



# For Sale

## 2.73 AC land site

- Front row visibility to I-275
  - 126,310 VPD on I-275 at Route 4
  - 44,948 VPD on Springfield Pike at Pictoria Drive
- Adjacent to 22 screen Showcase Cinema and Pictoria Tower office building
- Located in an area with high concentration of retail, office and industrial space with great daytime demographics
- Easily accessible and with visibility to I-275

**Pictoria Drive  
Cincinnati, Ohio 45246**

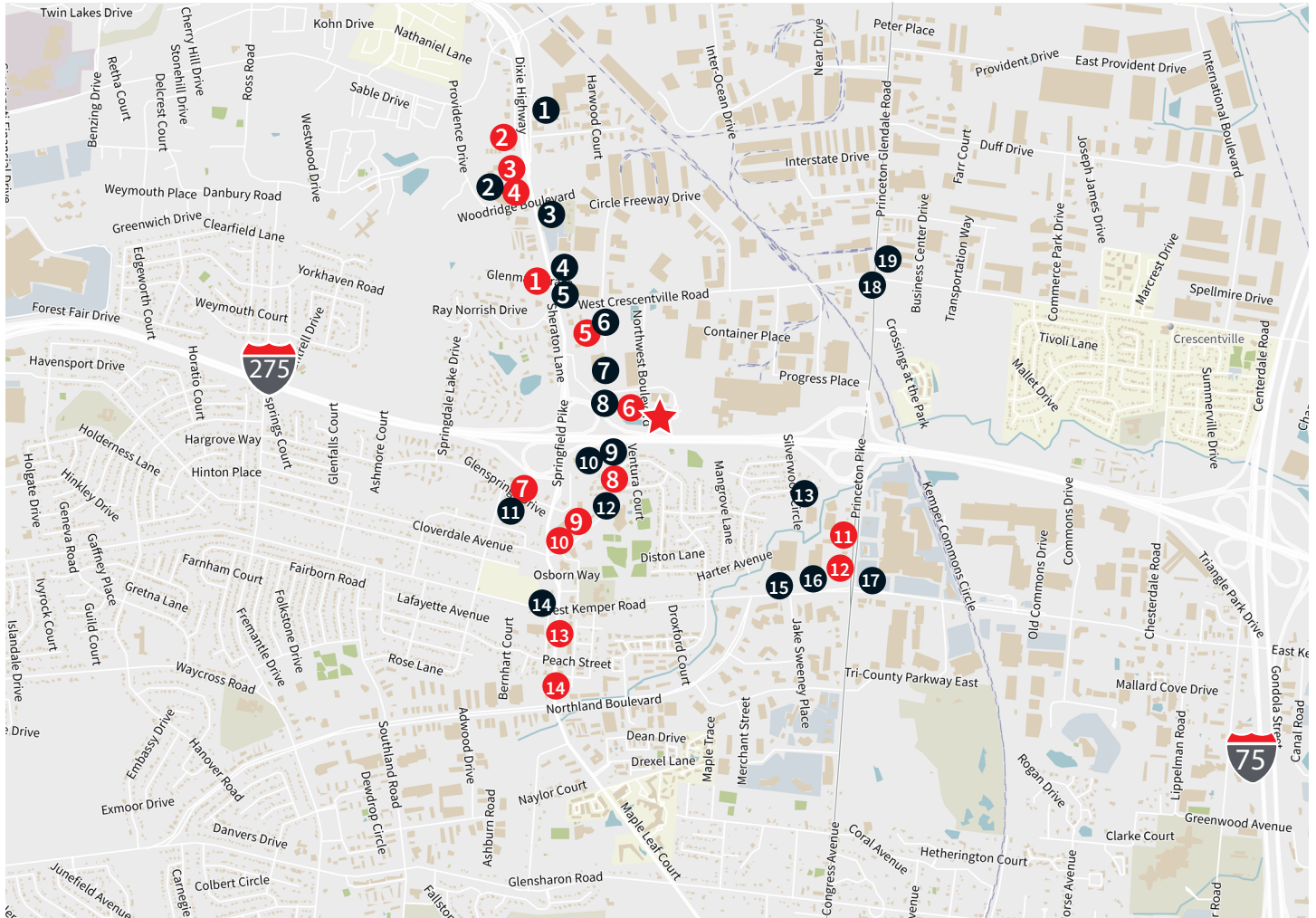
**Giorgio A. Karras**  
Vice President  
+1 513 719 3720  
[giorgio.karras@am.jll.com](mailto:giorgio.karras@am.jll.com)

**Kevin Thobe**  
Vice President  
+1 513 252 2189  
[kevin.thobe@am.jll.com](mailto:kevin.thobe@am.jll.com)

[jll.com/properties](http://jll.com/properties)



# Trade Area Overview



## Dining

- 1** Hooters
- 2** Olive Garden
- 3** Sabor Peruano
- 4** Burger King
- 5** Roosters
- 6** Pappadeaux  
Magnolia Southern
- 7** DJ's Sports Tavern
- 8** Penn Station
- 9** Dairy Queen
- 10** Tortilleria Garcia
- 11** Noodles & Company
- 12** Blue Ash Chili
- 13** Gold Star
- 14** Jai India Restaurant

## Retail

- 1** Furniture Fair
- 2** Ohio Valley Antique Mall
- 3** Speedway
- 4** Sunoco
- 5** Shell
- 6** LaQuinta Inn
- 7** Showcase Cinema de Lux
- 8** Home2Suites
- 9** Extended Stay America
- 10** Super 8 by Wyndham
- 11** Days Inn & Suites
- 12** Springdale Recreation Center
- 13** Planet Fitness
- 14** CVS
- 15** Burlington
- 16** Hobby Lobby
- 17** Tri-County Mall
- 18** Thorntons
- 19** Red Wing

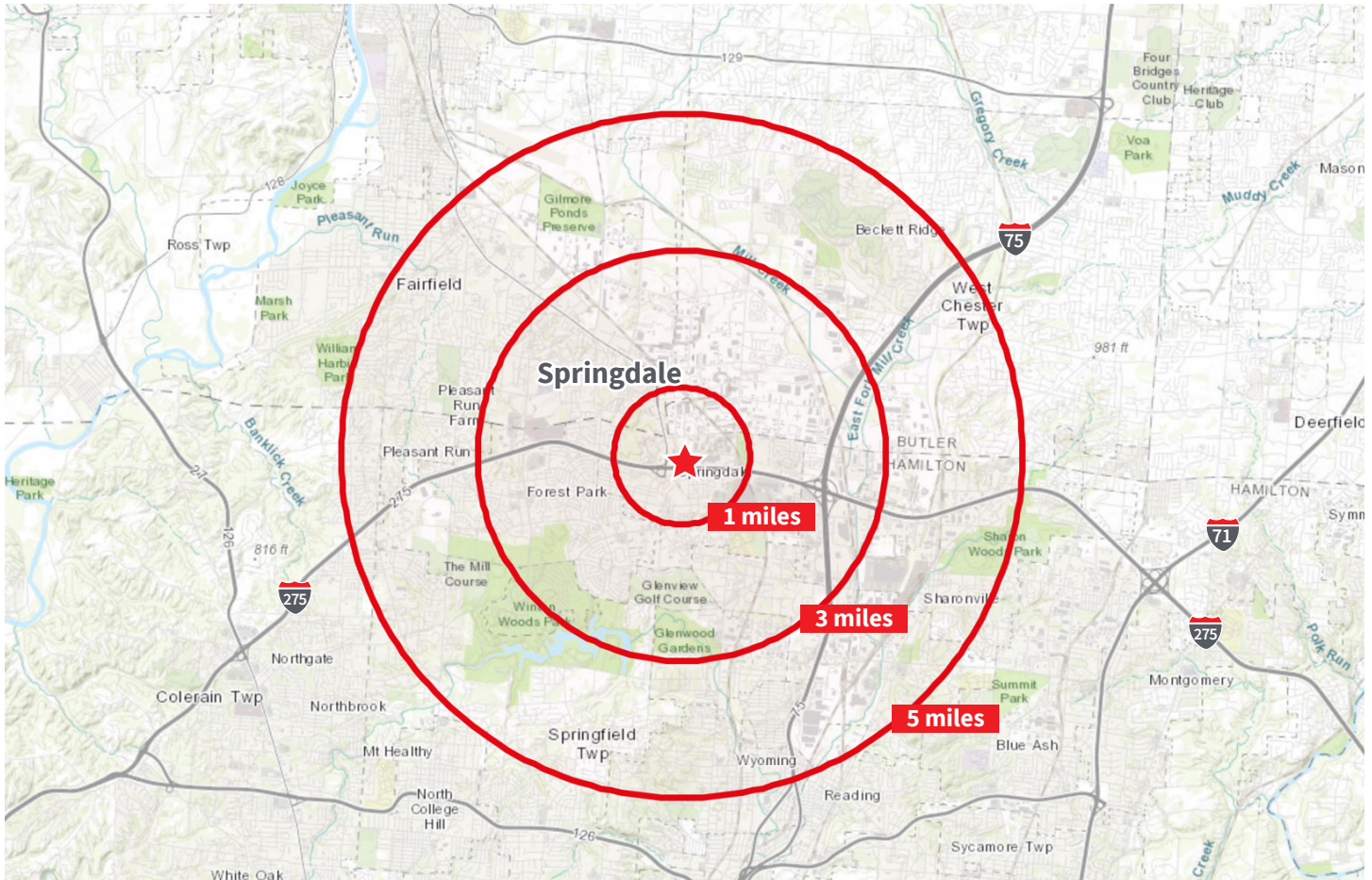
**★ Pictoria Drive Land**

## DISCLAIMER

Although information has been obtained from sources deemed reliable, Owner, Jones Lang LaSalle, and/or their representatives, brokers or agents make no guarantees as to the accuracy of the information contained herein, and offer the Property without express or implied warranties of any kind. The Property may be withdrawn without notice. If the recipient of this information has signed a confidentiality agreement regarding this matter, this information is subject to the terms of that agreement. ©2021. Jones Lang LaSalle. All rights reserved.



# Trade Area Overview



## Retail Demographics



Total  
Population

1 mile radius

3,672



Total  
Households

3 mile radius

49,693

5 mile radius

139,552



Median  
Age

44.9

38.0

39.3



Average HH  
Income

\$65,621

\$73,838

\$88,984



Total Daytime  
Employees

14,567

82,150

156,041

**Giorgio A. Karras**  
Vice President  
+1 513 719 3720  
[giorgio.karras@am.jll.com](mailto:giorgio.karras@am.jll.com)

**Kevin Thobe**  
Vice President  
+1 513 252 2189  
[kevin.thobe@am.jll.com](mailto:kevin.thobe@am.jll.com)

[jll.com/properties](http://jll.com/properties)

