

RIDGE PLAZA

5383 RIDGE AVE CINCINNATI, OH 45213

CURO · BRKG



FOR LEASE



LOCATION

- » Hamilton Co.
- » Oakley Submarket



ZONING

- » G PUD SPI-SC - Heavy Industry



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 EMPLOYES | | TRAFFIC COUNTS | |
|--------------------------|---------|------------------|--------------------------|
| 1 Mile | 9,731 | Highland Avenue: | 21,200 Vehicles Per Day |
| 3 Miles | 65,773 | Interstate 71: | 123,300 Vehicles Per Day |
| 5 Miles | 164,041 | | |

- » Interstate Access
- » Business-Friendly Twsp
- » Flexible Uses

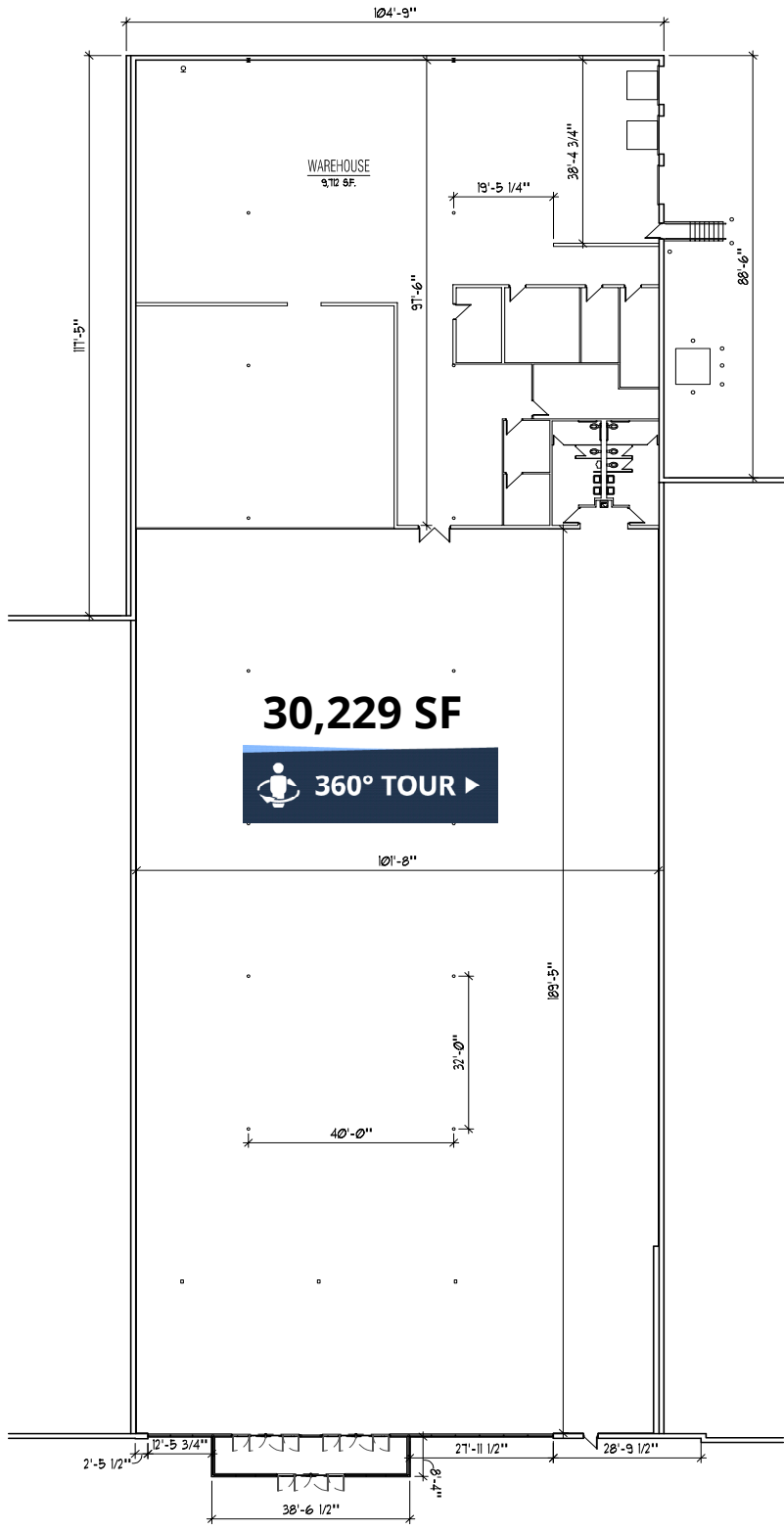
- » Lowes Anchored Center
- » Infill Location
- » Abundant Parking

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OWNER IS AGENT

513.200.9462 | CUROBRKG.COM
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FLOOR PLAN

RIDGE PLAZA
5383 RIDGE AVE



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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 |
| 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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