

# RIDGE PLAZA

3254 HIGHLAND AVE, CINCINNATI, OH 45213







## 2,377 SF FOR LEASE


- » **Abundant Parking (898 Spaces)**
- » **Interstate Access**
- » **Business Friendly City**
- » **Flexible Uses**
- » **Lowes Anchored Center**

 **G PUD SPI-SC  
HEAVY INDUSTRY**  
CLICK FOR PERMITTED USES

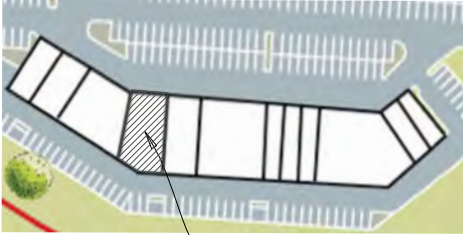
 **DAILY TRAFFIC COUNTS**

I-71	165,711
RIDGE AVE	25,683
HIGHLAND AVE	16,120

-  Parcel Number: 520-0270-0011-00  
Acres: 28.069
-  Hamilton County, Oakley Submarket
-  Year Built: 1973, 1988, 1992
-  3 Signalized Access Points  
(2 off of Highland Ave, 1 on Ridge Ave)

 INFORMATION PROVIDED BY US CENSUS 2023	1 MILE	3 MILE	5 MILE
<b>POPULATION</b>	8,542	112,076	239,474
<b>HOUSEHOLDS</b>	4,590	53,256	110,123
<b>MEDIAN HH INCOME</b>	\$73,897	\$71,690	68,481
<b>TOTAL EMPLOYEES</b>	3,350	51,026	179,921

# FLOOR PLAN



KEY PLAN  
NOT TO SCALE

LOCATION OF  
AVAILABLE SPACE



**2,377 SF  
AVAILABLE**



EXISTING FLOOR PLAN  
SCALE: 3/16" = 1'-0"

# 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	LYFT	1,326
<b>3254 HIGHLAND</b>	<b>VACANT</b>	<b>2,377</b>

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
<b>5383 RIDGE AVE</b>	<b>VACANT</b>	<b>30,229</b>
<b>5375 RIDGE AVE</b>	<b>VACANT</b>	<b>25,489</b>
5373 RIDGE AVE	TRILLOGY FITNESS	7,945
5371 RIDGE AVE	STREAM INNOVATIONS	1,600

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FOR MORE INFORMATION ABOUT THIS PROPERTY, CONTACT:  
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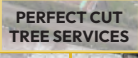
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