

AVAILABLE FOR LEASE

PROPERTY HIGHLIGHTS

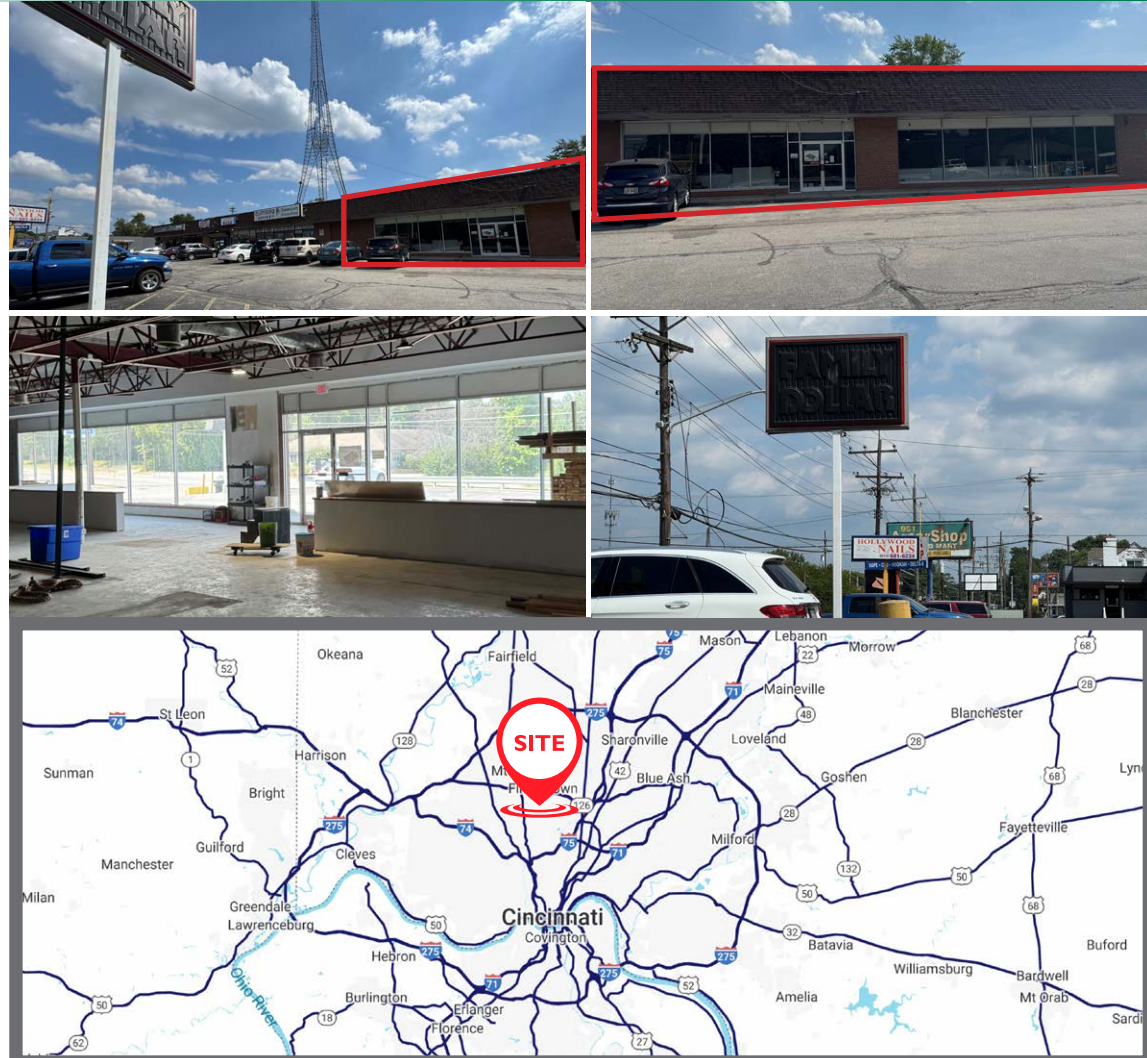
- **6,500 SF Endcap available for lease**
- One mile west of P&G Winton Hills Business Center
- One mile southwest of St. Xavier High School
- One mile east of Pleasant Hill Academy and the Public Library
- On the Metro bus line
- Great visibility from W. North Bend Road
- Pylon signage available
- Updated electric, HVAC and water heater
- 2 ADA restrooms
- Zoned CC-A

TRAFFIC COUNTS

- 17,599 (24) VPD: W. North Bend Rd.
- 22,650 (24) VPD: Hamilton Ave
- 57,306 (24) VPD: I26

2025 EST. DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
POPULATION	8,990	91,252	271,119
HOUSEHOLDS	3,952	38,860	113,398
AVG HH INCOME	\$73,407	\$83,514	\$83,278
EMPLOYEES	1,642	31,258	111,053



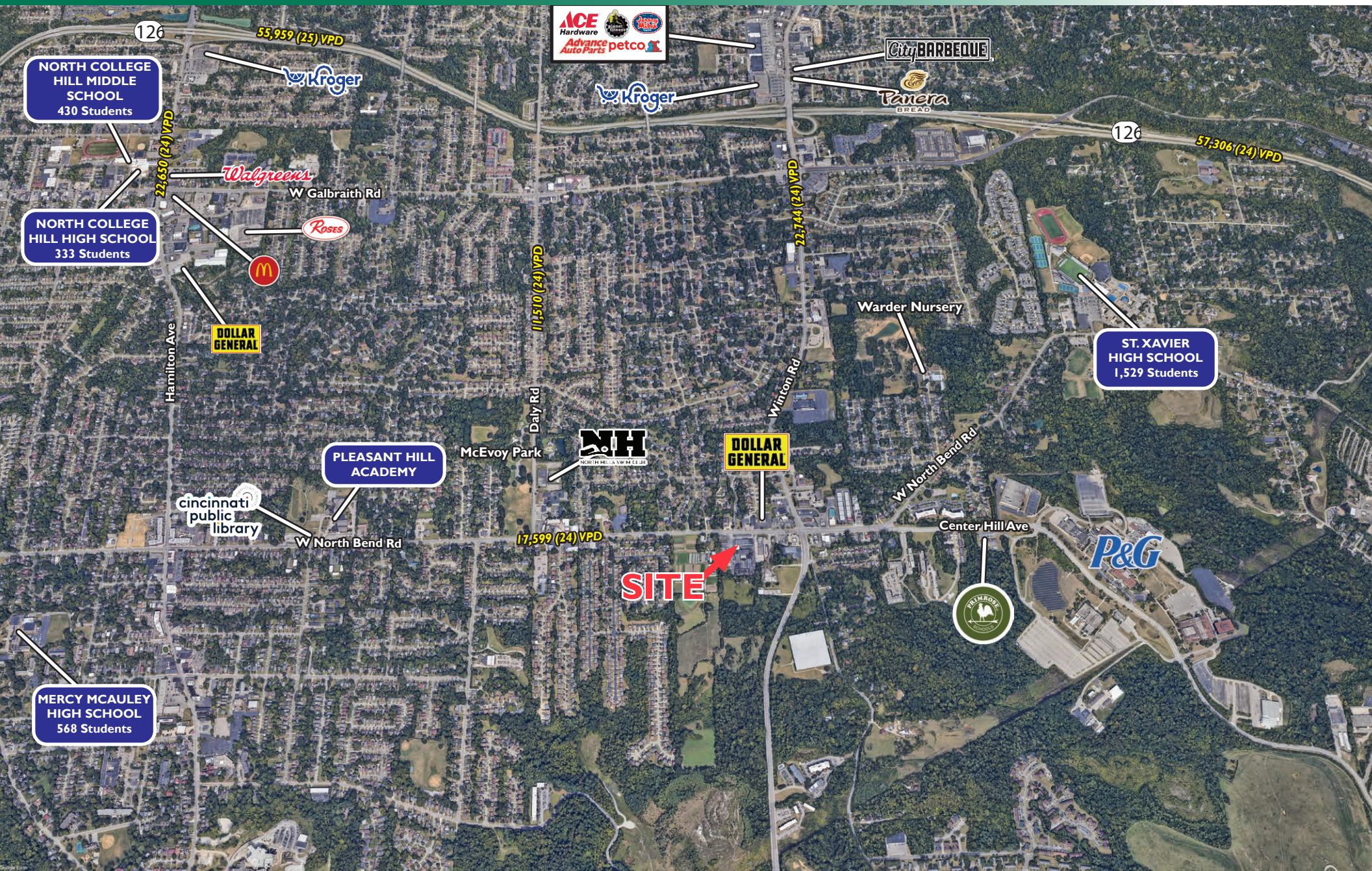
CONTACT

MARIANNE HOLEWSKI
513 784 1106
mholewski@anchor-associates.com

North Vista Manor

949 W. NORTH BEND RD | CINCINNATI, OH 45224

Anchor
ASSOCIATES



4901 Hunt Road, Suite 102 | Blue Ash, OH 45242
513-784-1106 | www.anchor-associates.com

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