

# AVAILABLE

## Kroger Anchored Strip Center



10459 Harrison Ave., Harrison, OH 45030

### PROPERTY HIGHLIGHTS

- Anchored by Top 5 Performing Kroger Marketplace in OH, per Placer.ai
- Divisible Space Available Between 1,750-13,535 SF
- Conveniently Located Just off I-74
- Surrounded by Dozens of National Tenants
- Easy Access from Signalized Intersection
- Prominent Monument Signage Available
- Incredible Draw from Southeastern Indiana
- Traffic Counts: 18,858 ADT Harrison Ave.

### DEMOGRAPHICS

<u>Year 2025</u>	<u>One Mile</u>	<u>Three Mile</u>	<u>Five Mile</u>
Estimated Population	5,553	18,530	32,109
Median Income	\$98,102	\$92,838	\$91,119
Average HH Income	\$115,059	\$116,411	\$115,097
Daytime Population	3,315	7,149	10,187



**Zamaris "Z" M. Garcia**

[zamaris@onsiteretailgroup.com](mailto:zamaris@onsiteretailgroup.com)  
513.924.5265

**Haleigh Jones**

[haleigh@onsiteretailgroup.com](mailto:haleigh@onsiteretailgroup.com)  
513.924.5266

**Joshua M. Rothstein**

[josh@onsiteretailgroup.com](mailto:josh@onsiteretailgroup.com)  
513.268.4453

[CLICK HERE TO VIEW OUR OTHER LISTINGS!](#)



**Zamaris "Z" M. Garcia**  
 zamaris@onsiteretailgroup.com  
 513.924.5265

**Haleigh Jones**  
 haleigh@onsiteretailgroup.com  
 513.924.5266

**Joshua M. Rothstein**  
 josh@onsiteretailgroup.com  
 513.268.4453

**PROPOSED RETAIL BUILDING**  
**10459 Harrison Avenue, Harrison, OH 45030**





Available  
13,535 SF/.73 AC

PROPOSED DEVELOPMENT

SHARED MONUMENT SIGNAGE

Zamaris "Z" M. Garcia  
zamaris@onsiteretailgroup.com  
513.924.5265

Haleigh Jones  
haleigh@onsiteretailgroup.com  
513.924.5266

Joshua M. Rothstein  
josh@onsiteretailgroup.com

**PROPOSED RETAIL BUILDING**  
**10459 Harrison Avenue, Harrison, OH 45030**







  
 FOUNDED BY FIREMEN
   


PROPOSED DEVELOPMENT



Available  
13,535 SF / .73 AC





SHARED MONUMENT SIGNAGE





PROPOSED RETAIL BUILDING

10459 Harrison Avenue, Harrison, OH 45030

Zamaris "Z" M. Garcia  
zamaris@onsiteretailgroup.com  
513.924.5265

Haleigh Jones  
haleigh@onsiteretailgroup.com  
513.924.5266

Joshua M. Rothstein  
josh@onsiteretailgroup.com  
513.268.4453





**Zamaris "Z" M. Garcia**

*zamaris@onsiteretailgroup.com*  
513.924.5265

**Haleigh Jones**

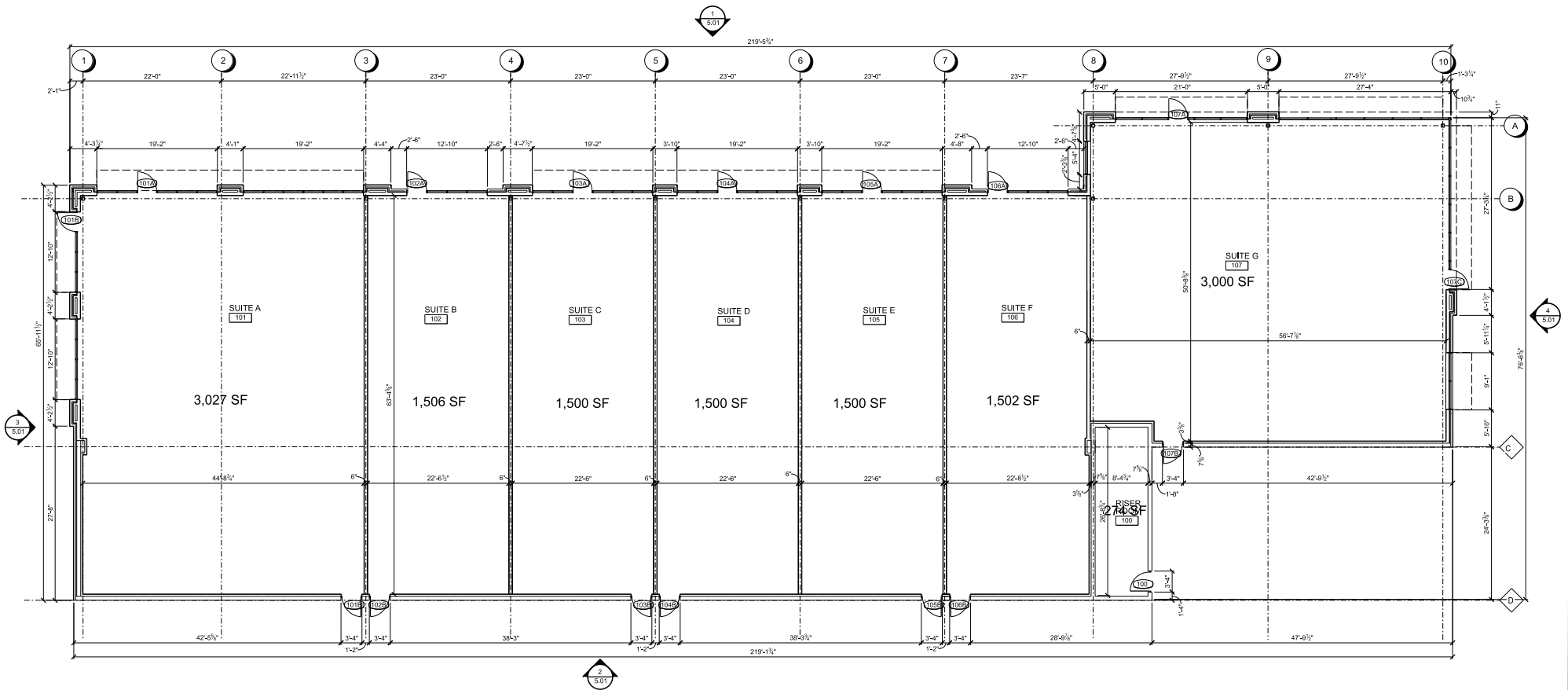
*haleigh@onsiteretailgroup.com*  
513.924.5266

**Joshua M. Rothstein**

*josh@onsiteretailgroup.com*  
513.268.4453

**PROPOSED RETAIL BUILDING**  
**10459 Harrison Avenue, Harrison, OH 45030**





**Zamaris "Z" M. Garcia**

*zamaris@onsiteretailgroup.com*  
513.924.5265

**Haleigh Jones**

*haleigh@onsiteretailgroup.com*  
513.924.5266

**Joshua M. Rothstein**

*josh@onsiteretailgroup.com*  
513.268.4453

**PROPOSED RETAIL BUILDING**

**10459 Harrison Avenue, Harrison, OH 45030**



## Summary Profile

2010-2020 Census, 2025 Estimates with 2030 Projections  
 Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 39.2489/-84.7903

<b>10459 Harrison Ave Harrison, OH 45030</b>	<b>1 mi radius</b>	<b>3 mi radius</b>	<b>5 mi radius</b>
<b>Population</b>			
2025 Estimated Population	5,553	18,530	32,109
2030 Projected Population	5,464	18,798	32,632
2020 Census Population	6,471	17,902	31,139
2010 Census Population	5,434	15,639	27,573
Projected Annual Growth 2025 to 2030	-0.3%	0.3%	0.3%
Historical Annual Growth 2010 to 2025	0.1%	1.2%	1.1%
2025 Median Age	40.5	40.1	40.7
<b>Households</b>			
2025 Estimated Households	2,241	7,251	12,543
2030 Projected Households	2,214	7,371	12,837
2020 Census Households	2,380	6,984	12,170
2010 Census Households	1,961	6,039	10,549
Projected Annual Growth 2025 to 2030	-0.2%	0.3%	0.5%
Historical Annual Growth 2010 to 2025	1.0%	1.3%	1.3%
<b>Race and Ethnicity</b>			
2025 Estimated White	89.9%	89.8%	90.5%
2025 Estimated Black or African American	4.6%	4.7%	4.3%
2025 Estimated Asian or Pacific Islander	1.2%	1.1%	0.9%
2025 Estimated American Indian or Native Alaskan	0.2%	0.2%	0.1%
2025 Estimated Other Races	4.1%	4.2%	4.1%
2025 Estimated Hispanic	3.3%	3.1%	3.0%
<b>Income</b>			
2025 Estimated Average Household Income	\$115,059	\$116,411	\$115,097
2025 Estimated Median Household Income	\$98,102	\$92,838	\$91,119
2025 Estimated Per Capita Income	\$46,450	\$45,611	\$44,995
<b>Education (Age 25+)</b>			
2025 Estimated Elementary (Grade Level 0 to 8)	3.3%	3.1%	2.7%
2025 Estimated Some High School (Grade Level 9 to 11)	2.2%	3.4%	4.9%
2025 Estimated High School Graduate	25.2%	30.0%	32.0%
2025 Estimated Some College	24.5%	20.3%	18.1%
2025 Estimated Associates Degree Only	11.4%	13.3%	12.4%
2025 Estimated Bachelors Degree Only	23.0%	20.1%	19.9%
2025 Estimated Graduate Degree	10.4%	9.8%	10.2%
<b>Business</b>			
2025 Estimated Total Businesses	298	652	1,032
2025 Estimated Total Employees	3,135	7,149	10,187
2025 Estimated Employee Population per Business	10.5	11.0	9.9
2025 Estimated Residential Population per Business	18.6	28.4	31.1