

RETAIL LAND | AVAILABLE FOR LEASE  
10570 & 10580 NEW HAVEN RD | HARRISON, OH 45030



## THE OFFERING

3CRE is proud to offer two retail land development sites for lease at 10570-10580 New Haven Rd. Harrison, OH 45030. These two prime pieces of real estate are located in a highly desirable commercial area with direct access to New Haven Rd. and I-74. The owner is open to various options, from a ground lease to a build-to-suit.

The sites are level and clear, providing an excellent opportunity for developers to create a customized retail center to suit their specific needs. With ample space for parking and building, the site can accommodate a range of retail businesses, from small shops to quick-serve restaurants.

The surrounding area is home to a diverse mix of businesses, including restaurants, national retail stores, New subdivisions, churches, and schools, making it an attractive destination for shoppers and consumers. Additionally, the site is located in a growing community experiencing steady population growth, providing a built-in customer base for retailers to succeed.

These two retail parcels provide excellent opportunities for retailers and developers looking to capitalize on Harrison's growing retail market. With its prime location, heavy traffic counts, ample space, and high growth matrix, this site will attract attention from the local demographics base.

## ZONING

B - General Business District

## SIZE AND MEASUREMENTS

10570 New Haven

1.3 acres parcel (approximately 300' D x 205' W)

200' of frontage on New Haven Road

Lot features ability to access from three sides, allowing for variety of potential site layouts.

10580 New Haven

1.2 acres parcel (approximately 300' D x 190' W)

175' of frontage on New Haven Road

Lot features ability to access from three sides, allowing for variety of potential site layouts.

## LOCATION DESCRIPTION

Located in the City of Harrison 0.5 miles from I-74 New Haven Road Interchange. Main retail destination for several counties in OH, KY and IN. 30 minutes to downtown Cincinnati and Cincinnati/Northern Kentucky International Airport.

## PRICING INFORMATION

Build-To-Suit or Ground Lease Available

## CONTINUED GROWTH

- Gap Analysis of the Harrison, OH metro area has indicated a major deficiency in the Food/Beverage Sector; specifically, Full Service Restaurants and Limited-Service Restaurants. Based on the area's population and economics Food/Beverage establishments in this area have an earning capacity of \$192.12 M; however, recent sales reports show only \$65.8 M in spending - indicating a market gap of \$126.32 M.
- Full-Service Restaurants: (Potential) \$102.95 M / (Actual) \$56.94 M / (Gap) \$46.01 M
- Limited-Service Restaurants: (Potential) \$47.83 M / (Actual) \$24.36 M / (Gap) \$23.47 M

## STRONG RETAIL ECONOMICS

- Average Daily Traffic: 58,000 (18,000 New Haven Road | 40,000 I-74 )
- Major Retailers Nearby: Starbucks, Chipotle, Buffalo Wild Wings, Home Depot, Kroger, McDonald's, Dunkin Donuts, Walgreens, Speedway, and more
- \$1.37 B Retail sales annually.
- \$424.9 M Food and Beverage sales annually. Equal to 14.5% monthly household income - 3rd highest among monthly expenses per household behind only transportation (18.3%) and shelter (20.9%).

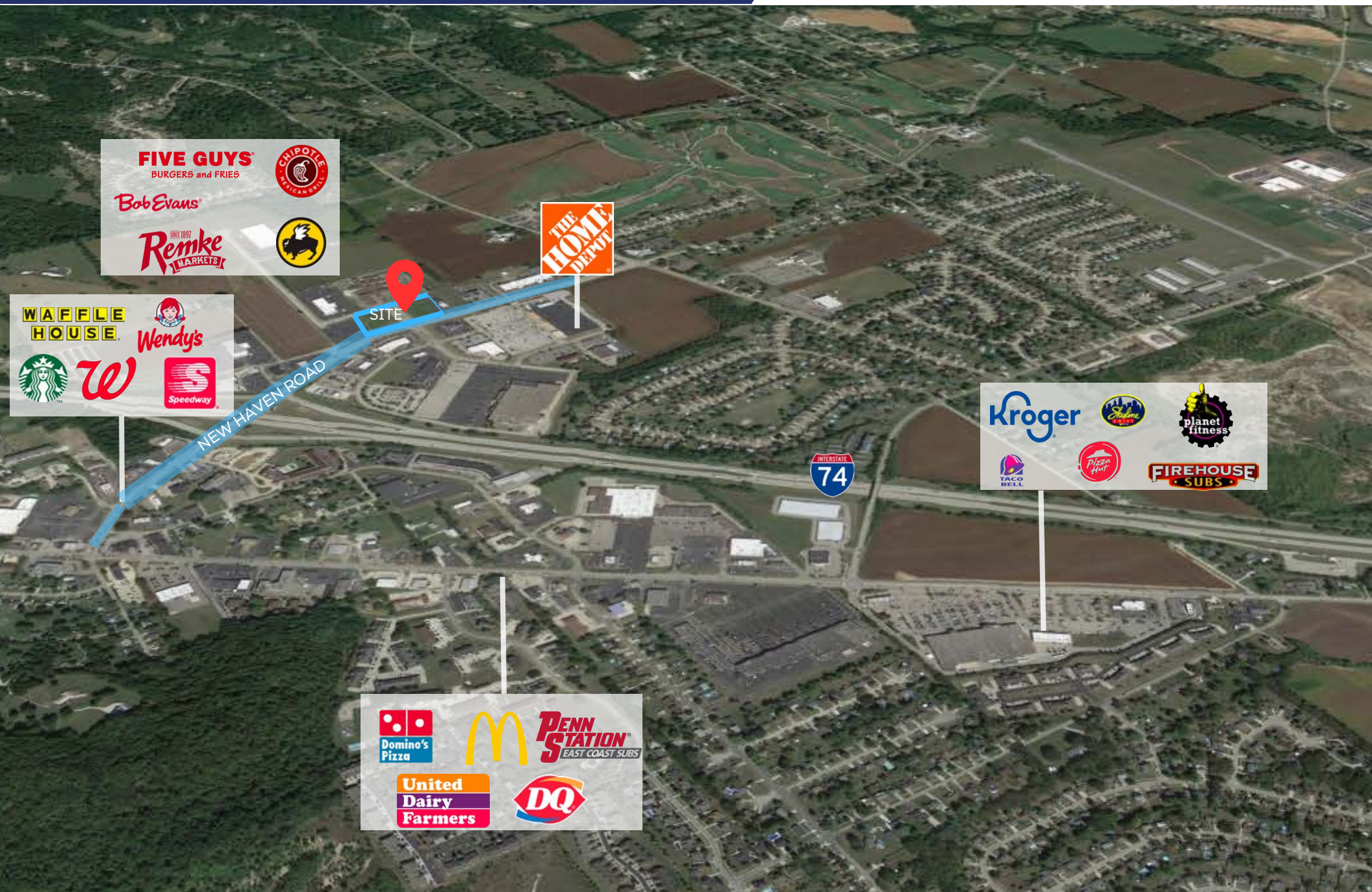
## DEVELOPMENT OPPORTUNITIES

- Build to suit and ground lease opportunities include retail strip centers, restaurants, and QSR's,











## MARKET OVERVIEW - HARRISON, OH

Harrison, Ohio is a small city located in the southwestern part of the state, in Hamilton County. It is situated approximately 20 miles west of Cincinnati, and is easily accessible via Interstate 74 and State Route 128.

The economy of Harrison is diverse, with a mix of industries and businesses. The manufacturing sector is one of the largest employers in the city, with companies producing a range of products such as plastics, machinery, and automotive parts. Additionally, the healthcare industry is also a significant employer in the area, with a hospital and several medical facilities located in and around Harrison.

The retail sector is also an important part of Harrison's economy, with a variety of stores and shops located throughout the city. This includes both large chain stores and small locally-owned businesses, which contribute to the city's unique character and appeal.

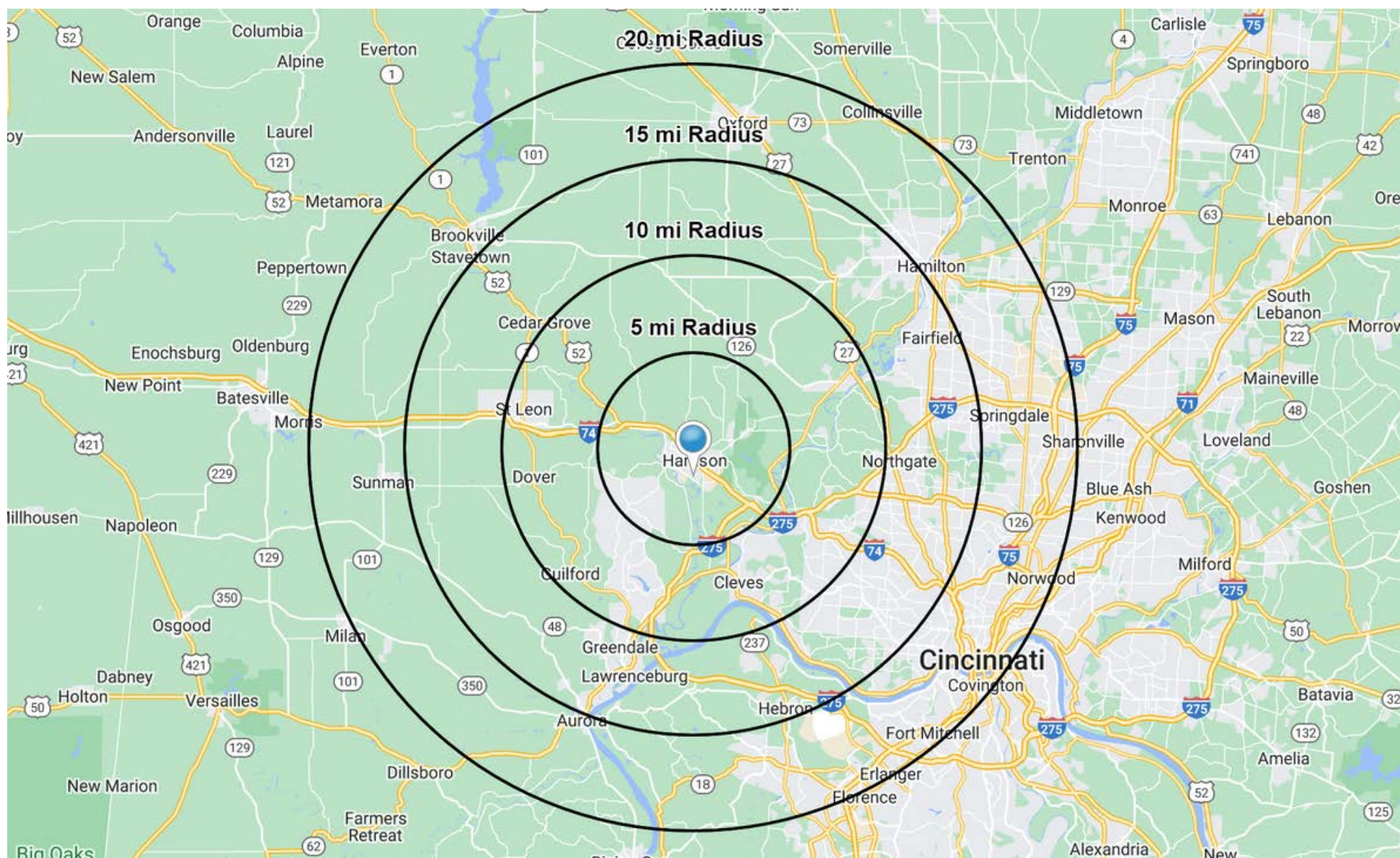
Overall, Harrison's economy is stable, with a low unemployment rate and a cost of living that is lower than the national average. While the city is relatively small, its diverse mix of industries and businesses provide a solid foundation for continued growth and prosperity in the future.



10570 New Haven Rd Harrison, OH 45030		1 mi radius		3 mi radius		5 mi radius		10 mi radius	
Population									
Estimated Population (2022)		5,872		18,229		29,043		105,230	
Projected Population (2027)		6,063		19,441		30,651		107,395	
Census Population (2020)		5,673		18,236		28,904		104,958	
Census Population (2010)		4,793		15,741		25,542		97,156	
Projected Annual Growth (2022-2027)		191	0.7%	1,212	1.3%	1,608	1.1%	2,165	0.4%
Historical Annual Growth (2020-2022)		199	1.8%	-8	-	139	0.2%	272	0.1%
Historical Annual Growth (2010-2020)		880	1.8%	2,496	1.6%	3,362	1.3%	7,802	0.8%
Estimated Population Density (2022)		1,870	psm	645	psm	370	psm	335	psm
Trade Area Size		3.1	sq mi	28.3	sq mi	78.5	sq mi	314.0	sq mi
Households									
Estimated Households (2022)		2,257		7,171		11,405		40,705	
Projected Households (2027)		2,313		7,584		11,980		41,342	
Census Households (2020)		2,156		7,108		11,258		40,370	
Census Households (2010)		1,793		6,097		9,736		36,602	
Projected Annual Growth (2022-2027)		57	0.5%	413	1.2%	575	1.0%	637	0.3%
Historical Annual Change (2010-2022)		464	2.2%	1,074	1.5%	1,669	1.4%	4,103	0.9%
Average Household Income									
Estimated Average Household Income (2022)		\$92,489		\$93,571		\$87,725		\$102,489	
Projected Average Household Income (2027)		\$121,073		\$130,784		\$113,856		\$132,441	
Census Average Household Income (2010)		\$71,076		\$67,147		\$67,044		\$75,143	
Census Average Household Income (2000)		\$52,734		\$52,439		\$56,147		\$63,789	
Projected Annual Change (2022-2027)		\$28,583	6.2%	\$37,213	8.0%	\$26,132	6.0%	\$29,952	5.8%
Historical Annual Change (2000-2022)		\$39,755	3.4%	\$41,132	3.6%	\$31,577	2.6%	\$38,699	2.8%
Median Household Income									
Estimated Median Household Income (2022)		\$77,549		\$79,020		\$78,719		\$88,019	
Projected Median Household Income (2027)		\$92,977		\$94,883		\$94,582		\$105,104	
Census Median Household Income (2010)		\$62,098		\$58,032		\$58,243		\$63,409	
Census Median Household Income (2000)		\$49,356		\$46,820		\$49,446		\$55,438	

10570 New Haven Rd Harrison, OH 45030	1 mi radius	3 mi radius	5 mi radius	10 mi radius
<b>Total Annual Consumer Expenditure (2022)</b>				
Total Household Expenditure	\$147.89 M	\$473.09 M	\$722.99 M	\$2.9 B
Total Non-Retail Expenditure	\$77.86 M	\$249.02 M	\$380.33 M	\$1.53 B
Total Retail Expenditure	\$70.03 M	\$224.06 M	\$342.66 M	\$1.37 B
Apparel	\$5.25 M	\$16.73 M	\$25.48 M	\$102.81 M
Contributions	\$4.83 M	\$15.47 M	\$23.59 M	\$97.04 M
Education	\$4.5 M	\$14.14 M	\$21.31 M	\$89.4 M
Entertainment	\$8.45 M	\$27.01 M	\$41.21 M	\$167.02 M
Food and Beverages	\$21.77 M	\$69.65 M	\$106.52 M	\$424.97 M
Furnishings and Equipment	\$5.26 M	\$16.79 M	\$25.61 M	\$103.67 M
Gifts	\$3.59 M	\$11.5 M	\$17.5 M	\$72.15 M
Health Care	\$12.45 M	\$40.09 M	\$61.54 M	\$244.63 M
Household Operations	\$5.83 M	\$18.61 M	\$28.39 M	\$114.92 M
Miscellaneous Expenses	\$2.8 M	\$8.95 M	\$13.68 M	\$55.1 M
Personal Care	\$1.99 M	\$6.38 M	\$9.74 M	\$39.06 M
Personal Insurance	\$1.07 M	\$3.4 M	\$5.18 M	\$21.31 M
Reading	\$322.08 K	\$1.03 M	\$1.58 M	\$6.37 M
Shelter	\$30.98 M	\$99.13 M	\$151.43 M	\$605.97 M
Tobacco	\$859.99 K	\$2.77 M	\$4.28 M	\$16.39 M
Transportation	\$27.14 M	\$86.81 M	\$132.83 M	\$531.94 M
Utilities	\$10.8 M	\$34.62 M	\$53.12 M	\$209.47 M





Harrison, Ohio has a very expansive trade area in the tri-state portions of Ohio, Kentucky and Indiana because of its abundance of retail activity. Harrison has become the primary retail destination for a large number of both suburban and rural areas for residents located within 20 miles of the site. The Harrison area has seen a boom of residential growth over the past decade, and there is a now a need for additional retail and food establishment options to cater to this fast growing population base.



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