

FOR SALE



Crossroads Plaza Shopping Center

10933-19041 New Haven Road, Harrison, Ohio 45030

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Crossroads Plaza Shopping Center

10933-19041 NEW HAVEN RD.

Rare opportunity to acquire well-positioned property in Harrison, OH. Crossroads Plaza Shopping Center offers a prospective buyer the ability to be an occupier, value-add investor or future redevelopment of the site.

The city of Harrison has experienced steady growth in both new housing and population. From 2010-2020, the Census figures reflected a 50% increase in population. This was followed by an estimated increase in population of over 7.5% from 2020-2024. Positioned close to the Ohio-Indiana border, it is conveniently located just 25 minutes from downtown Cincinnati.

FOR SALE

\$3,850,000

Highlights:

- Positioned conveniently off I-74. Last Ohio highway exit (westbound)
- Gateway property leading to downtown Harrison and a dense retail corridor serving the trade area.
- Kroger – Ranked #2 location in terms of visit count within 15 miles (Placer.ai)
- Easy ingress/egress with access to traffic signal at Shaker Point Way in addition to R-in/R-out.
- Trade area is home to numerous big box retailers [Kroger, Home Depot, Remke, Family Farm & Home, Dunham's Sports and Planet Fitness] along with numerous restaurants and additional retail.

Property Details

Gross SF	<ul style="list-style-type: none">• ±53,946 SF• ±48,546 SF Center• ±5,400 SF Outlot – Restaurant
Available Spaces	<ul style="list-style-type: none">• 13,600 SF• 27,104 SF• 3,042 SF
Acreage	7.87 Acres
Zoning	B General Business District
Municipality	Harrison
County	Hamilton
Parcel ID	056100050145
Parking	Approximately 269 spaces
Truck Docks	3 – located within 27,104 SF suite
Year Built	1977

Current Tenants



- **Valle Escondido**
5,400 SF
Lease Exp: June 2034
5-year option

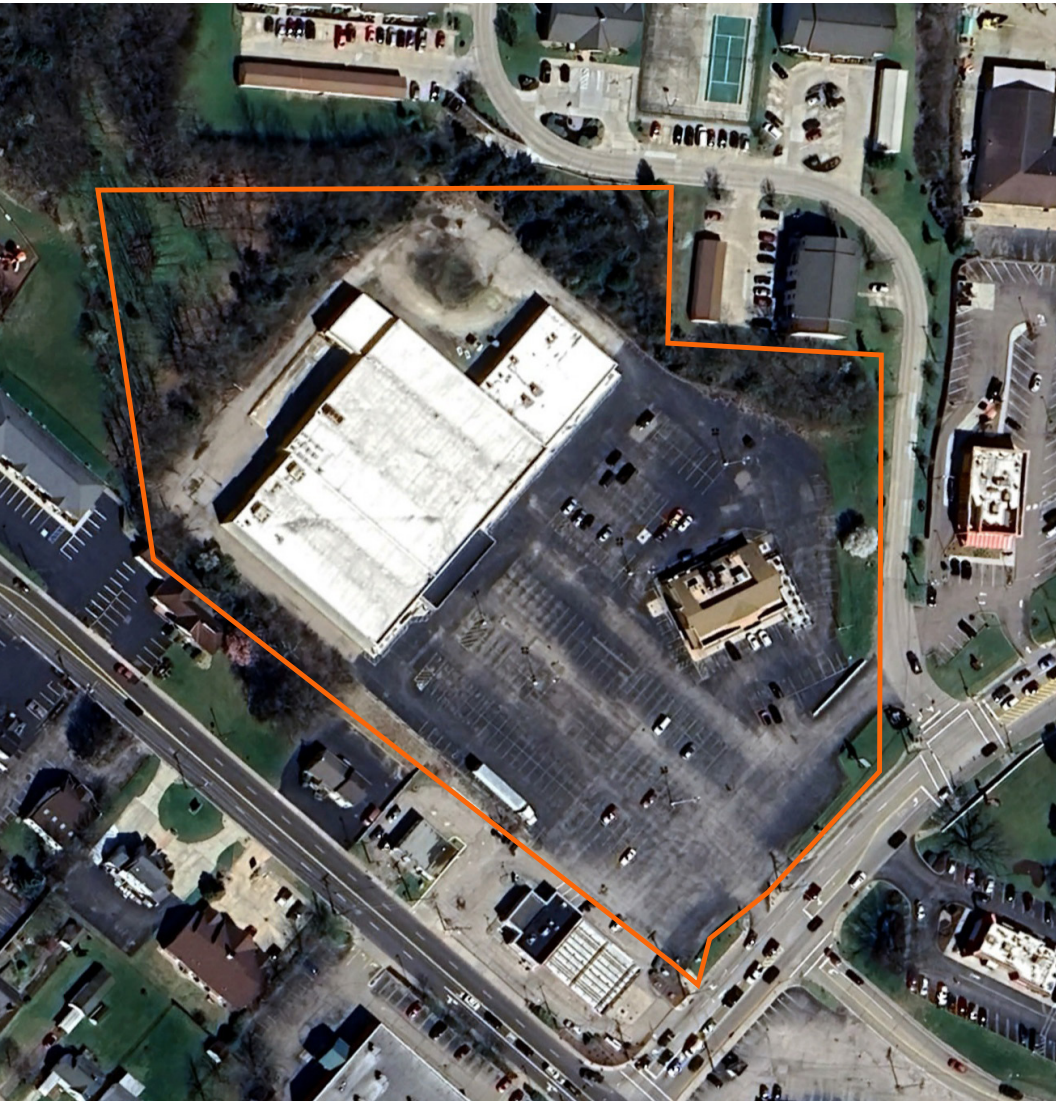


- **A Total Tan**
4,800 SF
Lease Exp: August 2027
3-year option

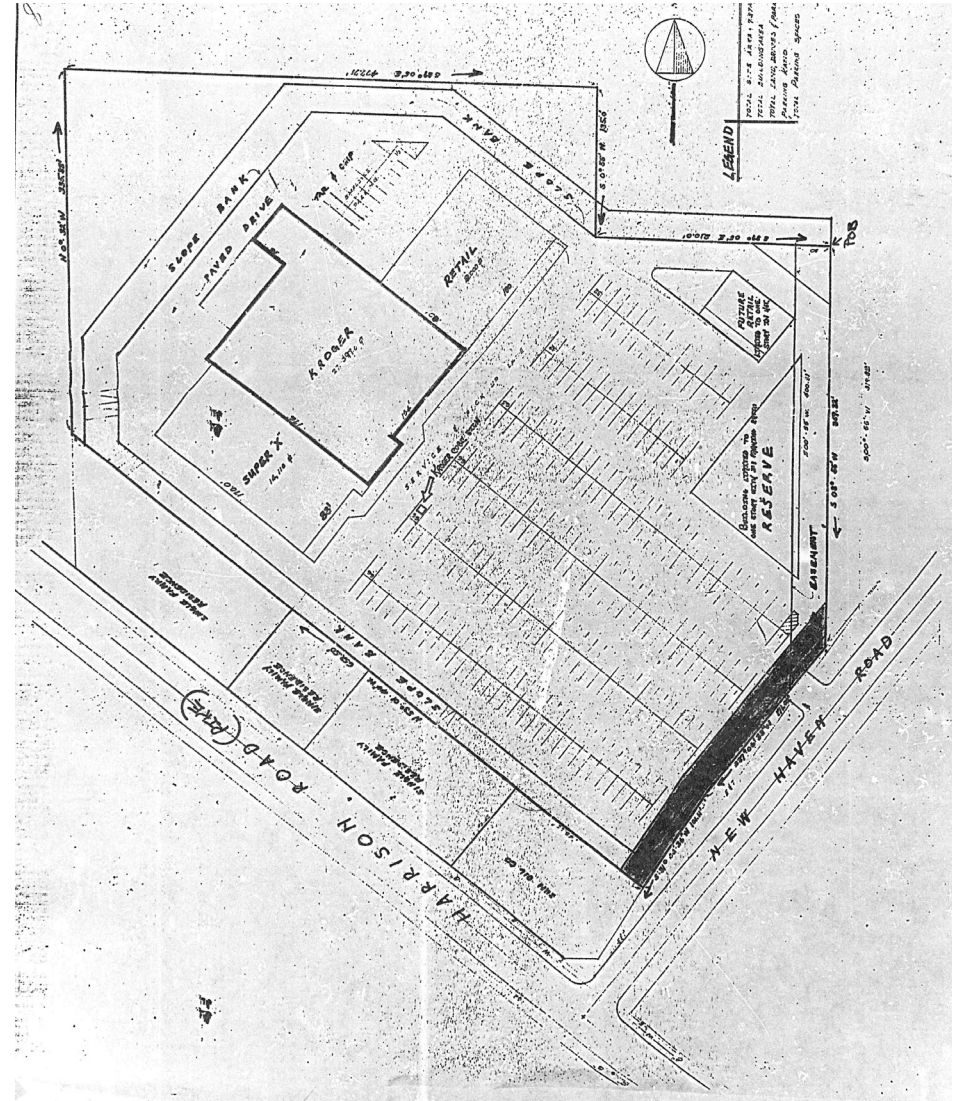
Site Plan



Property Outline & Site Plan



approximate property lines



Aerial



Crossroads Plaza



7 **PLANNED RETAIL DEVELOPMENT**
ANCHOR STORE + 100K SF OF SHOP SPACE



Drone Photos



Drone Photos



Demographics

	1 MILE RADIUS	3 MILE RADIUS	5 MILE RADIUS
CURRENT TOTAL POPULATION	7,116	17,648	30,924
MEDIAN HOUSEHOLD INCOME	\$75,979	\$93,575	\$93,033
AVG HOUSEHOLD INCOME	\$91,647	\$117,332	\$115,069
HOUSEHOLDS	3,173	6,916	12,001
TOTAL EMPLOYEES	5,076	8,222	11,197



For more information, contact:

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