

RIDGE PLAZA

3254 HIGHLAND AVE, CINCINNATI, OH 45213



2,377 SF FOR LEASE

- » **Abundant Parking - Surface Lot (898 Spaces)**
- » **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 ID: 520-0270-0011-00



Acres: 28.069



Submarket: Hamilton County - Oakley



Year Built: 1973, 1988, 1992



3 Signalized Access Points
(2 off of Highland Ave, 1 on Ridge Ave)



Population

Households

**Median HH
Income**

**Total
Employees**

1 MILE 3 MILES 5 MILES

8,542 112,076 239,474

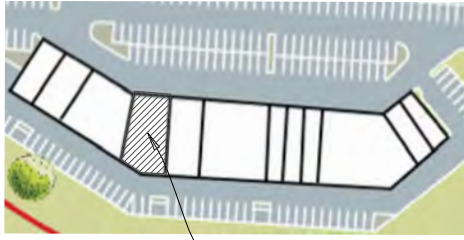
4,590 53,256 110,123

\$73,897 \$71,690 \$68,481

3,350 51,026 179,921

Information provided by U.S. Census 2023

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

SUITE	TENANT	SF
3262 HIGHLAND	LYFT	1,326
3254 HIGHLAND	VACANT ★	2,377
3252 HIGHLAND	AFFORDABLE DENTURES	3,335
3250 HIGHLAND	CLOUD 9 CABINETS	1,400
3248 HIGHLAND	FAST SIGNS	1,600
3240 HIGHLAND	VACANT	64,700

SUITE	TENANT	SF
5387 RIDGE AVE	NAPA AUTO PARTS	20,235
5383 RIDGE AVE	Krazy Bins	29,563
5379 RIDGE AVE	VACANT	8,287
5375 RIDGE AVE	Dollar Tree	17,135
5373 RIDGE AVE	TRILLOGY FITNESS	7,945
5371 RIDGE AVE	STREAM INNOVATIONS	1,600

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