

HERITAGE PLAZA

3283 Heritage Green Dr. - Cincinnati, OH 45050



MIDLAND ATLANTIC
PROPERTIES



PROPERTY HIGHLIGHTS

- 93,733 Square Foot GLA Center Anchored by Kroger
- Great Visibility and Access in an Area of Strong Residential Growth
- Located Across From the New Monroe Public School Campus (Grades 3-12) with Approximately 1,700 Children
- Same Exit Off I-75 as the Cincinnati Premium Outlet Center anchored by: Nike, North Face, Saks Fifth Avenue, Gap, and others

DEMOGRAPHICS

	3 MILES	5 MILES
Total Population	26,801	99,999
Average HH Income	\$135,601	\$115,827
Businesses	711	2,270
Employees	7,940	25,102

TRAFFIC COUNTS

Hamilton Lebanon Road	25,740
-----------------------	--------



MIDLAND ATLANTIC PROPERTIES

Cincinnati Office
8044 Montgomery Rd, Suite 370
Cincinnati, OH 45236

MIDLANDATLANTIC.COM

KYLE NAGELEISEN

Direct: 513.792.5003
knageleisen@midlandatlantic.com

DEVELOPMENT • BROKERAGE • ACQUISITIONS • MANAGEMENT

Information contained herein has been obtained from sources deemed reliable but is not guaranteed and is subject to change without notice.

HERITAGE PLAZA

3283 Heritage Green Dr. - Cincinnati, OH 45050



MIDLAND ATLANTIC
PROPERTIES



HERITAGE PLAZA

3283 Heritage Green Dr. - Cincinnati, OH 45050



MIDLAND ATLANTIC
PROPERTIES



HERITAGE PLAZA

3283 Heritage Green Dr. - Cincinnati, OH 45050



MIDLAND ATLANTIC
PROPERTIES



google earth

HERITAGE PLAZA

3283 Heritage Green Dr. - Cincinnati, OH 45050



MIDLAND ATLANTIC
PROPERTIES



Monroe
Family
Petcare

HERITAGE PLAZA

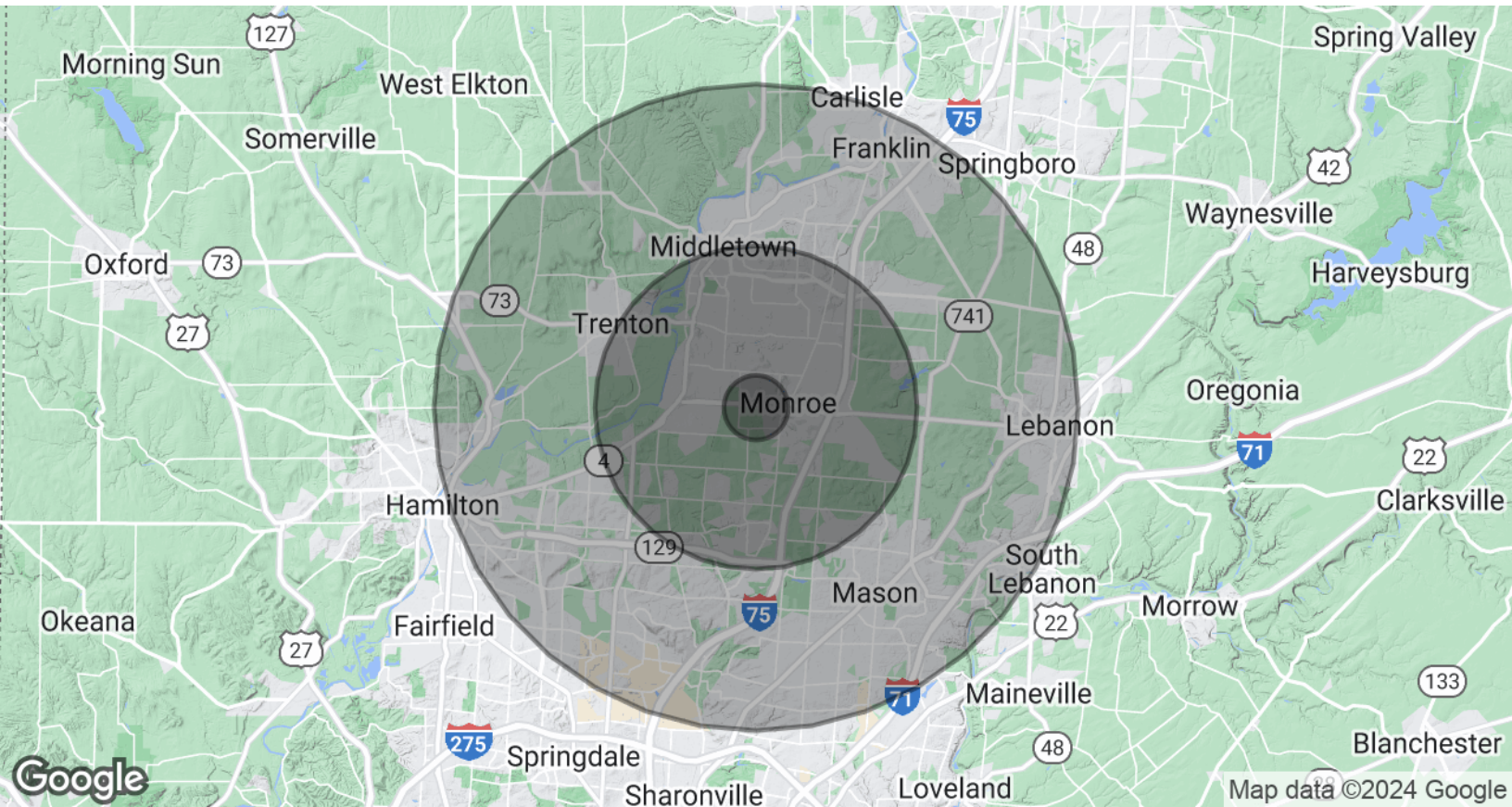
- H&R BLOCK
- GNC
- BUFFALO WILD WINGS
- Great Clips

HERITAGE PLAZA

3283 Heritage Green Dr. - Cincinnati, OH 45050



MIDLAND ATLANTIC
PROPERTIES



POPULATION & HOUSING

	3 MILES	5 MILES	7 MILES
Total Population	26,801	99,999	198,601
Projected Annual Growth (2023-2028)	0.8%	0.6%	0.6%
Total Households	9,158	35,322	71,423
Median Home Value	\$249,308	\$244,030	\$263,025

INCOME & BUSINESS

	3 MILES	5 MILES	7 MILES
Average HH income	\$135,601	\$115,827	\$128,753
Daytime Population (16+ years)	14,262	55,272	112,344
Total Businesses	711	2,270	4,756
Total Employees	7,940	25,102	53,698

MIDLAND ATLANTIC PROPERTIES

Cincinnati Office
8044 Montgomery Rd, Suite 370
Cincinnati, OH 45236

KYLE NAGELEISEN

Direct: 513.792.5003
knageleisen@midlandatlantic.com

MIDLANDATLANTIC.COM

DEVELOPMENT • BROKERAGE • ACQUISITIONS • MANAGEMENT

Information contained herein has been obtained from sources deemed reliable but is not guaranteed and is subject to change without notice.