

AVAILABLE FOR LEASE

PROPERTY HIGHLIGHTS

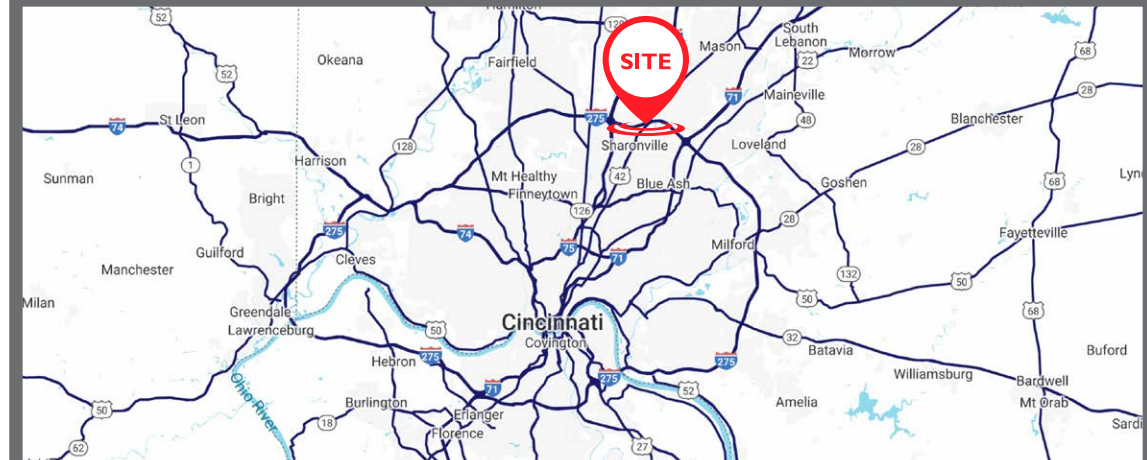
- **1,700 SF, 4,047 SF & 5,500 SF** available
- 5,500 SF space is a former restaurant
- 34,315 SF retail center
- Excellent visibility to Reed Hartman Hwy
- Located in Cincinnati's highest-rated suburban office market
- Population of 49,484 within a three-mile radius with an average household income of \$164,822
- Impressive mix of retailers and restaurants which include Chipotle, Starbucks, FedEx, Tropical Smoothie Cafe, The Joint Chiropractic and Key Bank
- Other area restaurants include Chick-fil-A, Panera and McAlister's Deli

TRAFFIC COUNTS

- 22,326 (24) VPD: Reed Hartman Hwy
- 14,244 (24) VPD: Cornell Rd
- 120,795 (24) VPD: I-275

2025 EST. DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
POPULATION	2,706	49,484	142,128
HOUSEHOLDS	1,116	19,805	57,302
AVG HH INCOME	\$150,889	\$164,822	\$154,926
EMPLOYEES	13,481	70,323	162,919



CONTACT

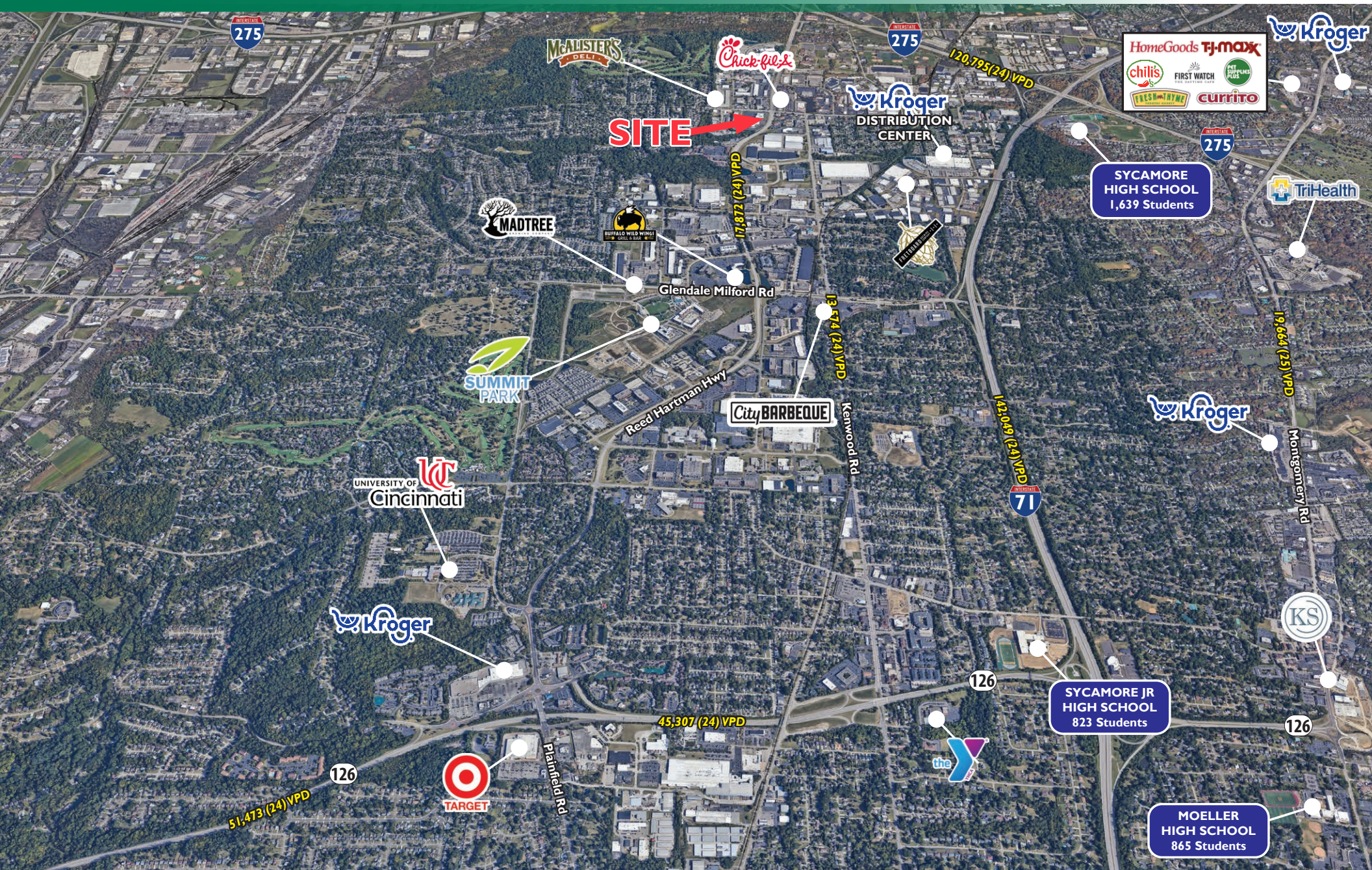
RYAN ERTEL
513 784 1106
rertel@anchor-associates.com

JOHN MCNALLY
513 784 1106
jmcnally@anchor-associates.com

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11221-11257 REED HARTMAN HWY | BLUE ASH, OH 45241

Anchor
ASSOCIATES



4901 Hunt Road, Suite 102 | Blue Ash, OH 45242
513-784-1106 | www.anchor-associates.com

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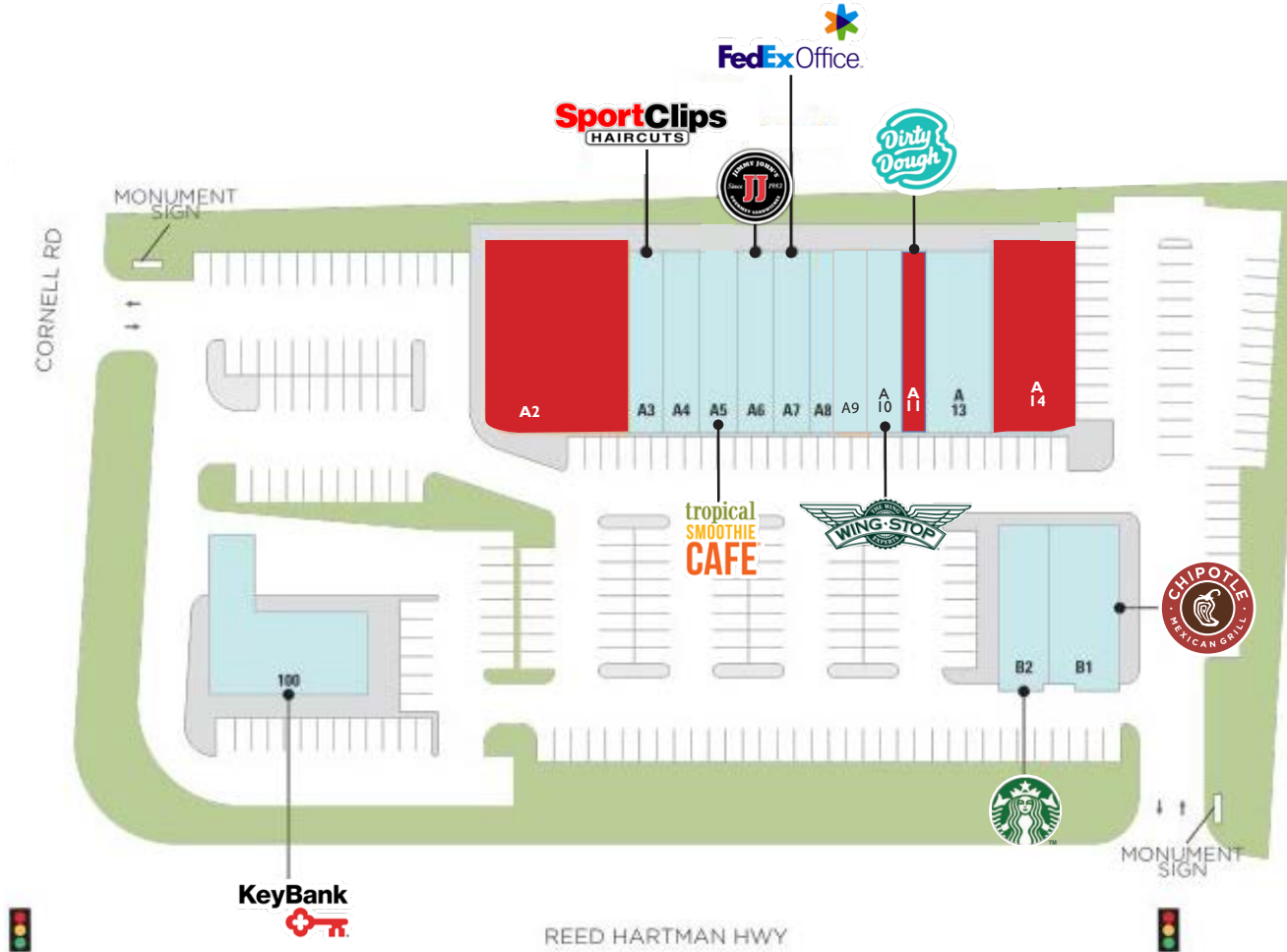
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SITE PLAN



SUITE	TENANT	SF
100	Key Bank	3,546 SF
A2	AVAILABLE (RESTAURANT)	5,500 SF
A3	Sports Clips	1,312 SF
A4	90's Nail & Spa	1,700 SF
A5	Tropical Smoothie Cafe	1,700 SF
A6	Jimmy John's	1,700 SF
A7	FedEx Office	1,700 SF
A8	The Joint Chiropractic	1,270 SF
A9	Green District Salads	1,634 SF
A10	WingStop	1,766 SF
A11	Dirty Dough Cookies (AVAILABLE SOON)	1,700 SF
A13	Kanpai Japanese Steak House	2,540 SF
A14	AVAILABLE	4,047 SF
B1	Chipotle	2,600 SF
B2	Starbucks	1,600 SF

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