

RIDGE PLAZA

3254 HIGHLAND AVE, CINCINNATI, OH 45213

CURO•BRKG



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



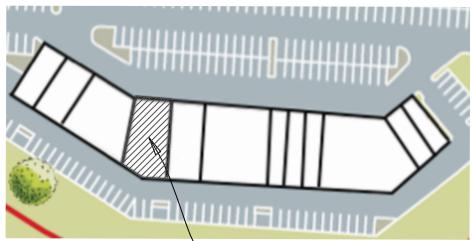
3 Signalized Access Points
(2 off of Highland Ave, 1 on Ridge Ave)

INFORMATION PROVIDED BY US CENSUS 2023	1 MILE	3 MILE	5 MILE
POPULATION	8,542	112,076	239,474
HOUSEHOLDS	4,590	53,256	110,123
MEDIAN HH INCOME	\$73,897	\$71,690	68,481
TOTAL EMPLOYEES	3,350	51,026	179,921

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

FLOOR PLAN



KEY PLAN
NOT TO SCALE

LOCATION OF
AVAILABLE SPACE



**2,377 SF
AVAILABLE**



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SITE PLAN

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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
3262 HIGHLAND	VACANT	1,326
3254 HIGHLAND	VACANT	2,377

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
5383 RIDGE AVE	VACANT	30,229
5375 RIDGE AVE	AMERICAN FREIGHT	25,489
5373 RIDGE AVE	TRILLOGY FITNESS	7,945
5371 RIDGE AVE	STREAM INNOVATIONS	1,600

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