

RIDGE PLAZA

3254 HIGHLAND 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 EMPLOYEES		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		

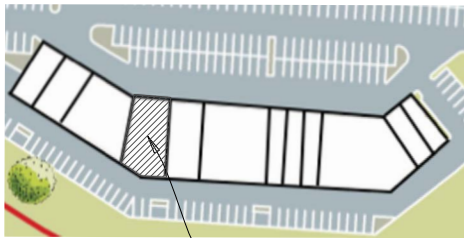
- » Interstate Access
- » Business-Friendly Twsp
- » Flexible Uses
- » Lowes Anchored Center
- » Infill Location
- » Abundant Parking

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OWNER IS AGENT

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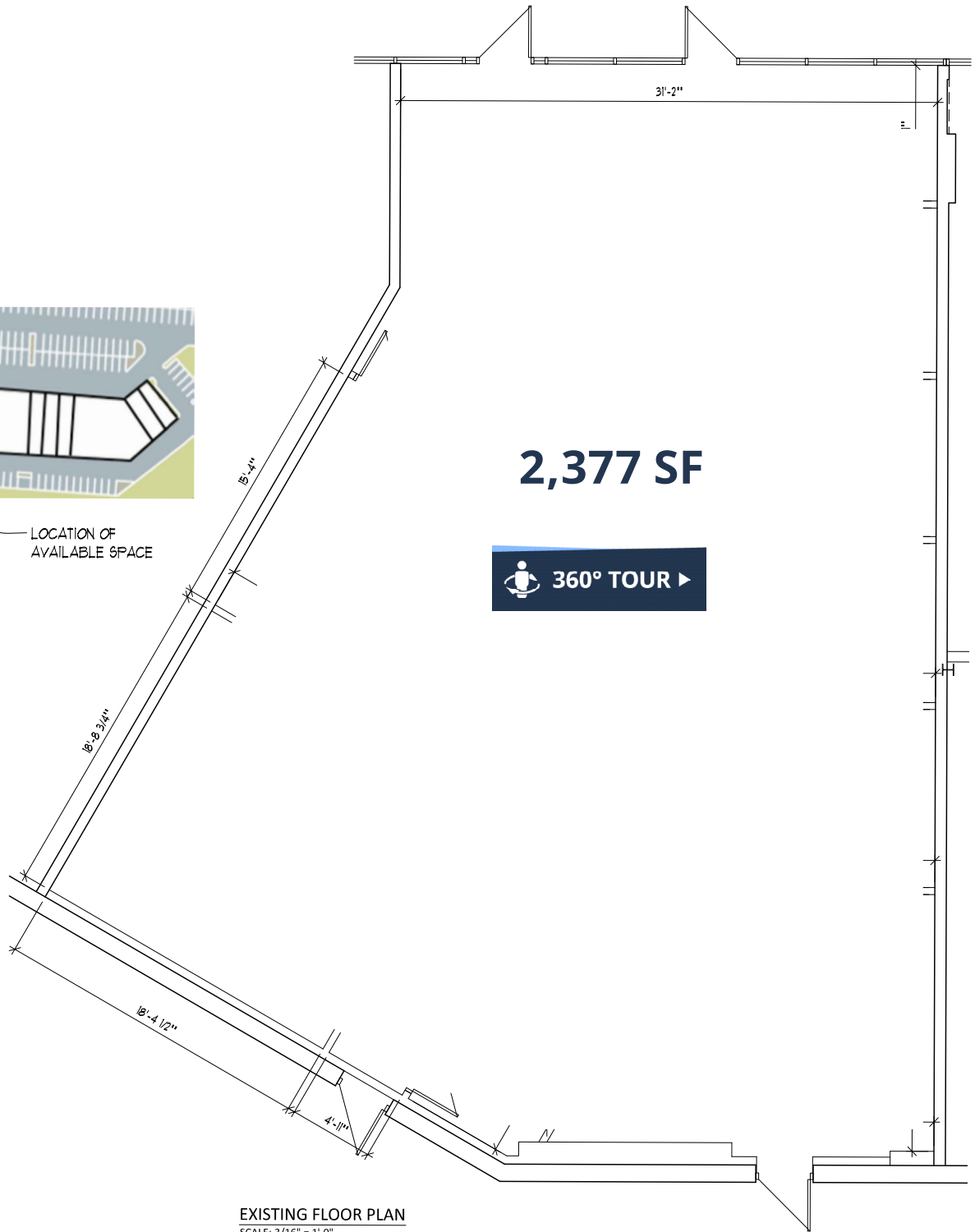
JOSH NIEDERHELMAN | JOSH@CUROBRKG.COM

FLOOR PLAN



KEY PLAN
NOT TO SCALE

LOCATION OF
AVAILABLE SPACE



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	CARES ANIMAL	1,200
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

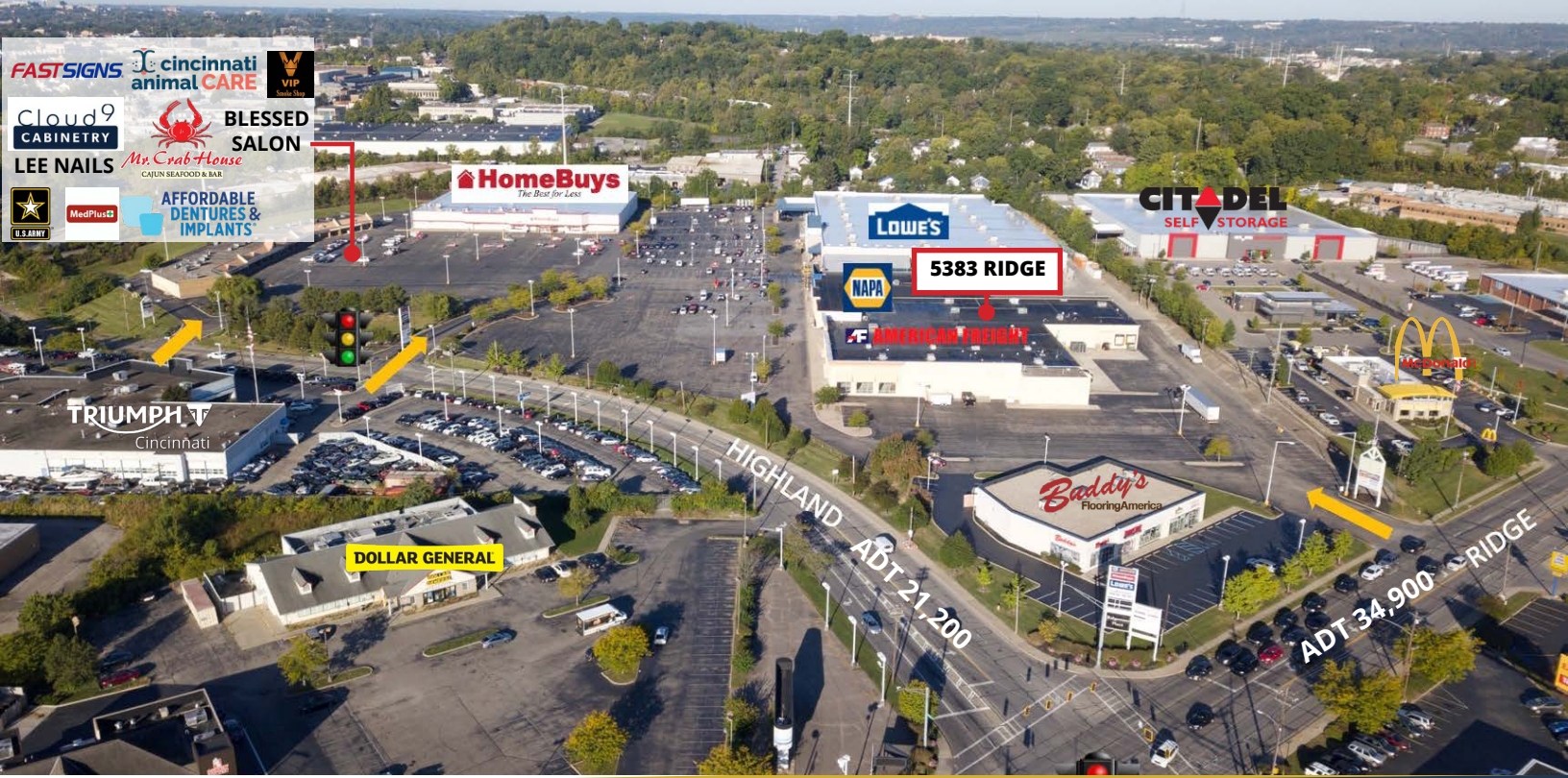
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