

AVAILABLE FOR LEASE

PROPERTY HIGHLIGHTS

- **1,520 SF - 5,200 SF Available.**
- Former restaurant space available
- 400,878 SF retail center anchored by Kroger, Kohl's, Ace Hardware, Walgreens, Marshalls and Five Below
- Southwest Ohio's most desirable neighborhood shopping center
- Located along Wasson Way walking trail
- Population of 107,536 within a three-mile radius with an average household income of \$125,035
- Restaurants in the center include Piada, Starbucks, and Jersey Mike's



TRAFFIC COUNTS

- 7,535 (24) VPD: Paxton Ave
- 9,308 (24) VPD: Wasson Rd

2025 EST. DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
POPULATION	18,508	107,536	268,078
HOUSEHOLDS	9,708	50,400	121,209
AVG HH INCOME	\$162,037	\$125,035	\$116,664
EMPLOYEES	8,983	62,439	153,194

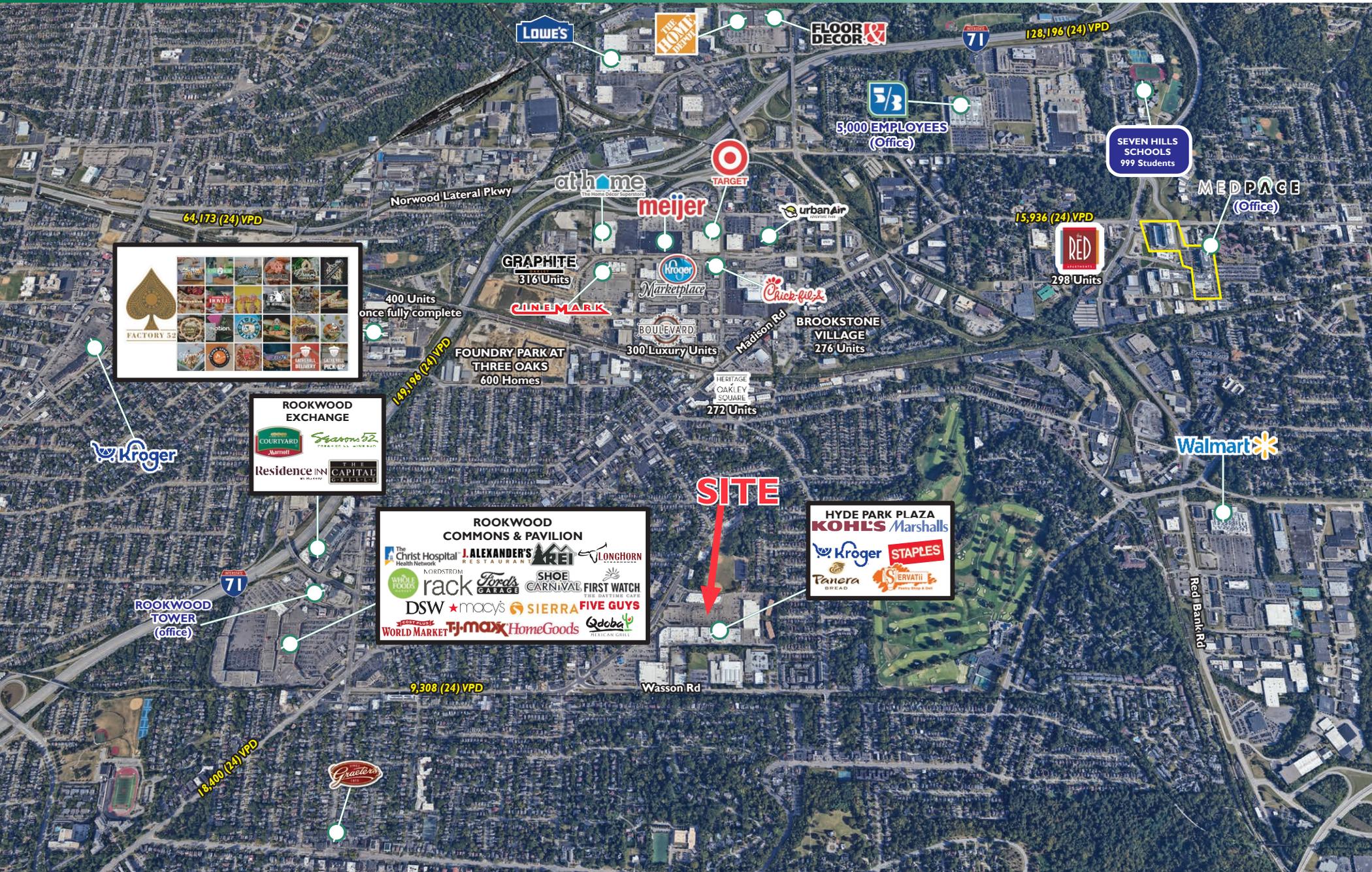


CONTACT

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Hyde Park Plaza

3760 PAXTON AVE | CINCINNATI, OH 45209



FACTORY 52

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400 Units
once fully complete

ROOKWOOD EXCHANGE

ROOKWOOD COMMONS & PAVILION

HYDE PARK PLAZA

KOHL'S **Marshalls**

ROOKWOOD TOWER
(office)

18,400 (24) VPD

9,308 (24) VPD

Wason Rd

SITE

LOWE'S

THE HOME DEPOT

FLOOR DECOR

128,196 (24) VPD

5,000 EMPLOYEES
(Office)

SEVEN HILLS SCHOOLS
999 Students

MED PAGE
(Office)

15,936 (24) VPD

RED
298 Units

Norwood Lateral Pkwy

at home
The Home Decor Superstore

meijer

urbanAir
SPORTS BAR

TARGET

GRAPHITE
316 Units

Kroger Marketplace

Chick-fil-A

CINEMARK

BOULEVARD
300 Luxury Units

BROOKSTONE VILLAGE
276 Units

FOUNDRY PARK AT THREE OAKS
600 Homes

HERITAGE OAKLEY SQUARE
272 Units

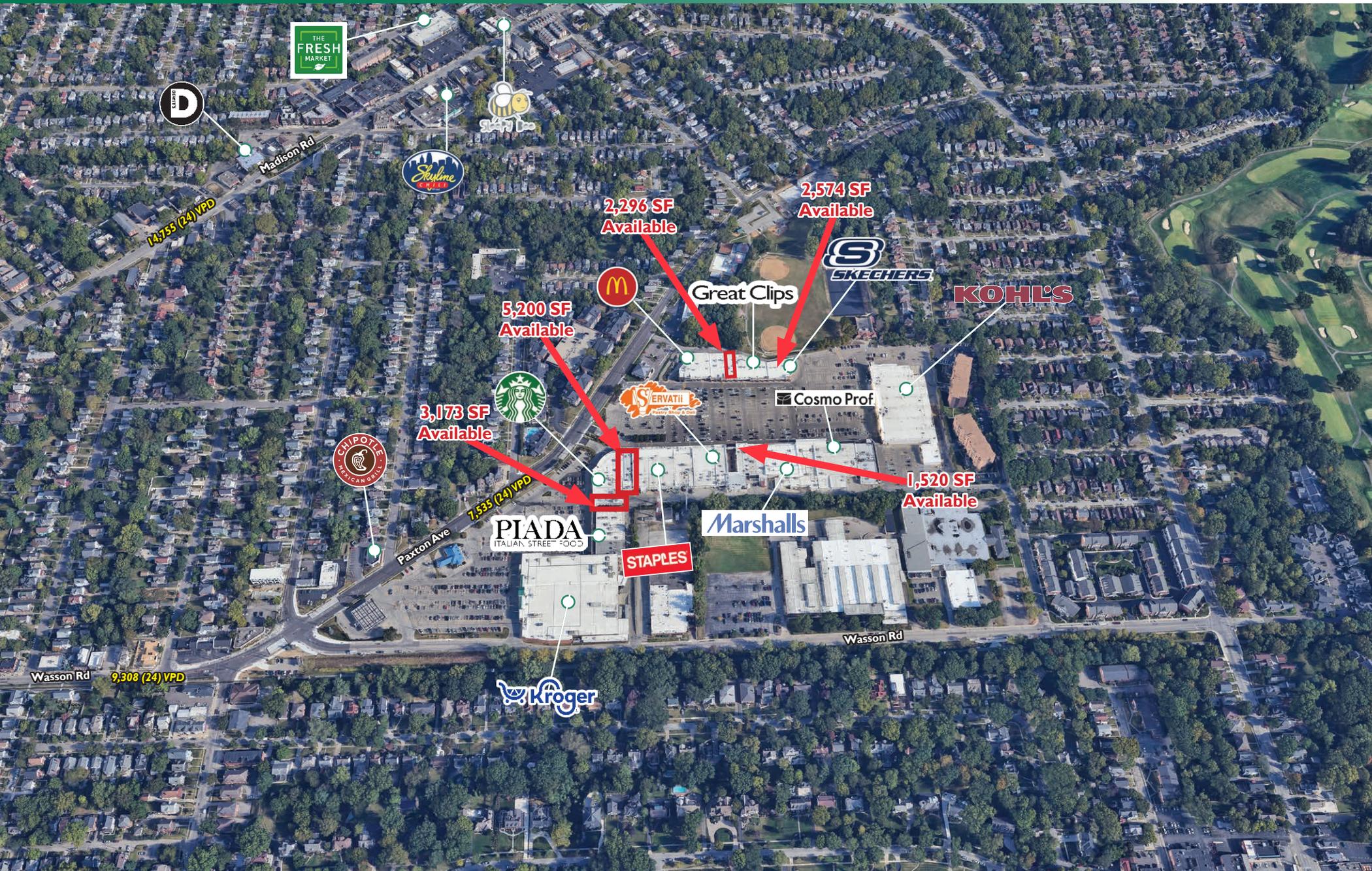
Walmart*

Red Bank Rd

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Anchor
ASSOCIATES



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A MEMBER OF
CHAINLINKS
RETAIL ADVISORS

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SITE PLAN



SUITE	TENANT	SQ. FT.
19	Ripploh Chiropractic	1,577
21	Ktown Korean BBQ & Hot Pot	5,590
23A	Huff Realty	1,145
24	Plaza Hair Design	935
25	AVAILABLE	1,520
26	Salon Lofts	4,801
27	My Eye Dr	3,525
28	Snooty Fox	5,000
28B	Legacies	9,960
29	Marshalls	24,014
32	Five Below	10,861
34	CosmoProf	3,710
35	Petvet 365	2,426
36	Empire Nail Bar & Spa	1,750
37	Warhammer	1,118
38	First Wok	1,694
39	Kids Kuts Hair Salon	825
40	Huntington Learning Center	1,302
41	Little Gym	3,789
44	US Post Office	3,789
46	Kohl's	41,792
46A		24,393
47	Bob Sumeral Tires	3,960
48A	AVAILABLE	2,574
48B	Sketchers	6,013
49	F45	3,124
50	Milk Bar Cafe	1,220
51	Sports Clips	1,323
52	Kawa Revolving Sushi	5,275
53	Shaan Indian Restaurant	2,419
54	AVAILABLE	2,296
55	IVXHealth	2,000
56	America's Best	4,233
57	Clothes Mentor	4,222
58	Once Upon A Child	4,811
59	McDonald's	2,188
60	Chase Bank	3,136

SUITE	TENANT	SQ. FT.
1	Kroger	99,675
4B	Great Clips	1,763
5	Contrast Studios	3,760
6A	H&R Block	2,000
6B	Palm Beach Tan	3,818
7	Jersey Mike's	2,020
8	Massage Envy	4,346
9	PNC Bank	3,375
10A	Piada Italian Street Food	3,069
10B	AVAILABLE - FORMER QSR	3,173
11	Starbucks	1,707
12	CM Chicken	5,659
12A	Dentists at Hyde Park	3,306
12B	Hyde Park Urgent Care	2,574
13	AVAILABLE	5,200
14A	Staples	10,500
14B	Ace Hardware	10,500
15	El Toro	4,525
16	Walgreens	16,000
17	Servatii Pastry Shop	1,961
18	Star Nails	789

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