

# RIDGE PLAZA

3240 HIGHLAND AVE CINCINNATI, OH 45213



## 2 OUTLOTS AVAILABLE FOR SALE OR LEASE



### ANCHOR TENANTS

- » Lowe's, Napa Auto, Home Buys, American Freight



### PARCEL

- » Parcel Number: 520-0270-0011-00
- » Acres: 17.68 (Shopping Center)



### ACCESS

- » Two access points off Highland
- » One access point on Ridge



### LOCATION

- » Cincinnati, Ohio, Hamilton Co.
- » Oakley Submarket



### ZONING

- » Zoning: G PUD SPI-SC - Heavy Industry
- » Zoning Administration - Hamilton County



### PARKING

- » Approximately 898 parking spaces
- » Approximately 5.10 stalls per 1,000sf

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## SITE INFO

# 2021 DEMOGRAPHICS

### ESTIMATED POPULATION

1 Mile	11,666
3 Miles	116,693
5 Miles	242,619

### TRAFFIC COUNTS

Highland Avenue:	21,200 Vehicles Per Day
Interstate 71:	123,300 Vehicles Per Day

### ESTIMATED TOTAL EMPLOYEES

1 Mile	9,731
3 Miles	65,773
5 Miles	164,041

### AVERAGE HOUSEHOLD INCOME

1 Mile	\$80,056
3 Miles	\$88,028
5 Miles	\$89,342

### SITE 1

**SOLD**



.69  
ACRES

### GREAT FOR

- OIL CHANGE
- CAR WASH
- QUICK SERVICE RESTAURANT

### SITE 2



.78  
ACRES

### GREAT FOR

- BANK/ATM
- OIL CHANGE
- CAR WASH

### SITE 3



1.03  
ACRES

### GREAT FOR

- MEDICAL OFFICE
- FLEX OFFICE
- TEMP VENDOR

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OWNER IS AGENT

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