

For Lease

Hyde Park Station



3654 Edwards Rd, Cincinnati, OH 45208

Colliers



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Property Details

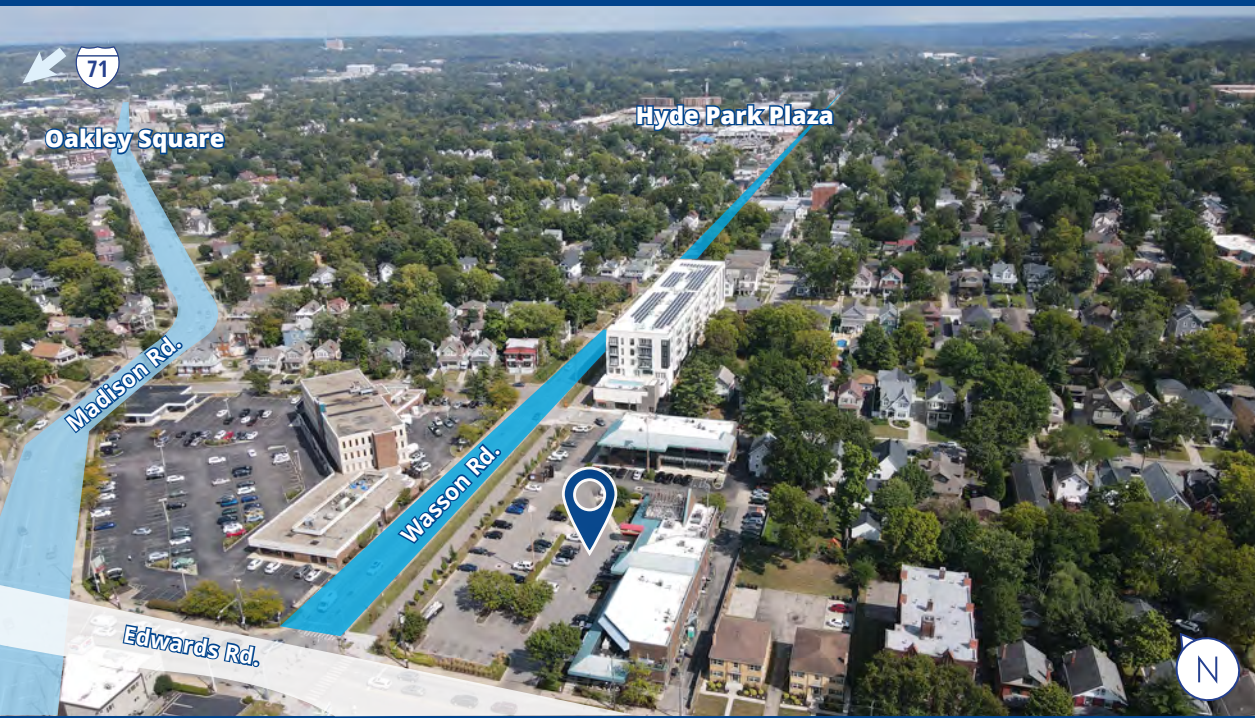
- Rare opportunity to join Hyde Park Station in the heart of Hyde Park.
- 2 spaces available:
 - 1st floor – 2,385 SF
 - 2nd floor - 1,534 SF
 - Interior staircase and elevator access
- Conveniently located at the corner of Edwards Rd and Wasson Rd
 - Traffic Count: Edwards Rd: 12,194 ADT & Wasson Rd: 10,008 ADT
- Surrounded by very strong demographics: Almost 20k people within 1 mile hosting an average HH Income of \$142k+
- Highly visible signage opportunities – building and monument signage
- Easy access to I-71 and the Norwood Lateral
- The Wasson Way Trail runs directly in front of the center



Demographics

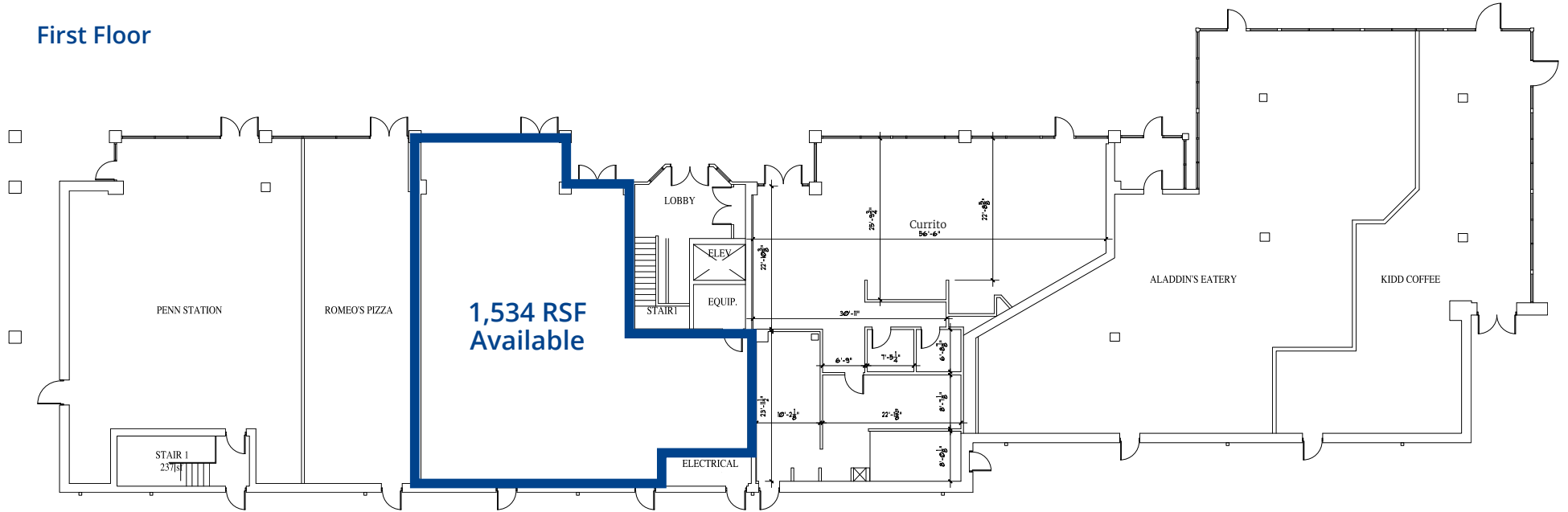
	1 Mile	3 Mile	5 Mile
 Population	19,690	112,564	277,992
 Households	10,068	53,601	126,984
 Avg. Household Income	\$142,923	\$105,633	\$100,575



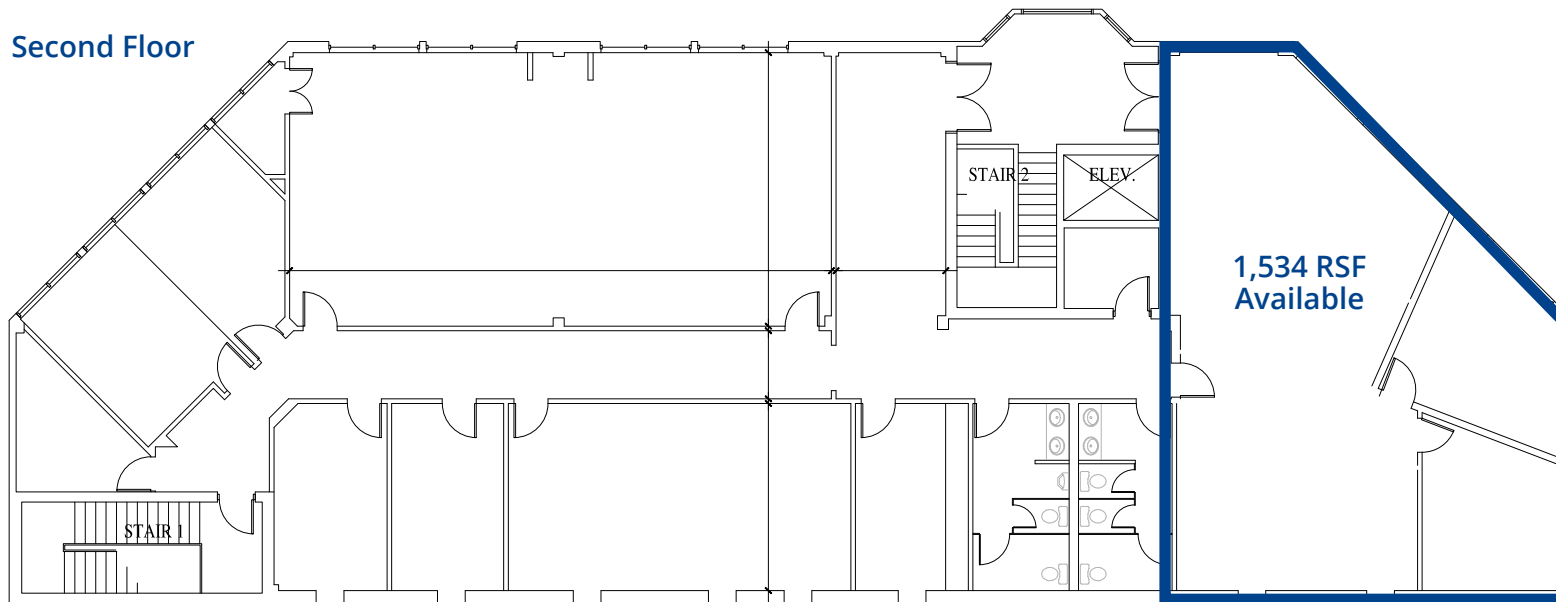


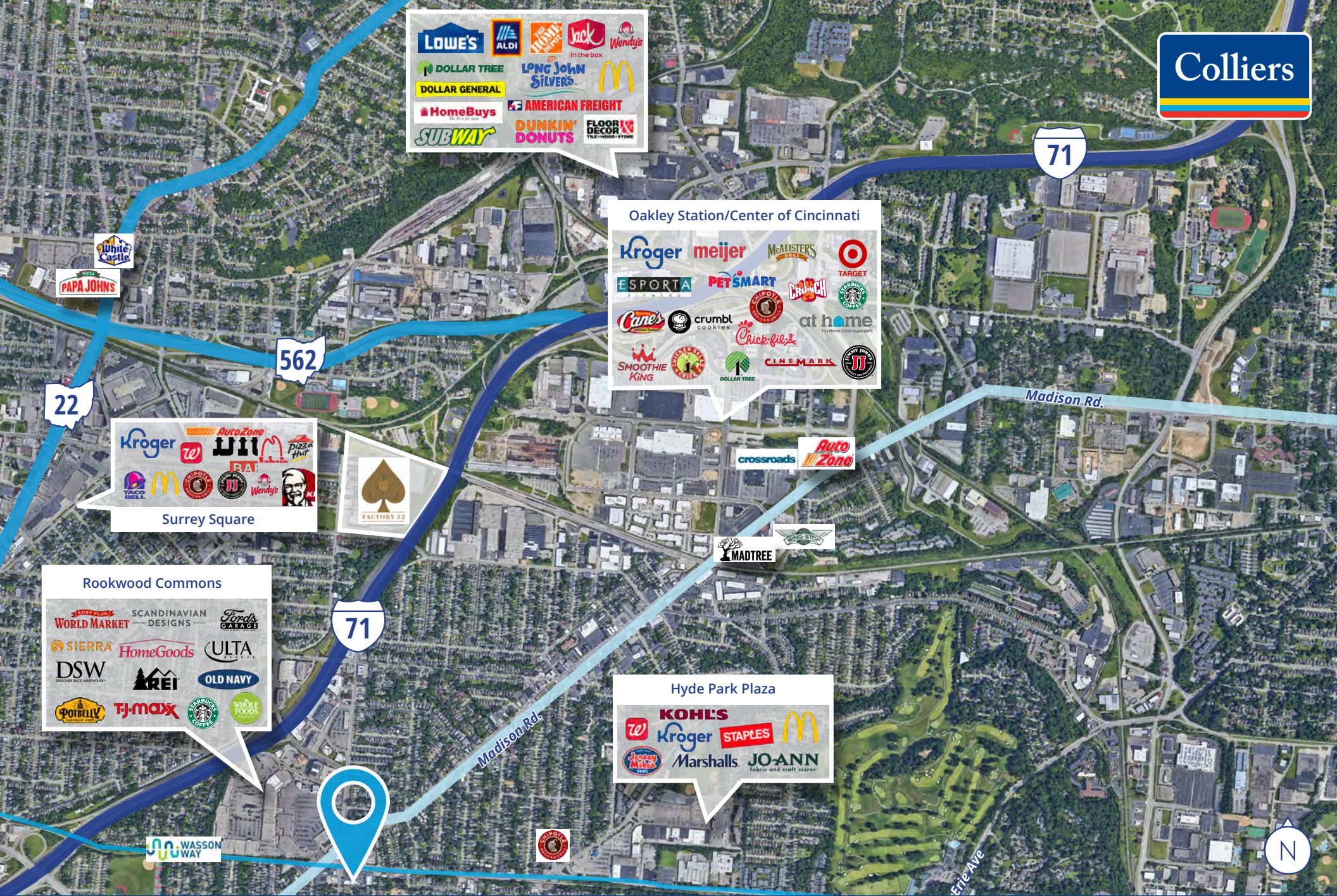
Site Plan

First Floor



Second Floor





LOWE'S **ALDI** **TRIPLE A** **Jack in the box** **Wendy's**
DOLLAR TREE **LONG JOHN SILVERS** **McDonald's**
DOLLAR GENERAL **AMERICAN FREIGHT**
HomeBuys **SUBWAY** **DUNKIN' DONUTS** **FLOOR DECOR**

Oakley Station/Center of Cincinnati

Kroger **meijer** **McALISTERS** **TARGET**
ESPORTA **PETSMART** **CRUNCH** **STARBUCKS**
Cane's **crumbl cookies** **at home**
SMOOTHIE KING **CHICK-FIL-EL** **DOLLAR TREE** **CINEMARK** **JJ**

White Castle
PAPA JOHN'S

Surrey Square

Kroger **AutoZone** **Pizza Hut**
TACO BELL **McDonald's** **FAT** **Wendy's** **KFC**
FACTORY 52

Rookwood Commons

WORLD MARKET **SCANDINAVIAN DESIGNS** **Fresh GARAGE**
SIERRA **HomeGoods** **ULTA**
DSW **KREI** **OLD NAVY**
POTBELLY **TJ-maxx** **STARBUCKS** **WILD FISH**

Hyde Park Plaza

KOHL'S **Kroger** **STAPLES** **McDonald's**
JOYCE KAYS **Marshalls** **JO-ANN**

WASSON WAY

Madison Rd.

Madison Rd.

Erie Ave

