

### AVAILABLE FOR SALE, GROUND LEASE OR BTS

#### PROPERTY HIGHLIGHTS

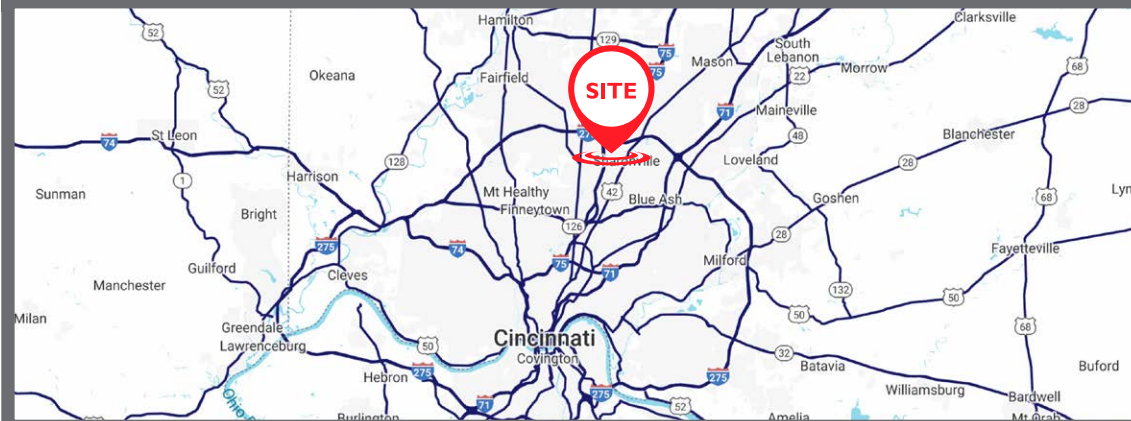
- **0.81 Acre parcel available for sale, ground lease or build-to-suit**
- Visible from I-75
- Active interchange off I-75 just South of I-275
- 0.7 miles to Ford Transmission Plant, with 2,000 employees and open 24 hours
- Close to Sharonville Convention Center, Princeton Schools, football and soccer 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
<b>POPULATION</b>	406	39,620	154,999
<b>HOUSEHOLDS</b>	184	16,884	63,624
<b>AVG HH INCOME</b>	\$131,601	\$119,900	\$121,000
<b>EMPLOYEES</b>	8,547	70,693	166,726



#### CONTACT

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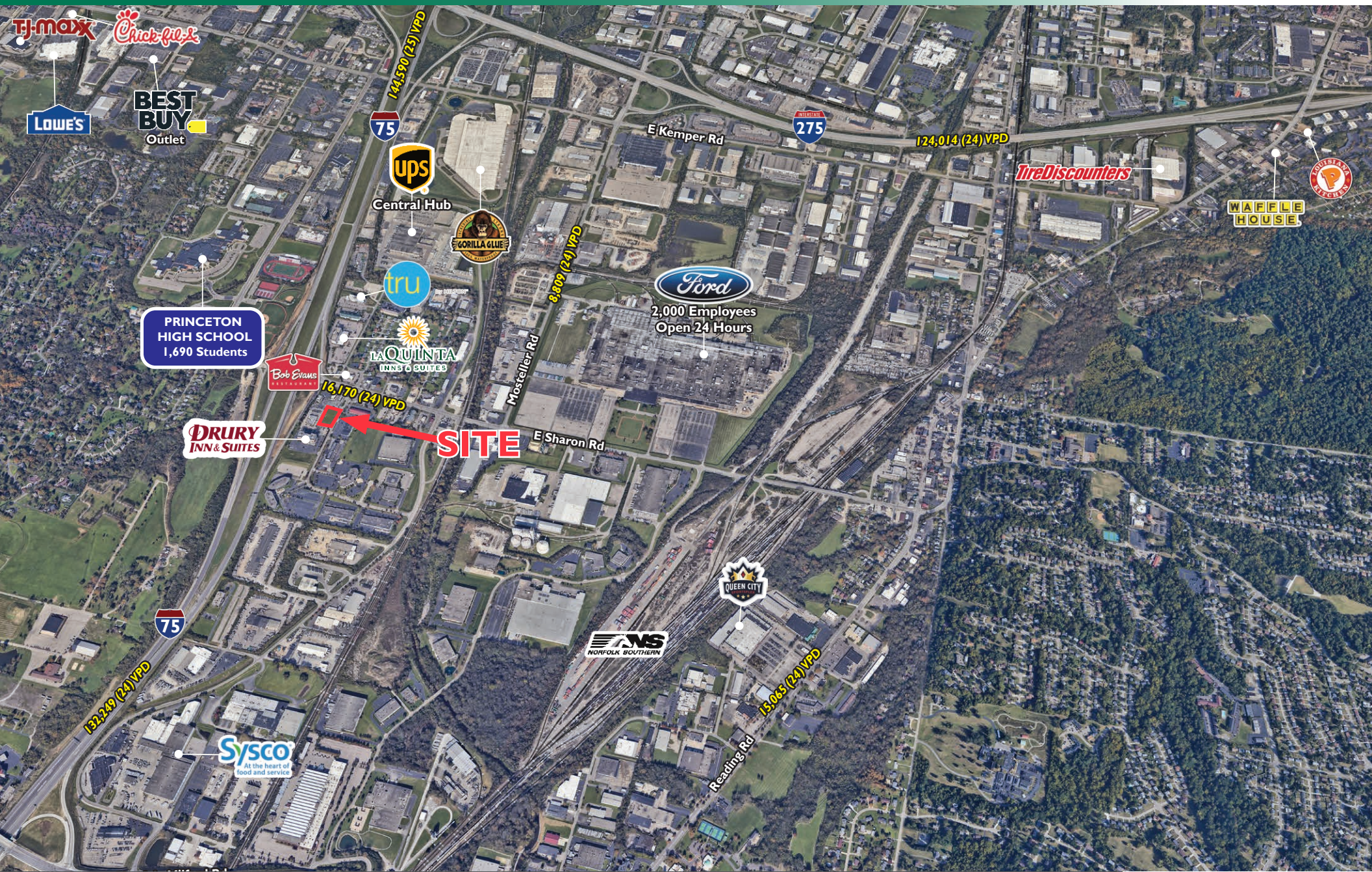
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RETAIL ADVISORS



# Sharonville Outparcel

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





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ASSOCIATES



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