

PROPERTY HIGHLIGHTS

- **3,032 SF on 0.75 Acres available for lease**
- Located near Kroger Marketplace, home to one of the top-performing Kroger stores in Ohio (#4 statewide).
- Less than a mile from the future Harrison Town Center, a new Target-anchored retail development coming soon.
- Excellent visibility along Harrison Avenue with three points of ingress and egress.
- Ample on-site parking available.
- Surrounded by strong national and regional retailers including The Home Depot, Planet Fitness, Harbor Freight Tools, and Big Lots.
- Nearby dining options include Cracker Barrel, McDonald's, Skyline Chili, Freddy's Frozen Custard & Steakburgers, KFC, Wendy's, and Buffalo Wild Wings, among many others.
- Average household income exceeds \$106,000 within a 1-mile radius.

TRAFFIC COUNTS

- 8,951 (25) VPD: Harrison Ave in front of Site
- 45,522 (25) VPD: I -74
- 19,260 (25) VPD: New Haven Rd

2025 EST. DEMOGRAPHICS

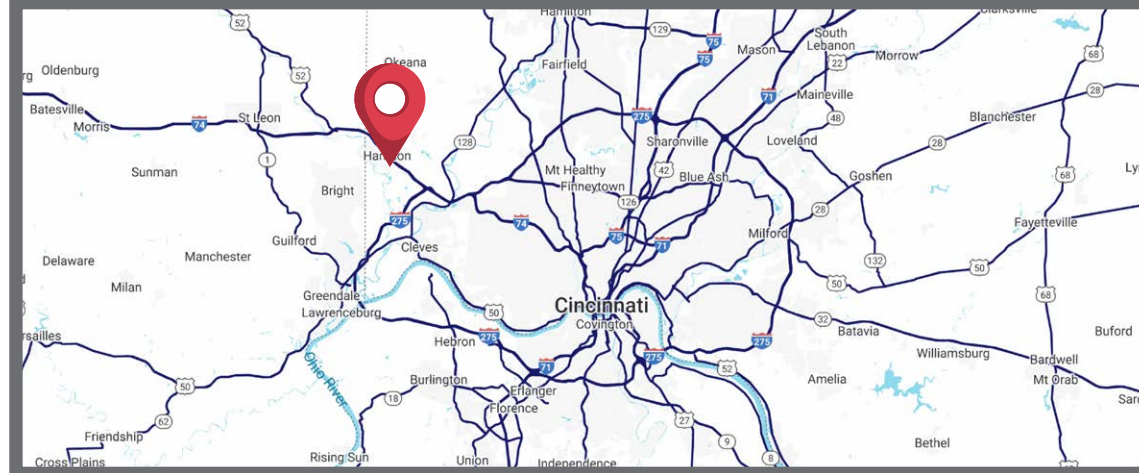
	1 MILE	3 MILES	5 MILES
POPULATION	6,085	18,869	31,452
HOUSEHOLDS	2,492	7,366	12,278
AVG HH INCOME	\$106,534	\$116,687	\$114,704
EMPLOYEES	3,603	7,044	9,579

CONTACT

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AVAILABLE FOR LEASE





PROPOSED TENANTS

Marco's Pizza

10625 HARRISON AVE | HARRISON, OH 45030

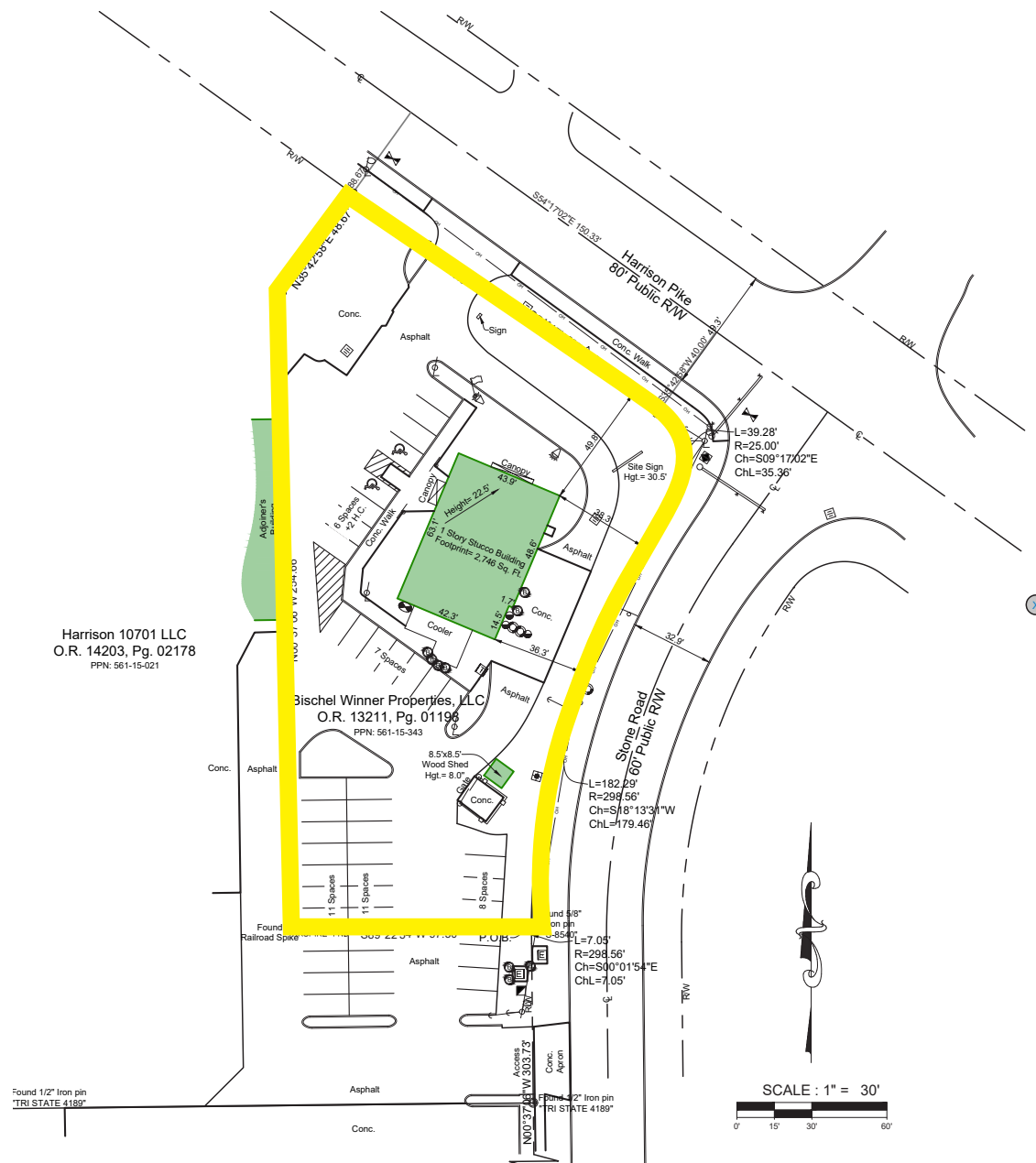
Anchor
ASSOCIATES



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SITE PLAN



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