

AVAILABLE FOR SALE, GROUND LEASE OR BTS

PROPERTY HIGHLIGHTS

- **0.81 Acre parcel available for sale, ground lease or build-to-suit**
- Visible from I-75
- Active interchange off I-75 just South of I-275
- 0.7 miles to Ford Transmission Plant, with 2,000 employees and open 24 hours
- Close to Sharonville Convention Center, Princeton Schools, football and soccer fields, and parks.
- Hotels include Drury Inn and Suites, LaQuinta, Baymont Inn & Suites, Red Roof Inn and Country Inn and Suites
- Restaurants include Cracker Barrel, Ruby Tuesday, Bob Evans, Skyline, Waffle House and Rally's
- Tremendous daytime population

TRAFFIC COUNTS

- 16,170 (24) VPD: E Sharon Rd
- 132,249 (24) VPD: I-75

2025 EST. DEMOGRAPHICS

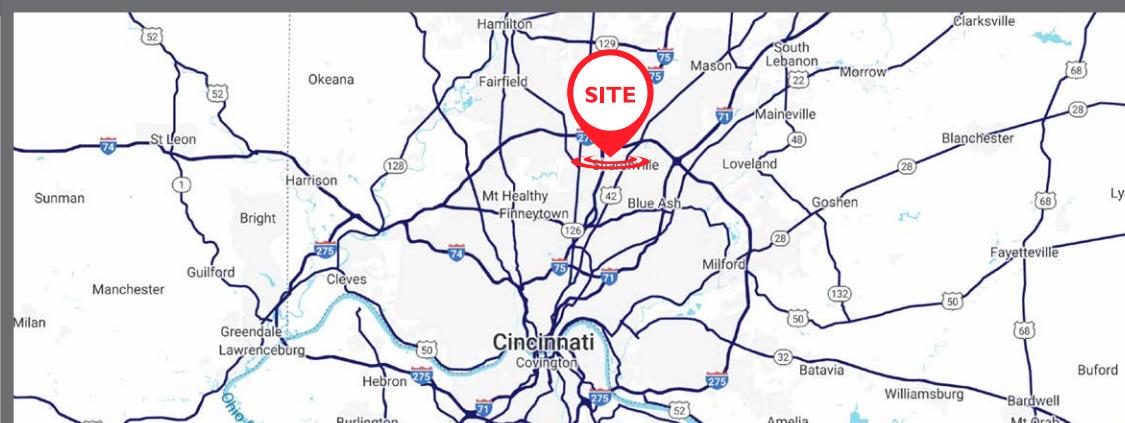
	1 MILE	3 MILES	5 MILES
POPULATION	406	39,620	154,999
HOUSEHOLDS	184	16,884	63,624
AVG HH INCOME	\$131,601	\$119,900	\$121,000
EMPLOYEES	8,547	70,693	166,726

CONTACT

MARIANNE HOLEWSKI

513 784 1106

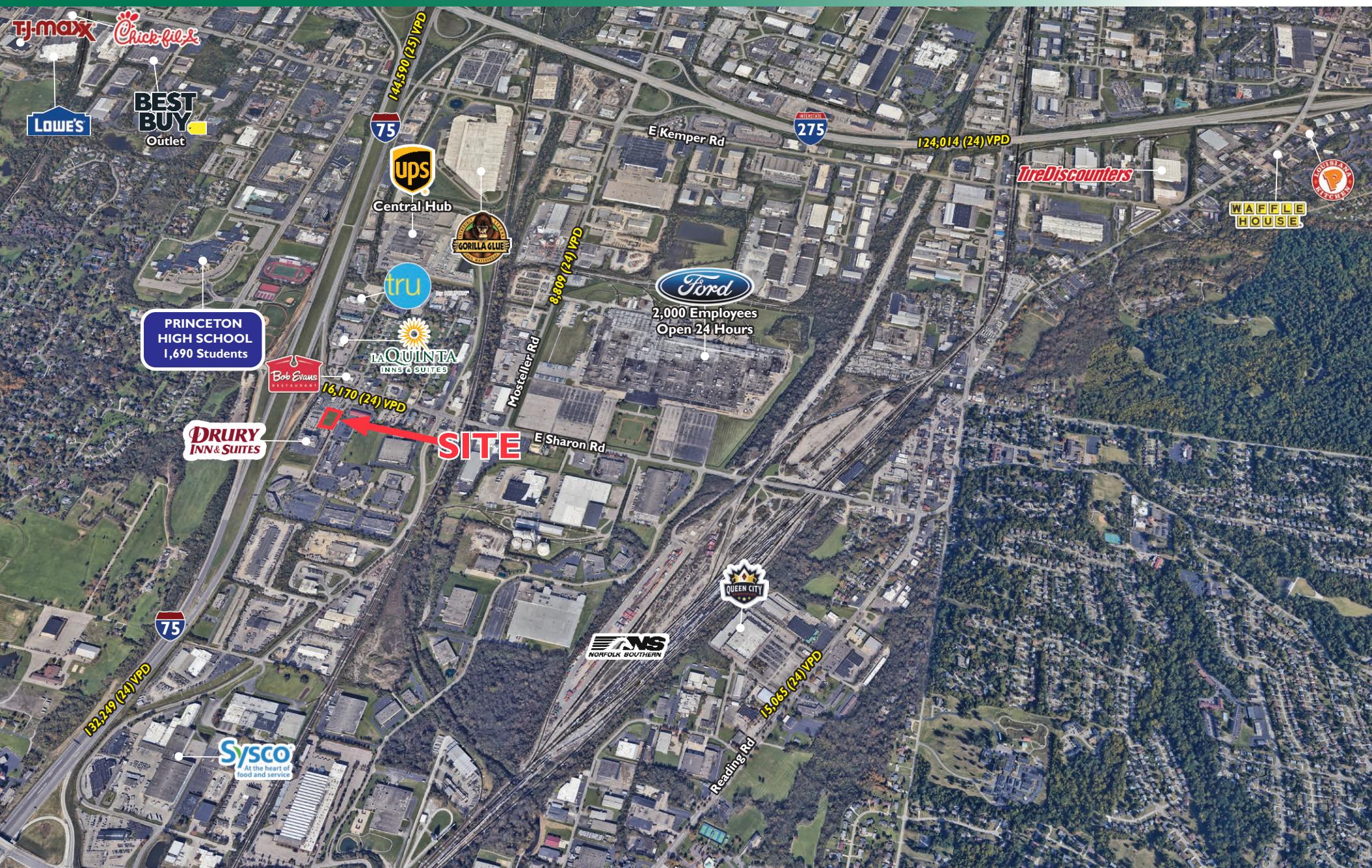
mholewski@anchor-associates.com



Sharonville Outparcel

I-75 & E SHARON RD | SHARONVILLE, OH 45241

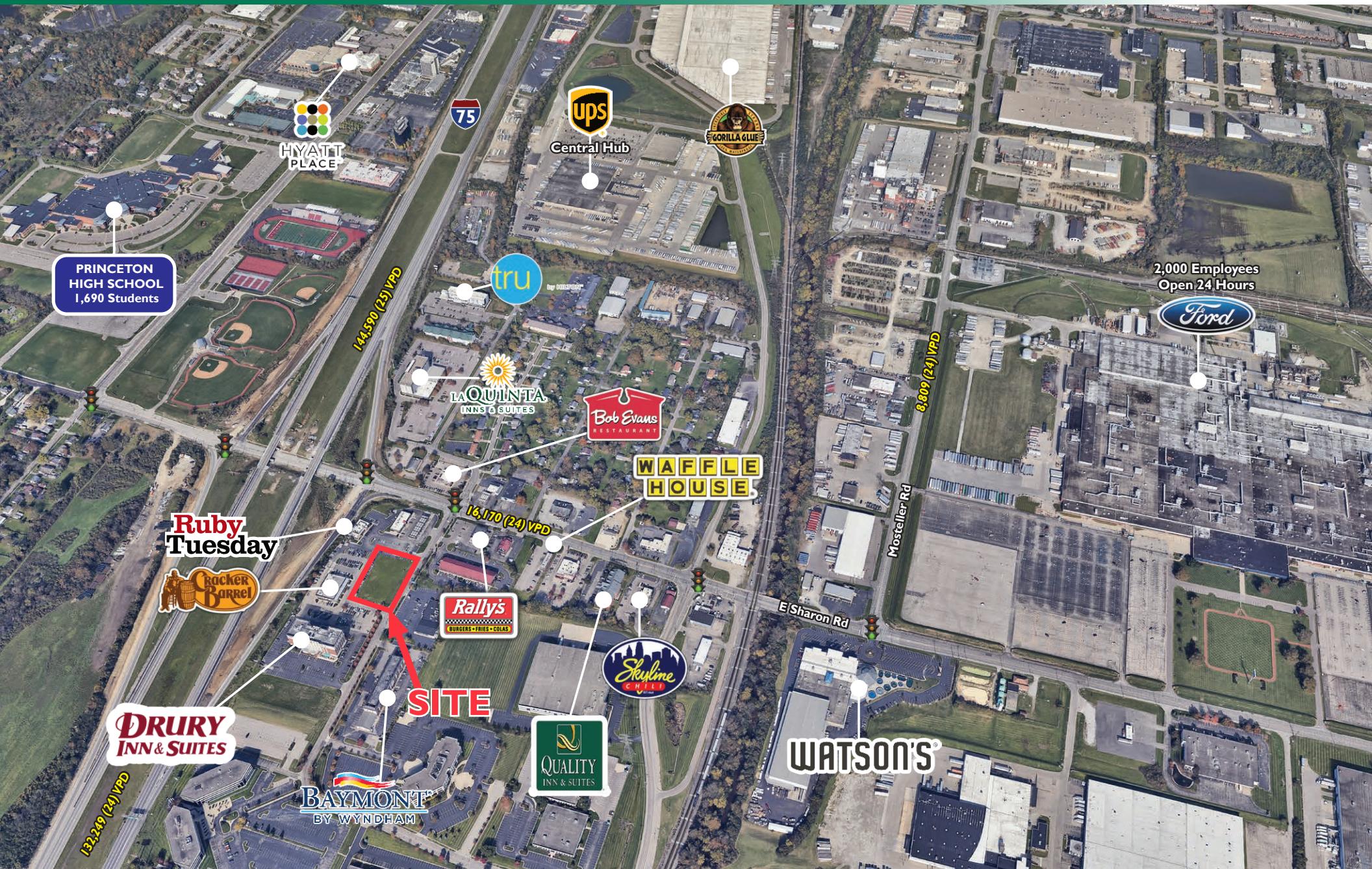
Anchor
ASSOCIATES



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