

# RIDGE PLAZA

3262 HIGHLAND AVE CINCINNATI, OH 45213



## 1,326 SF FOR LEASE



### LOCATION

- » Hamilton Co.
- » Oakley Submarket



### ZONING

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



### PARKING

- » Approximately 898 parking spaces



### PARCEL

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



### CONSTRUCTION

- » Year Built: 1973, 1988, 1992



### ACCESS

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

### 2021 DEMOGRAPHICS

AVERAGE HOUSEHOLD INCOME		ESTIMATED POPULATION	
1 Mile	\$80,056	1 Mile	11,666
3 Miles	\$88,028	3 Miles	116,693
5 Miles	\$89,342	5 Miles	242,619

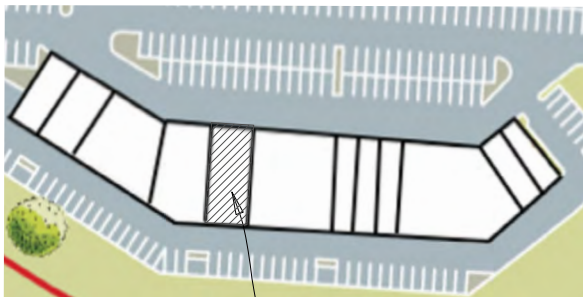
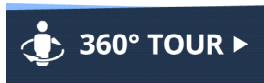
ESTIMATED TOTAL EMPLOYEES		TRAFFIC COUNTS	
1 Mile	9,731	Highland Avenue:	21,200 VPD
3 Miles	65,773	Interstate 71:	123,300 VPD
5 Miles	164,041		

- » Interstate Access
- » Business-Friendly Twp
- » Flexible Uses
- » Lowes Anchored Center
- » Infill Location
- » Abundant Parking

# FLOOR PLAN

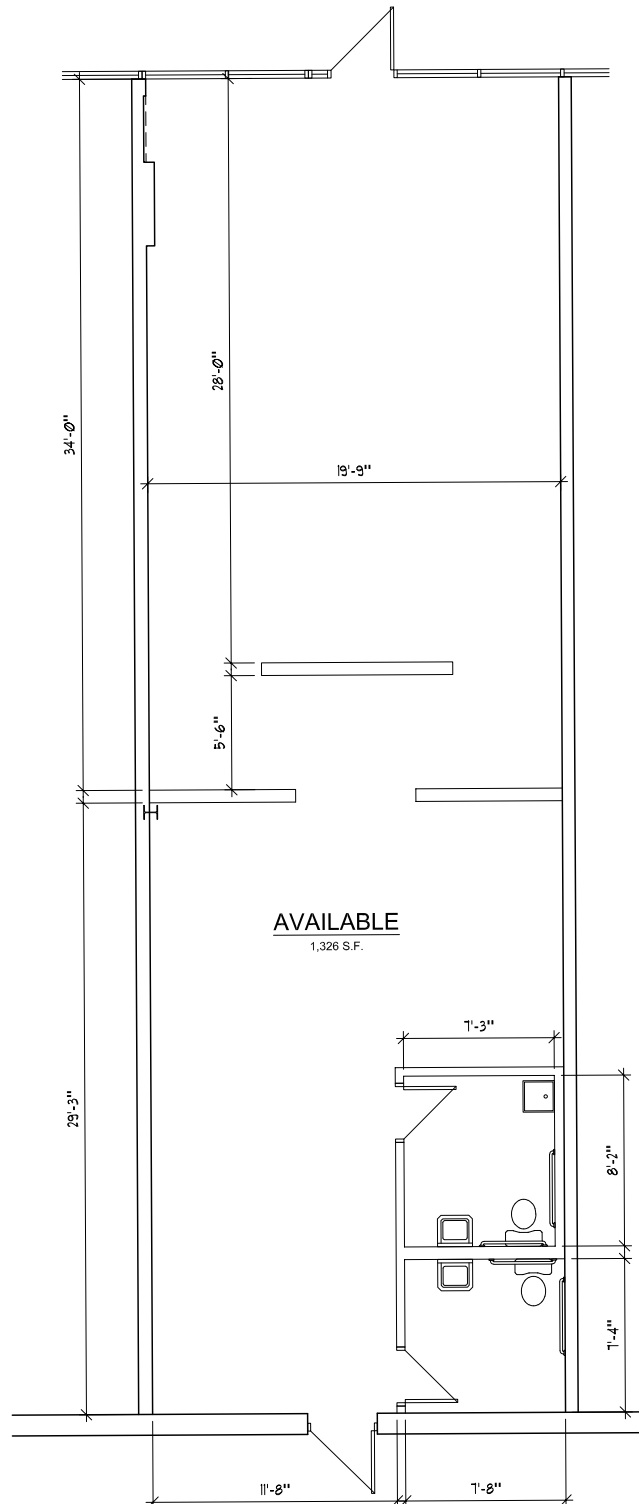
3262 HIGHLAND AVE

1,326 SF



**KEY PLAN**  
NOT TO SCALE

LOCATION OF  
AVAILABLE SPACE



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

# SITE PLAN

**RIDGE PLAZA**  
3262 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

**CURO.BRKG**  
OWNER IS AGENT

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**RIDGE PLAZA**  
3262 HIGHLAND AVE



14 MINUTES - 9 MILES



123,300  
VEHICLES PER DAY

21,200  
VEHICLES PER DAY

**RIDGE  
PLAZA**

HIGHLAND AVE.

**FAST SIGNS** **Cloud9 CABINETRY** **the pet SPOT**

**BLESSED SALON** **MedPlus+**

**LEE NAILS**

**AF AFFORDABLE DENTURES & IMPLANTS** **Mr. Crab House**

**3262 RIDGE**

**HomeBuys**

**LOWE'S**

**CITIDEL SELF STORAGE**

**McDonald's**

**teva**

**DOLLAR GENERAL**

ADT 21,200

ADT 34,900

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