

**RIDGE PLAZA**

3254 HIGHLAND AVE, CINCINNATI, OH 45213

**2,377 SF FOR LEASE**

- » **Abundant Parking (898 Spaces)**
- » **Interstate Access**
- » **Business Friendly City**
- » **Flexible Uses**
- » **Lowes Anchored Center**



**G PUD SPI-SC**  
**HEAVY INDUSTRY**  
 CLICK FOR PERMITTED USES

**DAILY TRAFFIC COUNTS**

I-71 165,711  
 RIDGE AVE 25,683  
 HIGHLAND AVE 16,120



Parcel Number: 520-0270-0011-00  
 Acres: 28.069



Hamilton County, Oakley Submarket



Year Built: 1973, 1988, 1992



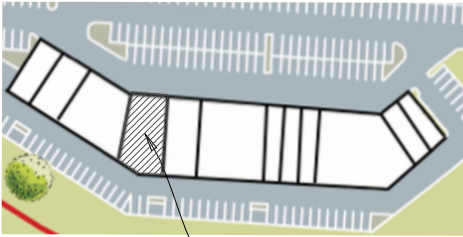
3 Signalized Access Points  
 (2 off of Highland Ave, 1 on Ridge Ave)



INFORMATION PROVIDED  
 BY US CENSUS 2023

	1 MILE	3 MILE	5 MILE
<b>POPULATION</b>	8,542	112,076	239,474
<b>HOUSEHOLDS</b>	4,590	53,256	110,123
<b>MEDIAN HH INCOME</b>	\$73,897	\$71,690	68,481
<b>TOTAL EMPLOYEES</b>	3,350	51,026	179,921

# FLOOR PLAN



**KEY PLAN**  
NOT TO SCALE

LOCATION OF  
AVAILABLE SPACE

**2,377 SF**  
**AVAILABLE**



**EXISTING FLOOR PLAN**  
SCALE: 3/16" = 1'-0"

# SITE PLAN

**RIDGE PLAZA**  
3254 HIGHLAND AVE



SUITE	TENANT	SF
3288 HIGHLAND	MED PLUS	1,200
3286 HIGHLAND	LEE NAILS	975
3280 HIGHLAND	MR. CRAB HOUSE	7,000
3272 HIGHLAND	BLESSED SALON	1,300
3268 HIGHLAND	VIP SMOKE SHOP	2,600
3264 HIGHLAND	ARMY RECRUITMENT	3,400
<b>3262 HIGHLAND</b>	<b>VACANT</b>	<b>1,326</b>
<b>3254 HIGHLAND</b>	<b>VACANT</b>	<b>2,377</b>

SUITE	TENANT	SF
3252 HIGHLAND	AFFORDABLE DENTURES	3,335
3250 HIGHLAND	CLOUD 9 CABINETS	1,400
3248 HIGHLAND	FAST SIGNS	1,600
5387 RIDGE AVE	NAPA AUTO PARTS	20,235
<b>5383 RIDGE AVE</b>	<b>VACANT</b>	<b>30,229</b>
5375 RIDGE AVE	AMERICAN FREIGHT	25,489
5373 RIDGE AVE	TRILLOGY FITNESS	7,945
5371 RIDGE AVE	STREAM INNOVATIONS	1,600

**CURO•BRKG**

**FOR MORE INFORMATION ABOUT THIS PROPERTY, CONTACT:**  
JOSH NIEDERHELMAN | JOSH@CUROBRKG.COM | 513.200.9462

© 2025 CURO BRKG. All rights reserved. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CURO BRKG and the CURO BRKG logo are service marks of CURO BRKG. All other marks displayed on this document are the property of their respective owners. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.



# RIDGE PLAZA

3254 HIGHLAND AVE, CINCINNATI, OH 45213



14 MINUTES – 9 MILES



67,000  
VEHICLES PER DAY

16,120  
VEHICLES PER DAY

HIGHLAND AVE.

RIDGE  
PLAZA



CURÖ • BRKG

FOR MORE INFORMATION ABOUT THIS PROPERTY, CONTACT:  
JOSH NIEDERHELMAN | JOSH@CUROBRKG.COM | 513.200.9462

© 2025 CURO BRKG. All rights reserved. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CURO BRKG and the CURO BRKG logo are service marks of CURO BRKG. All other marks displayed on this document are the property of their respective owners. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.