

AVAILABLE FOR SALE

PROPERTY HIGHLIGHTS

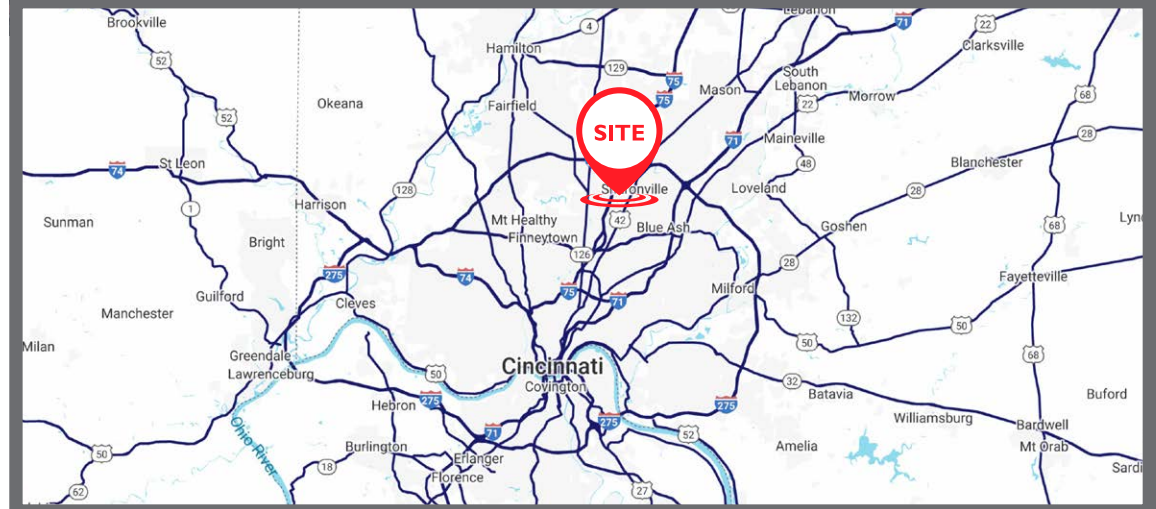
- **0.80 Acres for Sale**
- Exceptional visibility and convenient access along E. Sharon Road — just minutes from both I-75 and I-275
- Located in a high daytime population area, supported by surrounding industrial and logistics employers
- Positioned near major distribution hubs including Kroger, Amazon, UPS, Sysco Foods, CDC Distributors, and more
- Surrounded by well-known hotel brands such as Hilton Garden Inn, Tru by Hilton, Comfort Inn, Marriott, Drury Inn, and La Quinta Inn

TRAFFIC COUNTS

- 16,170 (24) VPD: E Sharon Rd
- 144,590 (25) VPD: I-75
- 8,809 (24) VPD: Mosteller Rd

2025 EST. DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
POPULATION	799	38,256	152,489
HOUSEHOLDS	370	16,339	62,596
AVG HH INCOME	\$178,084	\$115,854	\$120,079
EMPLOYEES	7,845	68,978	165,368



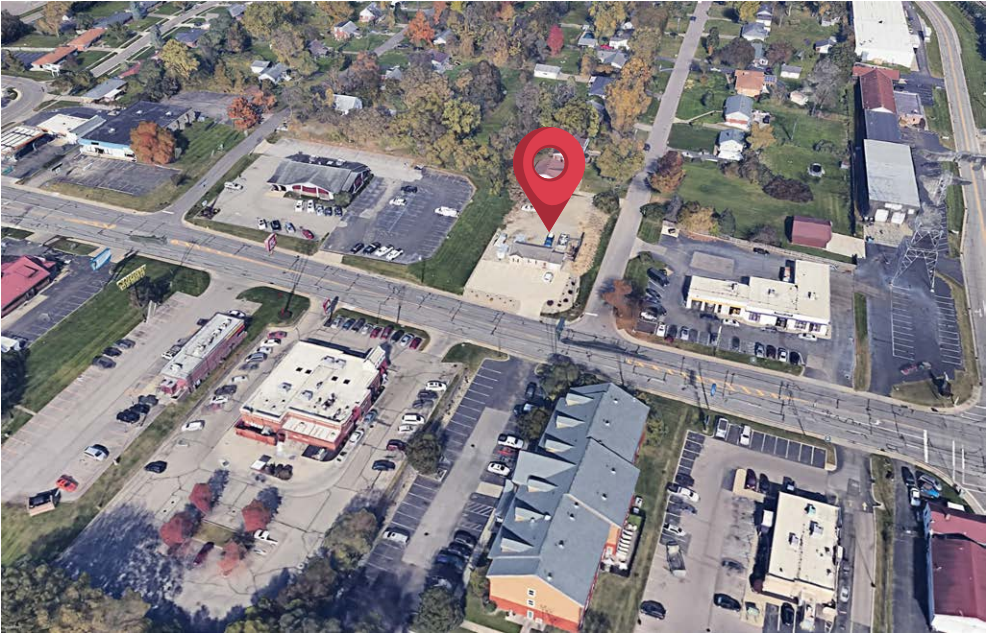
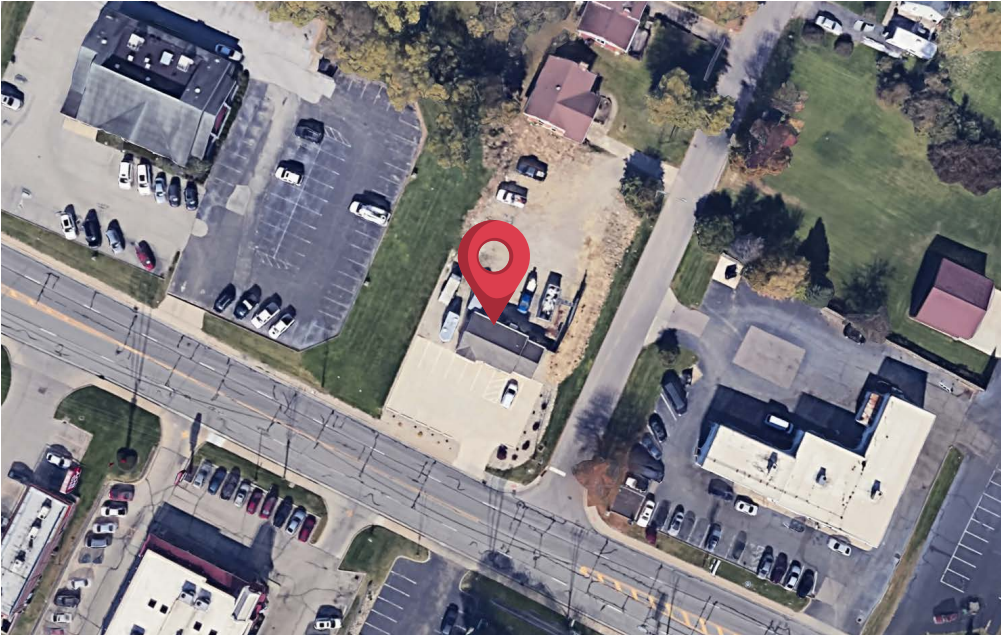
CONTACT

BLAKE HASSELBECK
 513 784 1106
 bhasselbeck@anchor-associates.com

2430 E Sharon Rd

CINCINNATI, OH 45241

Anchor
ASSOCIATES

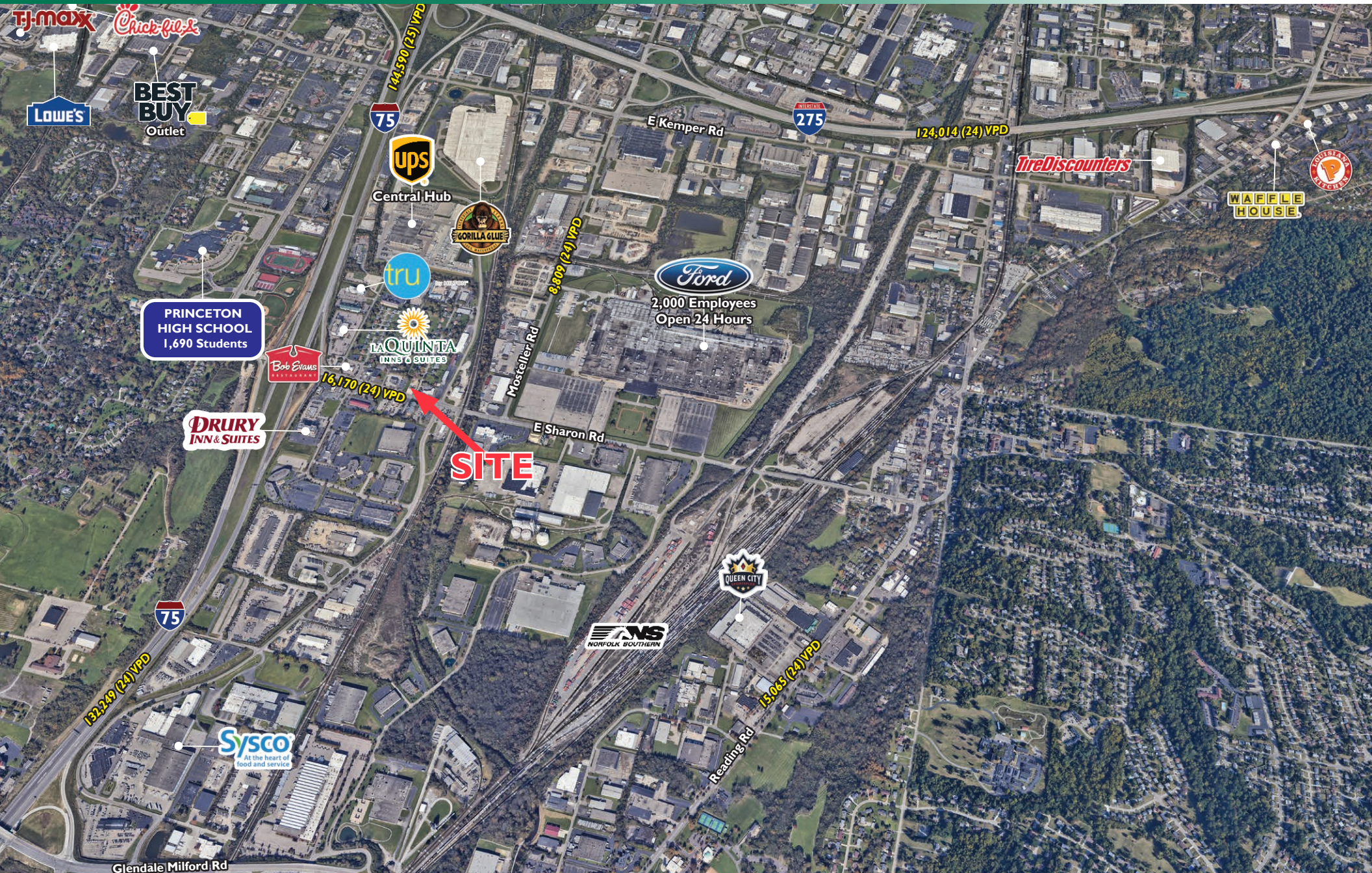


4901 Hunt Road, Suite 102 | Blue Ash, OH 45242
513-784-1106 | www.anchor-associates.com

A MEMBER OF
CHAINLINKS
RETAIL ADVISORS

2430 E Sharon Rd

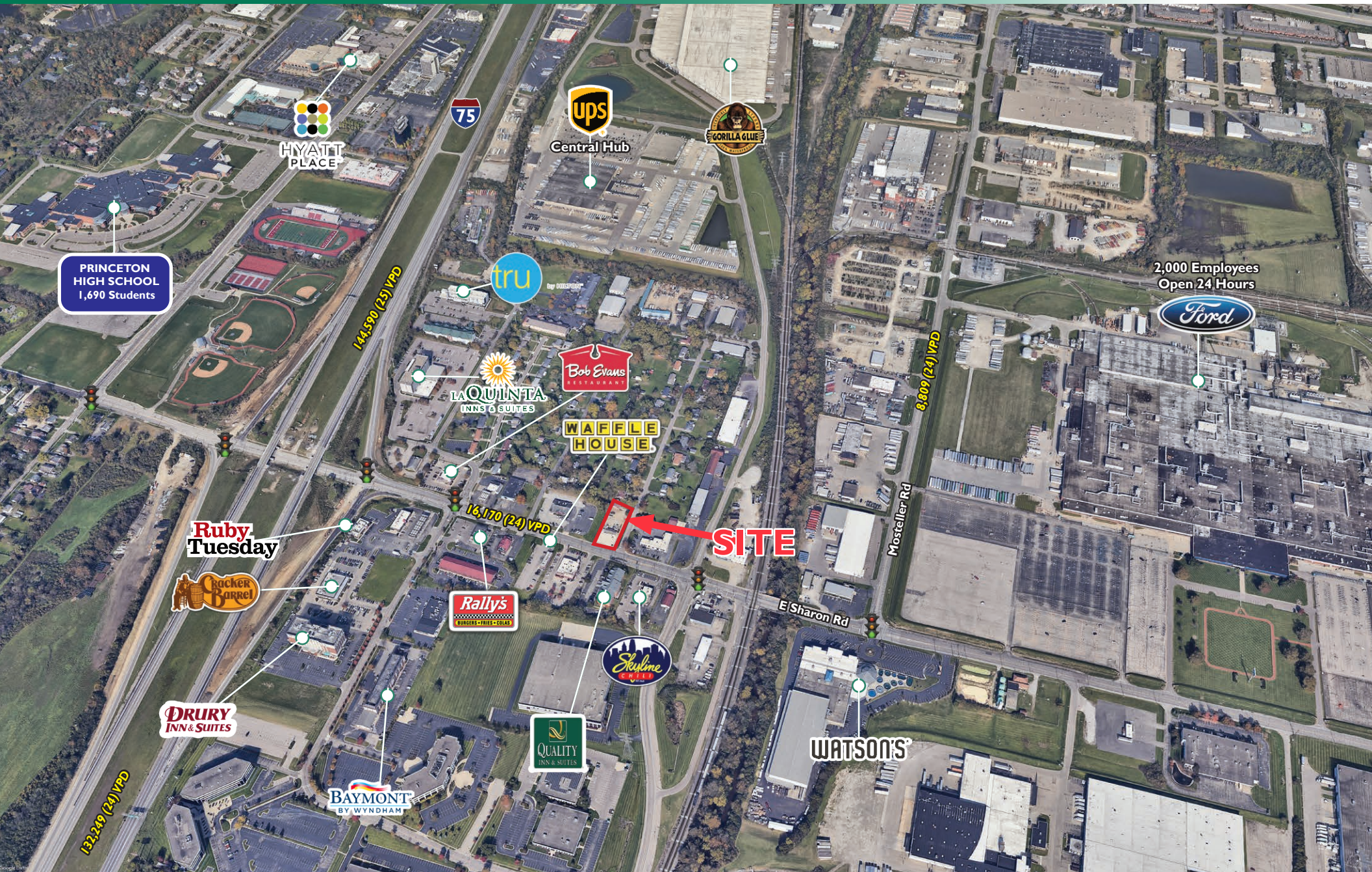
CINCINNATI, OH 45241



2430 E Sharon Rd

CINCINNATI, OH 45241

Anchor
ASSOCIATES



PRINCETON HIGH SCHOOL
1,690 Students

HYATT PLACE

75

ups
Central Hub

GORILLA GLUE

tru

LA QUINTA
INNS & SUITES

Bob Evans
RESTAURANT

WAFFLE HOUSE

2,000 Employees
Open 24 Hours

Ford

Ruby Tuesday

ROCKER BARREL

Rally's
BURGERS • FRIES • COLAS

Skyline
CHILI

DRURY
INN & SUITES

QUALITY
INN & SUITES

BAYMONT
BY WYNDHAM

SITE

E Sharon Rd

Mosteller Rd

WATSON'S

132,249 (24) VPD

144,590 (25) VPD

16,170 (24) VPD

8,809 (24) VPD

4901 Hunt Road, Suite 102 | Blue Ash, OH 45242
513-784-1106 | www.anchor-associates.com

A MEMBER OF
CHAINLINKS
RETAIL ADVISORS

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