

5830 HARRISON AVENUE
CINCINNATI, OH 45248



For Sale/Redevelopment Opportunity of Former Kroger 68,652 SF (on 9.44 +/- Acres)

HIGHLIGHTS

- Prime redevelopment opportunity with over 9 acres available on Harrison Ave., adjacent to Kroger Marketplace and Cinemark Theater
- Infill location with extremely high barriers to entry
- Located on the West side of Cincinnati, along the densely populated Harrison Ave. retail corridor with approximately 180,000 people within a 5 mile radius, with average household incomes exceeding \$95,000 annually
- Cincinnati Childrens and Christ Hospital Outpatient Centers are located directly across the street. Area retailers include Lowe's, Meijer, Kohl's, Furniture Fair, Gabe's and many others
- Located approximately 1 mile south of the I-74 interchange at Rybolt Rd/Harrison Ave
- Located in Green Township - no earnings tax

TRAFFIC COUNTS

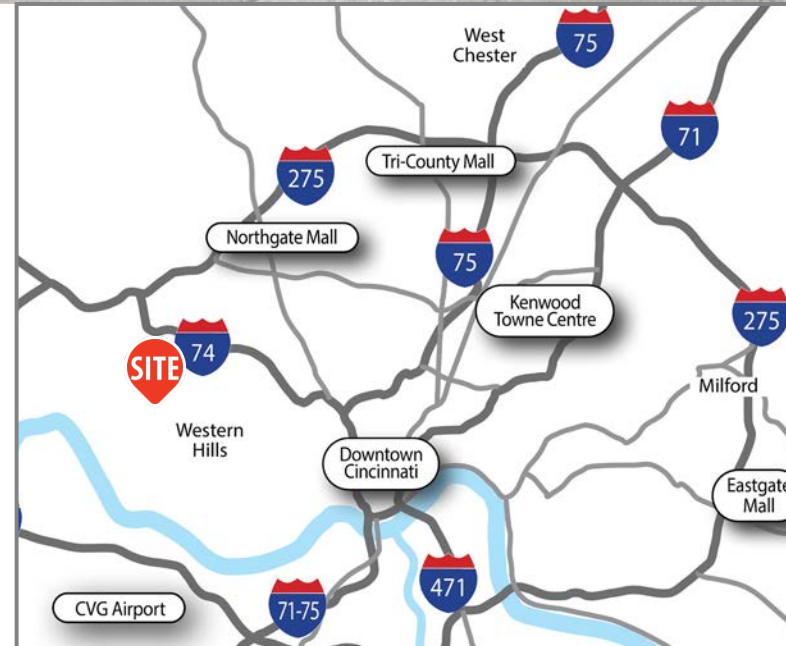
- 25,325 VPD on HARRISON AVE.
- 43,650 VPD on I-74

DEMOGRAPHICS

2023 Estimates	1 miles	3 miles	5 miles
Population	4,645	66,994	179,495
Households	1,965	28,356	74,662
Average HH Income	\$121,351	\$99,434	\$95,783
Daytime Employees	1,540	15,489	37,318

CONTACT: 513-784-1106

Jason Gibson Ryan Ertel
jgibson@anchor-associates.com rertel@anchor-associates.com



ANCHOR ASSOCIATES

4901 Hunt Road
Suite 102
Blue Ash, OH 45242

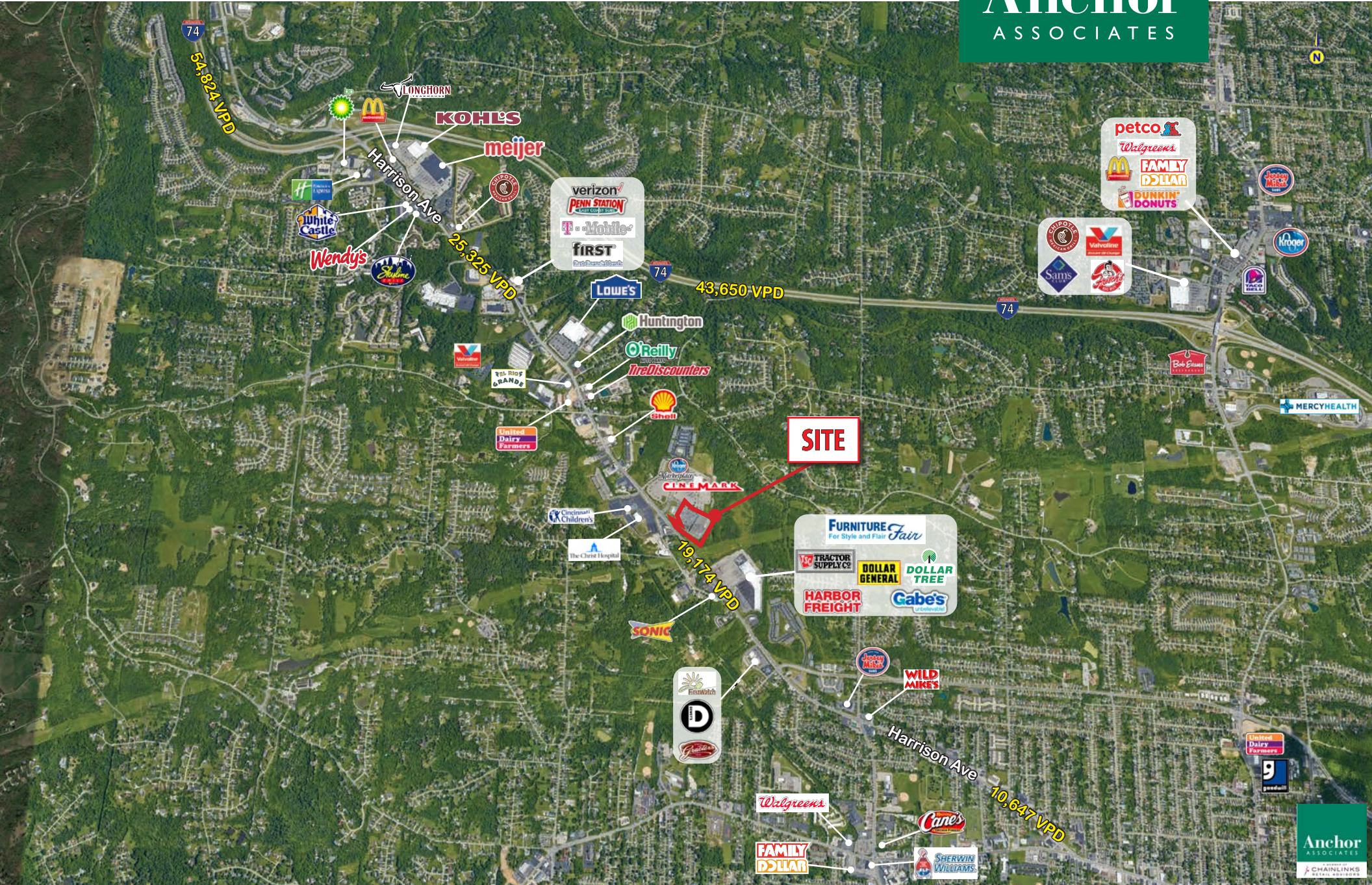
513-784-1106

www.anchor-associates.com

A MEMBER OF
CHAINLINKS
RETAIL ADVISORS

5830 HARRISON AVENUE
CINCINNATI, OH 45248

Anchor
ASSOCIATES



The information herein is not guaranteed. Although obtained from reliable sources, it is subject to errors, omissions and withdrawal from the market without notice.

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CINCINNATI, OH 45248

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ASSOCIATES



COMING SOON
124 Acres / \$150M Trailside
Village Development

COMING SOON
Arbor Woods Commons
18,000 SF Retail Project by
Buffalo Wild Wings

SITE

5830 HARRISON AVENUE CINCINNATI, OH 45248



THOMAS GRAHAM ASSOCIATES, INC.
 • Engineers
 • Planners
 • Surveyors
 793 Compton Road
 Cincinnati, Ohio 45231
 513-521-4760
 Fax # 521-2439

Date: JULY 8, 2001
 Scale: 1" = 40'
 Job No: 7031

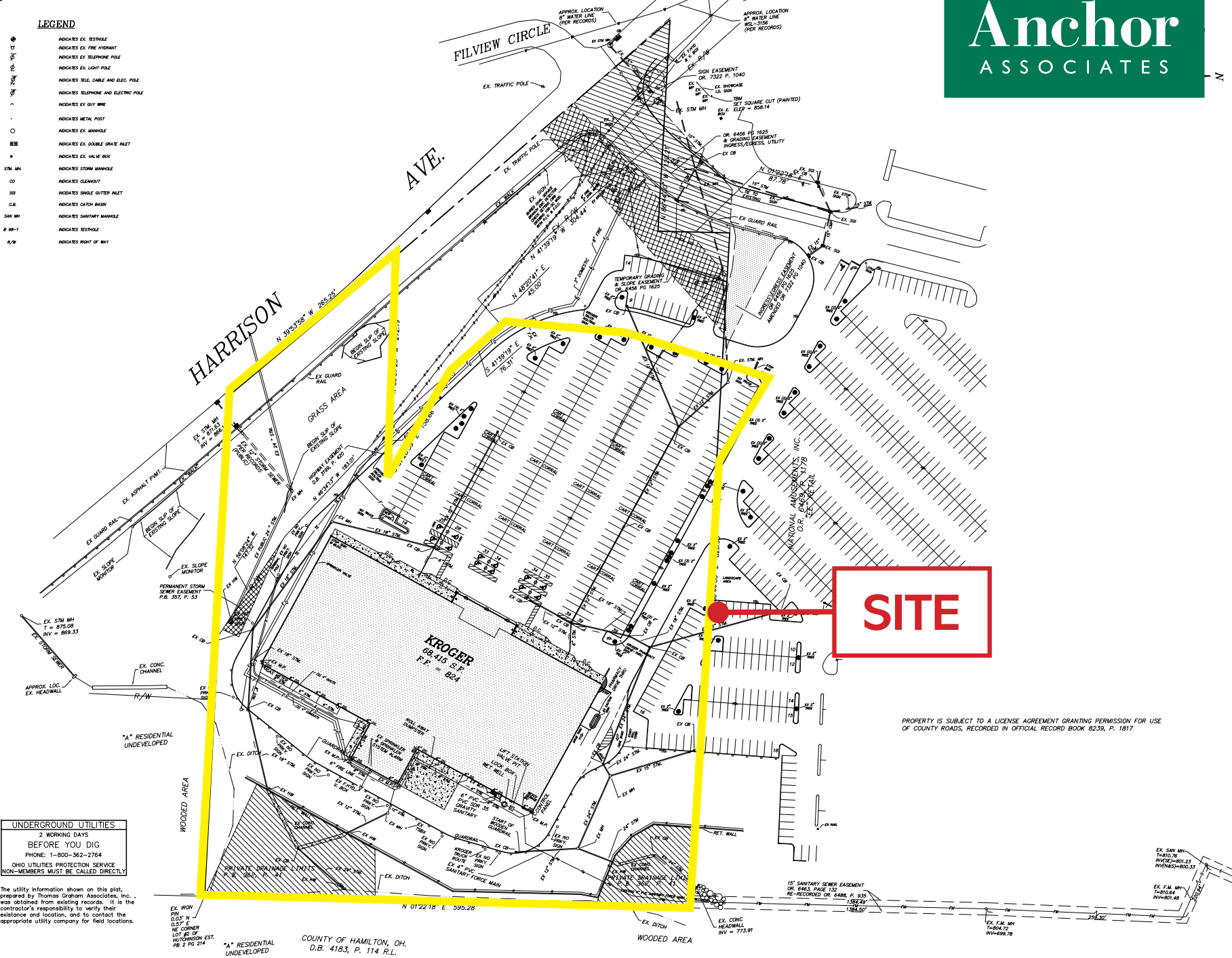
Revisions	
No.	Date
1	1-7-02
ADDED EASEMENT REFERENCES	

AS-BUILT PLAN
 KROGER - DENT
 SECTION 22, TOWN 2, RANGE 2
 HAMILTON COUNTY, OHIO



KROGER STORE # : 436-A
 Drawn By: R.J. TRENKAMP
 Sheet
 Job No: 7031-98

- LEGEND**
- INDICATES EX. TESTHOLE
 - INDICATES EX. FIRE HYDRANT
 - INDICATES EX. TELEPHONE POLE
 - INDICATES EX. LIGHT POLE
 - INDICATES TELE. CABLE AND ELEC. POLE
 - INDICATES TELEPHONE AND ELECTRIC POLE
 - INDICATES EX. GUY WIRE
 - INDICATES METAL POST
 - INDICATES EX. MANHOLE
 - INDICATES EX. DOUBLE GRATE INLET
 - INDICATES EX. VALVE BOX
 - INDICATES STORM MANHOLE
 - INDICATES CLEANOUT
 - INDICATES SINGLE GUTTER INLET
 - INDICATES GARDEN BASIN
 - INDICATES SANITARY MANHOLE
 - INDICATES TESTHOLE
 - INDICATES RIGHT OF WAY



SITE

PROPERTY IS SUBJECT TO A LICENSE AGREEMENT GRANTING PERMISSION FOR USE OF COUNTY ROADS, RECORDED IN OFFICIAL RECORD BOOK 8239, P. 1817

UNDERGROUND UTILITIES
 2 WORKING DAYS
BEFORE YOU DIG
 PHONE: 1-800-362-2764
 OHIO UTILITIES PROTECTION SERVICE
 NON-MEMBERS MUST BE CALLED DIRECTLY

The utility information shown on this plan, prepared by Thomas Graham Associates, Inc., was obtained from existing records. It is the contractor's responsibility to verify their existence and location, and to contact the appropriate utility company for field locations.

COUNTY OF HAMILTON, OH.
 D.B. 4183, P. 114 R.L.