

RIDGEWATER PLAZA

64,700 SF HOMEBUYS NOW OPEN!



ONE EAST FOURTH STREET, SUITE 500, CINCINNATI, OH 45202
513.241.2300





Strip Center Space
1,300 SF to 8,000 SF



ADDRESS: Ridgewater Plaza
5371-5387 Ridge Avenue
Cincinnati, OH 45213

FOR LEASE: 1,300 SF to 29,563 SF

- ▶ Anchored by Lowe's, AC Moore and HomeBuys
- ▶ Anchor spaces of 25,489 SF and 29,563 SF available
- ▶ Small spaces of 1,300 SF, 1,600 SF, and 2,377 SF available

5 MILE DEMOGRAPHICS:

- ▶ Population of 240,083
- ▶ Household count of 108,135
- ▶ Average Household Income of \$78,153

TRAFFIC COUNTS:

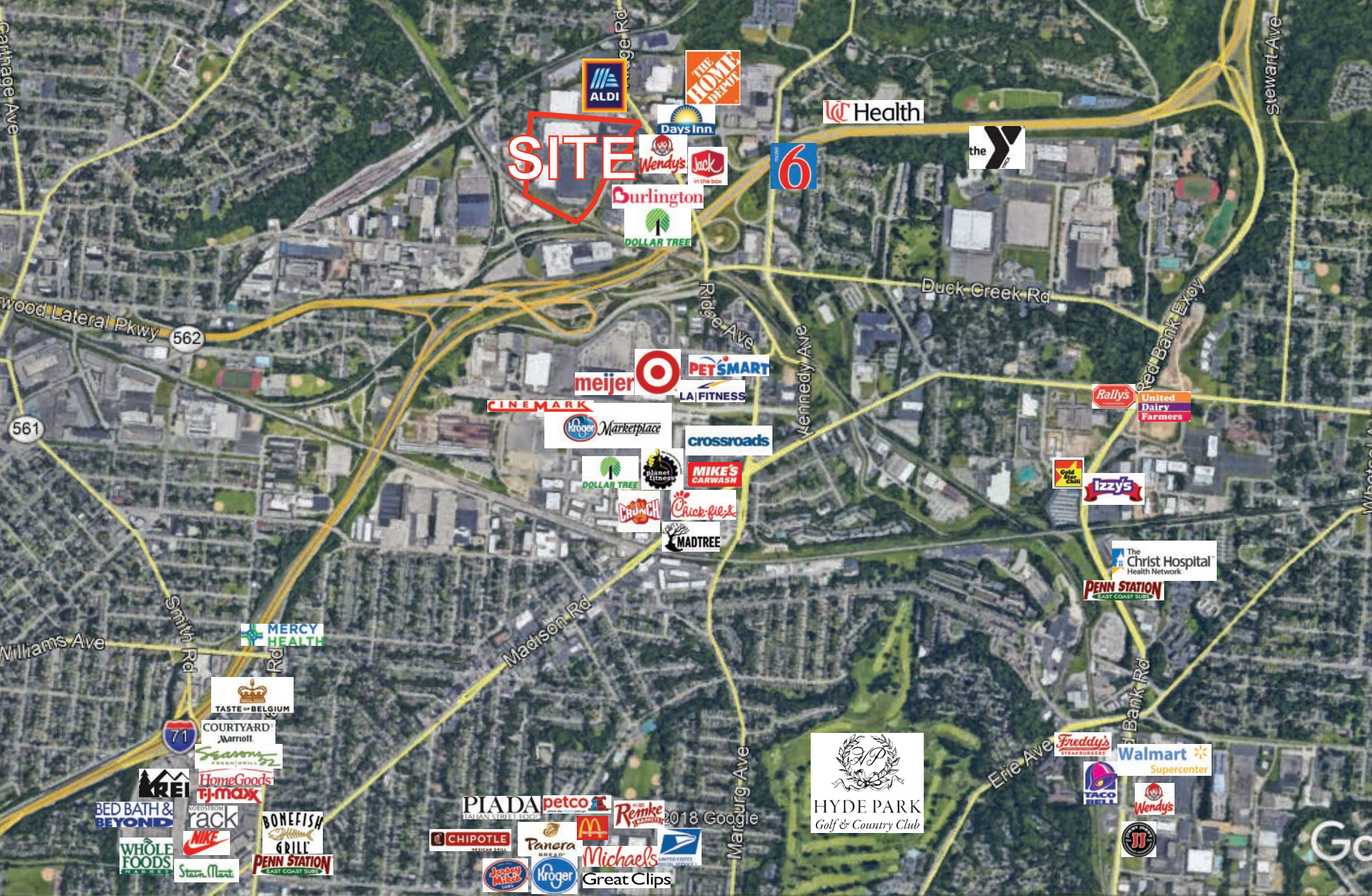
- ▶ Ridge Avenue N of Highland Avenue = 23,139 AADT in 2013
- ▶ Ridge Avenue at Ridge Road = 23,129 AADT in 2017

FEATURES



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LOCATION



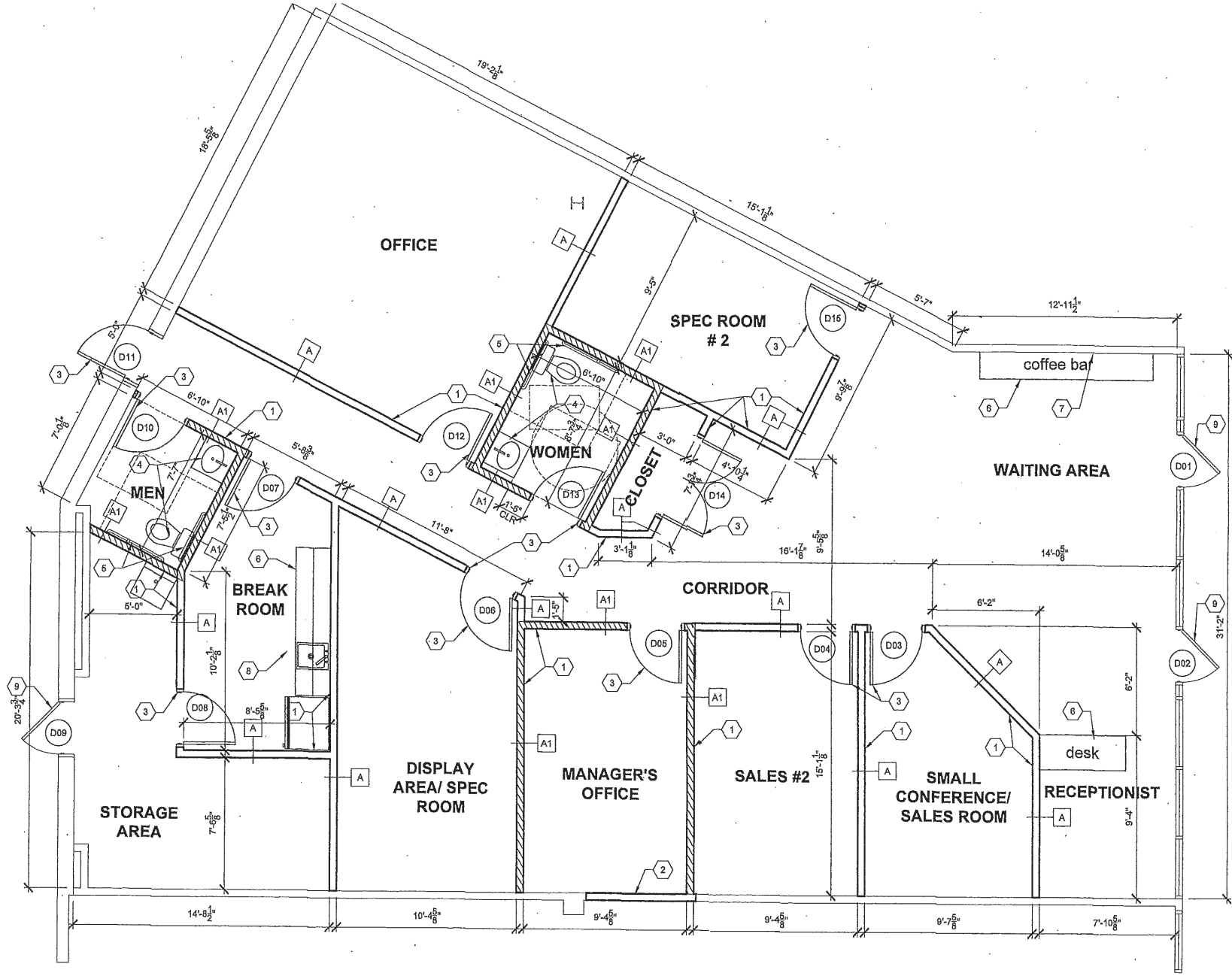
SITE

AERIAL



Tenant	SF
Lowe's (Not Included)	138,445 SF
AC Moore	20,235 SF
AVAILABLE	29,563 SF
AVAILABLE	25,489 SF
Buddy's Carpet & Flooring	7,028 SF
AVAILABLE	1,600 SF
HomeBuys	64,700 SF
Fast Signs	1,600 SF
Gamestop	1,371 SF
Affordable Dentures	3,335 SF
AVAILABLE	2,377 SF
Stay Mobile	1,251 SF
Armed Forces Recruiting Center	3,400 SF
Spectrum	2,619 SF
AVAILABLE	1,300 SF
Mr. Crab Restaurant	6,985 SF
Lee Nails	975 SF
National Cash Advance	1,200 SF

SITE PLAN



2,377 SF OFFICE SPACE

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	11,865	122,462	257,201
2010 Population	10,648	111,203	234,218
2019 Population	11,363	114,555	238,586
2024 Population	11,635	116,193	240,845
2000-2010 Annual Rate	-1.08%	-0.96%	-0.93%
2010-2019 Annual Rate	0.72%	0.33%	0.21%
2019-2024 Annual Rate	0.47%	0.28%	0.19%
2019 Male Population	47.3%	47.2%	47.5%
2019 Female Population	52.7%	52.8%	52.5%
2019 Median Age	36.7	38.8	38.9

RACE AND ETHNICITY	1 MILE	3 MILE	5 MILE
2019 White Alone	50.3%	60.8%	60.9%
2019 Black Alone	41.2%	32.4%	32.0%
2019 American Indian/Native Alaskan Alone	0.2%	0.2%	0.2%
2019 Asian Alone	2.6%	2.3%	2.9%
2019 Pacific Islander Alone	0.0%	0.0%	0.1%
2019 Other Race	2.1%	1.3%	1.2%
2019 Two or More Races	3.6%	2.9%	2.8%
2019 Hispanic Origin (Any Race)	4.5%	3.7%	3.5%

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Households	5,614	55,836	113,062
2010 Households	5,166	51,768	105,024
2019 Households	5,673	53,743	107,733
2024 Households	5,862	54,708	109,110
2000-2010 Annual Rate	-0.83%	-0.75%	-0.73%
2010-2019 Annual Rate	1.05%	0.42%	0.28%
2019-2024 Annual Rate	0.66%	0.36%	0.25%
2019 Average Household Size	1.98	2.07	2.16

MEDIAN HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
2019 Median Household Income	\$56,566	\$55,264	\$53,865
2024 Median Household Income	\$68,834	\$64,549	\$62,305
2019-2024 Annual Rate	4.00%	3.15%	2.95%

AVERAGE HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
2019 Average Household Income	\$71,494	\$81,169	\$82,162
2024 Average Household Income	\$84,114	\$93,493	\$93,943
2019-2024 Annual Rate	3.30%	2.87%	2.72%

PER CAPITA INCOME	1 MILE	3 MILE	5 MILE
2019 Per Capita Income	\$35,678	\$38,264	\$37,240
2024 Per Capita Income	\$42,362	\$44,193	\$42,695
2019-2024 Annual Rate	3.49%	2.92%	2.77%

HOUSING	1 MILE	3 MILE	5 MILE
2000 Total Housing Units	5,928	59,637	122,231
2000 Owner Occupied Housing Units	44.6%	51.3%	49.8%
2000 Renter Occupied Housing Units	50.1%	42.4%	42.7%
2000 Vacant Housing Units	5.3%	6.4%	7.5%
2010 Total Housing Units	5,685	58,083	120,421
2010 Owner Occupied Housing Units	42.0%	47.8%	46.1%
2010 Renter Occupied Housing Units	48.9%	41.3%	41.1%
2010 Vacant Housing Units	9.1%	10.9%	12.8%
2019 Total Housing Units	6,104	59,650	122,674
2019 Owner Occupied Housing Units	37.2%	45.0%	43.7%
2019 Renter Occupied Housing Units	55.8%	45.1%	44.2%
2019 Vacant Housing Units	7.1%	9.9%	12.2%
2024 Total Housing Units	6,309	60,593	123,987
2024 Owner Occupied Housing Units	38.2%	46.4%	45.0%
2024 Renter Occupied Housing Units	54.7%	43.9%	43.0%
2024 Vacant Housing Units	7.1%	9.7%	12.0%

Data Note: Income is expressed in current dollars

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts fro 2019 and 2024. Esri converted Census 2000 data into 2010 geography.

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DEMOGRAPHICS



FOR FURTHER INFORMATION, PLEASE CONTACT:

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