest edge of Hamilton County, bordering the city of Cincinnati's western border. The township, founded in 1809 is the second largest township in Ohio. It includes the communities of Bridgetown, Covedale, Dent, Mack, Monfort Heights, and White Oak. More than 55,000 residents call the 28 miles of gently rolling hills home. Just about a third of the township is still heavily forested with small family owner farms next door to spacious suburban developments. Greenshire Commons is a new-home community located in northwestern Green Township.

### TRANSPORTATION

I-74 and I-275 provide quick interstate access to the township. Numerous major intersections cross Green Township, including Bridgetown, Harrison, Werk and North Bend Roads.

### HOSPITALS

Green Township Fire and EMS provide services to the area. Mercy Health West Hospital is located in the area with a wide variety of medical services. TriHealth Good Samaritan Western Ridge hospital serves the community. Many other hospitals are a few minutes drive away.

### SHOPPING

Green Township has ample shopping destinations to meet your needs from big-box stores, mom-and-pop groceries, to specialty stores. The Harrison Greene retail development offers an entertainment district for residents with restaurants as well as office/medical space. Northgate Mall is a mere 15 minutes drive. In Green Township, as with much of western Hamilton County, you'll find numerous 'pony keg' drive-thru beer/wine stands unique to this area, remnants of the area's German beer heritage.

### RECREATION

The township is rich in parkland with five distinctly different parks ranging from sports to historical destinations. The nearby Mt. Airy Forest provides 1500 acres of picnicking, hiking, horseback trails, ski routes and never-ending natural beauty. Just minutes from downtown Cincinnati's sports and cultural life, Green Township provides the alternatives of suburban living with all the amenities of big-city life.

West Fork Park offers a playground designed for those with sensory disabilities and autism, with a colorful maze and climbing hill located on almost 13 acres. The township has a two-mile bike and walk trail at the site of a former rail line. It runs between Oakdale Elementary and parking near Hutchinson Road.

Green Township hosts an annual Independence Day concert and fireworks every July 3rd at Kuliga Park.

Nathanael Greene Lodge is located in Veterans Park and is a popular event space as well as hosts civic meetings.



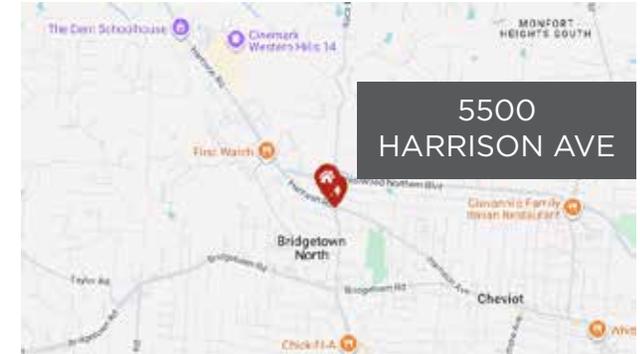
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## DEMOGRAPHICS



Map courtesy of Google

Radius	1 Mile	3 Mile	5 Mile
<b>Population</b>			
2029 Projection	10,040	73,132	204,757
2024 Estimate	10,323	74,604	207,093
2020 Census	11,414	79,512	211,614
Growth 2024 - 2029	-2.74%	-1.97%	-1.13%
Growth 2020 - 2024	-9.56%	-6.17%	-2.14%
<b>Households</b>			
2029 Projection	4,189	30,722	83,543
2024 Estimate	4,315	31,380	84,593
2020 Census	4,810	33,640	86,942
Growth 2024 - 2029	-2.92%	-2.10%	-1.24%
Growth 2020 - 2024	-10.29%	-6.72%	-2.70%
Owner Occupied	3,072-71.19%	20,584-65.60%	49,447-58.45%
Renter Occupied	1,242-28.78%	10,796-34.40%	35,146-41.55%
<b>2024 Households by HH Income</b>			
Income: <\$25,000	632-14.65%	5,575-17.77%	19,962-23.60%
Income: \$25,000 - \$50,000	863-20.01%	6,786-21.63%	18,376-21.72%
Income: \$50,000 - \$75,000	1,094-25.37%	5,774-18.40%	13,913-16.45%
Income: \$75,000 - \$100,000	622-14.42%	3,700-11.79%	9,417-11.13%
Income: \$100,000 - \$125,000	492-11.41%	3,480-11.09%	8,569-10.13%
Income: \$125,000 - \$150,000	267-6.19%	2,228-7.10%	5,357-6.33%
Income: \$150,000 - \$200,000	138-3.20%	1,606-5.12%	4,345-5.14%
Income: \$200,000+	205-4.75%	2,231-7.11%	4,655-5.50%
<b>2024 Avg Household Income</b>	<b>\$80,436</b>	<b>\$85,556</b>	<b>\$77,269</b>
<b>2024 Med Household Income</b>	<b>\$66,639</b>	<b>\$64,871</b>	<b>\$56,972</b>

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