



CORNER LOT · 1,755 SF · 0.43 ACRES · 2 DRIVE-IN BAYS
CITY OF HARRISON BUSINESS DISTRICT · 1/2 MILE TO I-74

1002 HARRISON AVENUE

HARRISON, OHIO 45030 · HAMILTON COUNTY

FOR SALE
\$499,000

1,755 SF
BUILDING SIZE

0.43 ACRES
SITE AREA

115' CORNER
FRONTAGE

1/2 MILE
TO I-74

PROPERTY SPECIFICATIONS

Address **1002 Harrison Ave, Harrison OH 45030**
Parcel ID **561-0005-0042**
Availability **For Sale**
Building SF **+/- 1,755 SF**
Site Area **+/- 0.43 Acres**
Frontage **Corner Lot · 115' on Harrison Ave**
Year Built **1957 · Renovated 2014**
Zoning **Commercial / Business**
Service Bays **2 Drive-In Bays**
Parking **12 Spaces On-Site**
Topography **Flat**
Price / SF **\$284.33**
Highway **+/- 1/2 Mile to I-74**

PROPERTY HIGHLIGHTS

- **High-Visibility Corner Lot**
115 feet of frontage on Harrison Ave, the main commercial corridor through the City of Harrison
- **Owner-User Ready**
1,755 SF showroom and service building with 2 drive-in bays, renovated in 2014
- **Development Opportunity**
Flat 0.43-acre commercial site suited to retail, auto service, quick-service or pad redevelopment
- **Minutes to I-74**
Less than 1/2 mile to the I-74 interchange in a rapidly growing area



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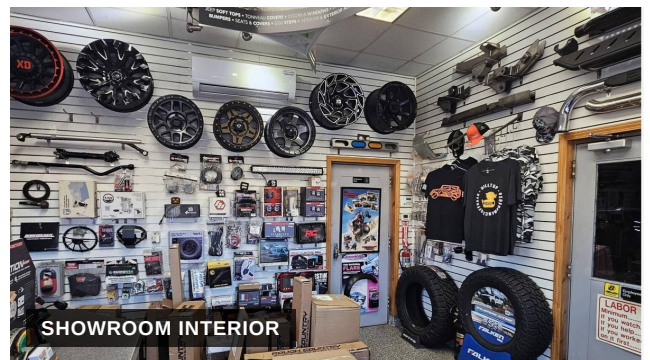
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AERIAL VIEW



SITE & PARKING



SHOWROOM INTERIOR



HARRISON AVE FRONTAGE

AREA CONTEXT

- **I-74 Interchange**
Less than 1/2 mile — direct link to Cincinnati and Indiana
- **Harrison Ave Corridor**
City of Harrison's primary retail and business district
- **Nearby Retail & Hospitality**
Cracker Barrel, Holiday Inn Express, LaRosa's Pizza
- **Auto Row**
Cronin Ford and Cronin Kia dealerships near the interchange
- **Residential Base**
Shaker Point Apartments and established neighborhoods adjacent
- **Community Anchors**
Harrison Community Center and Harrison Elementary nearby

INVESTMENT SUMMARY

Asking Price	\$499,000
Price / SF	\$284.33
Building SF	+/- 1,755 SF
Site Area	+/- 0.43 Acres
Frontage	115' Corner
Year Built	1957 / Reno 2014
Zoning	Commercial / Business
Bays	2 Drive-In
Parking	12 Spaces

Information deemed reliable but not guaranteed · Dwyer Commercial Real Estate LLC



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