

RETAIL SPACE AVAILABLE | FOR LEASE



3,150 SQFT | SUITE C | 5939 HARRISON AVENUE, CINCINNATI, OH 45248



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5939 HARRISON AVENUE | SUITE C

FOR LEASE 3CRE

THE OFFERING:

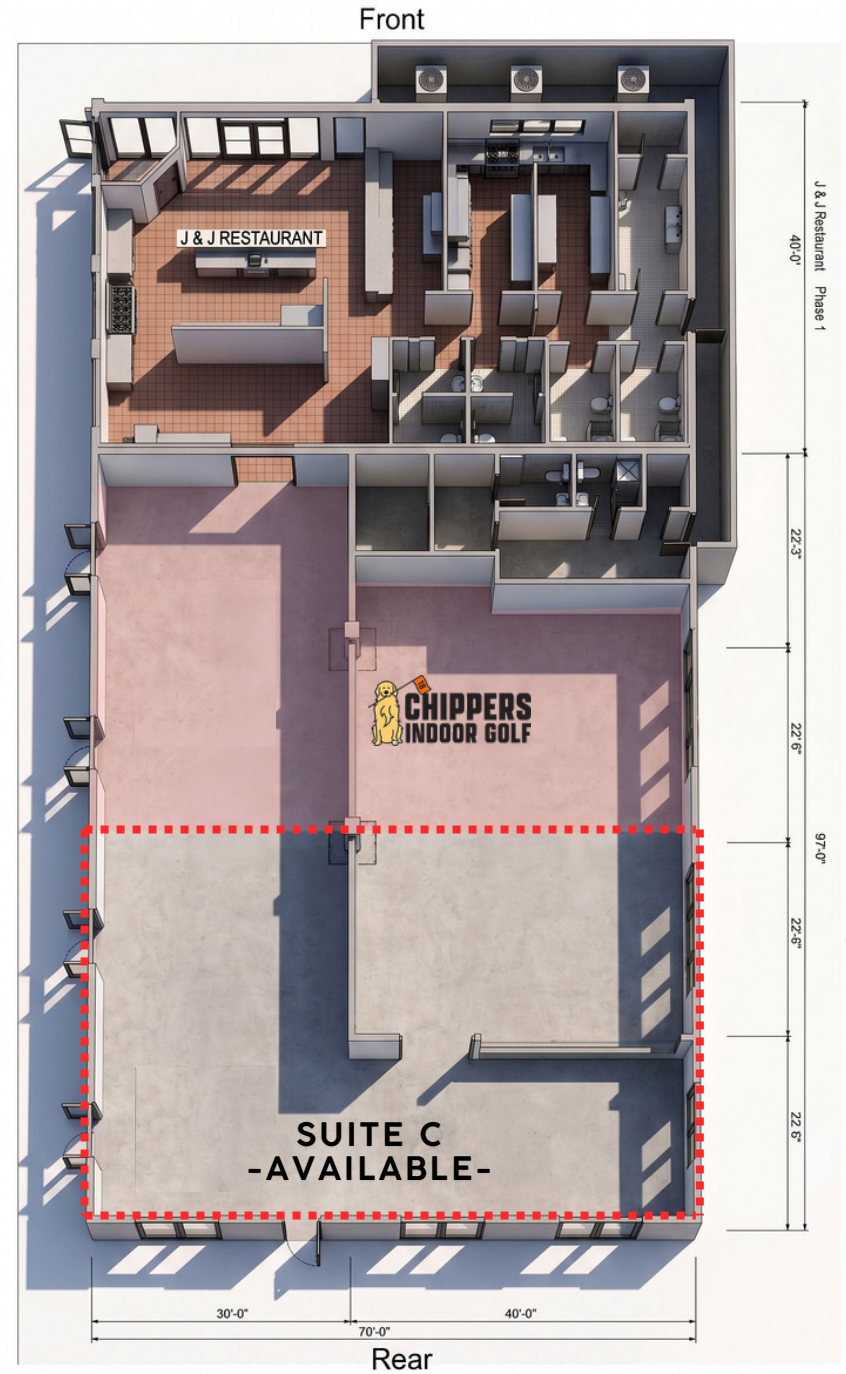
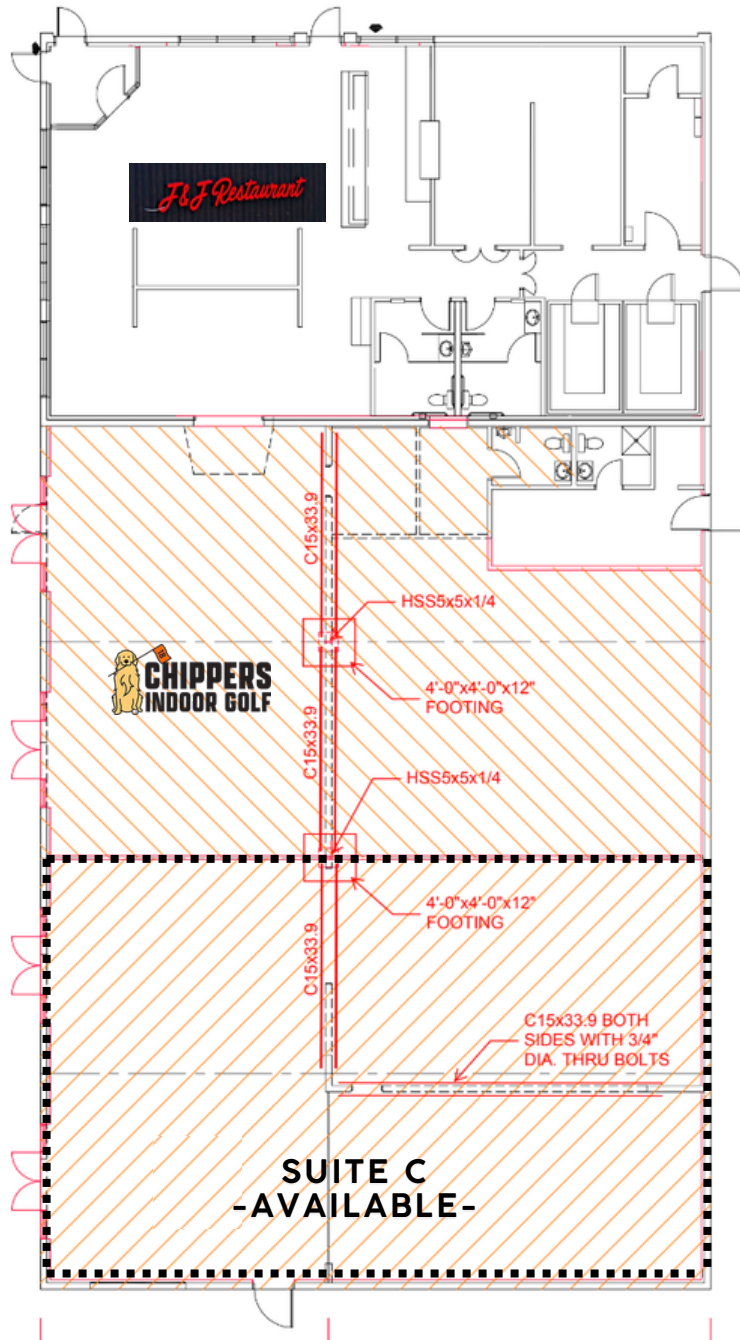
3CRE is pleased to present 5939 Harrison Avenue – Suite C, a highly adaptable 3,150-square-foot commercial space available for lease. The interior features high ceilings, offering an open, flexible layout tailored to accommodate a wide array of retail or service-oriented uses. The asset has recently benefited from extensive exterior facade and property improvements, delivering elevated curb appeal and a contemporary aesthetic. Positioned alongside established co-tenants, including J&J Restaurant and Chippers, the center generates consistent, built-in foot traffic.

Strategically situated directly along the primary Harrison Avenue commercial artery, the site commands exceptional frontage, high daily vehicle counts, and seamless ingress and egress. Located within a dense suburban commercial pocket, the property is surrounded by established residential neighborhoods, major community anchors, and key local retail trade hubs. This prominent corridor position, combined with strong surrounding trade area demographics, makes Suite C a compelling turn-key opportunity for businesses seeking to maximize market presence and operational success.

PROPERTY HIGHLIGHTS:

- **Available Space:** Suite C — 3,150 SF (NNN Lease)
- **Lease Rate:** \$25.00/SF + \$4.00 NNN
- **Property Features:** Modern construction featuring a high-ceiling interior and recent full exterior/interior renovation
- **Co-Tenants:** Anchored alongside high-profile local favorites J&J Restaurant and Chippers
- **Prime Location:** High-visibility retail corridor on Harrison Avenue (Dent/West Side submarket) offering immediate highway connectivity and heavy daily traffic counts
- **Signage:** Dedicated monument signage available for maximum brand exposure





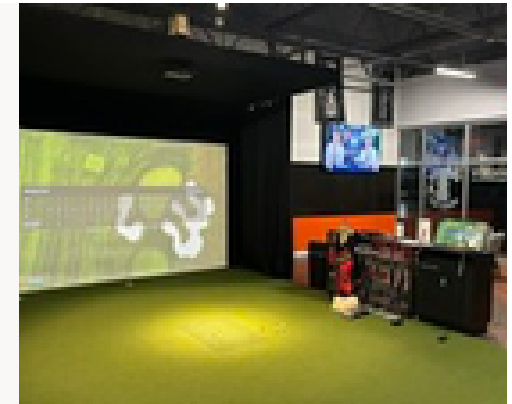


5939 Harrison Avenue, Cincinnati, OH 45248

Suite	Square Feet	Space Type	Asking Rate	Additional Rent	Lease Structure
<i>Suite C</i>	3,150 SqFt	End Cap	\$25.00	\$4.00	Triple-Net

EXISTING TENANTS:

Chippers Indoor Golf is a premier indoor golf facility offering a high-quality, technology-driven experience for golfers of all skill levels. Combining advanced golf technology with a welcoming, professional atmosphere, Chippers provides an ideal destination for practice, play, entertainment, and events while fostering a strong connection to the local community.



J & J Restaurant on Harrison Avenue is a welcoming neighborhood dining destination known for its quality food, comfortable atmosphere, and attentive service. Offering a menu of classic favorites and satisfying dishes, J & J provides a reliable destination for casual dining, family meals, and gatherings with friends and guests.











HARRISON AVE.
VPD: 34,215

SUBJECT SITE

THE CHRIST HOSPITAL

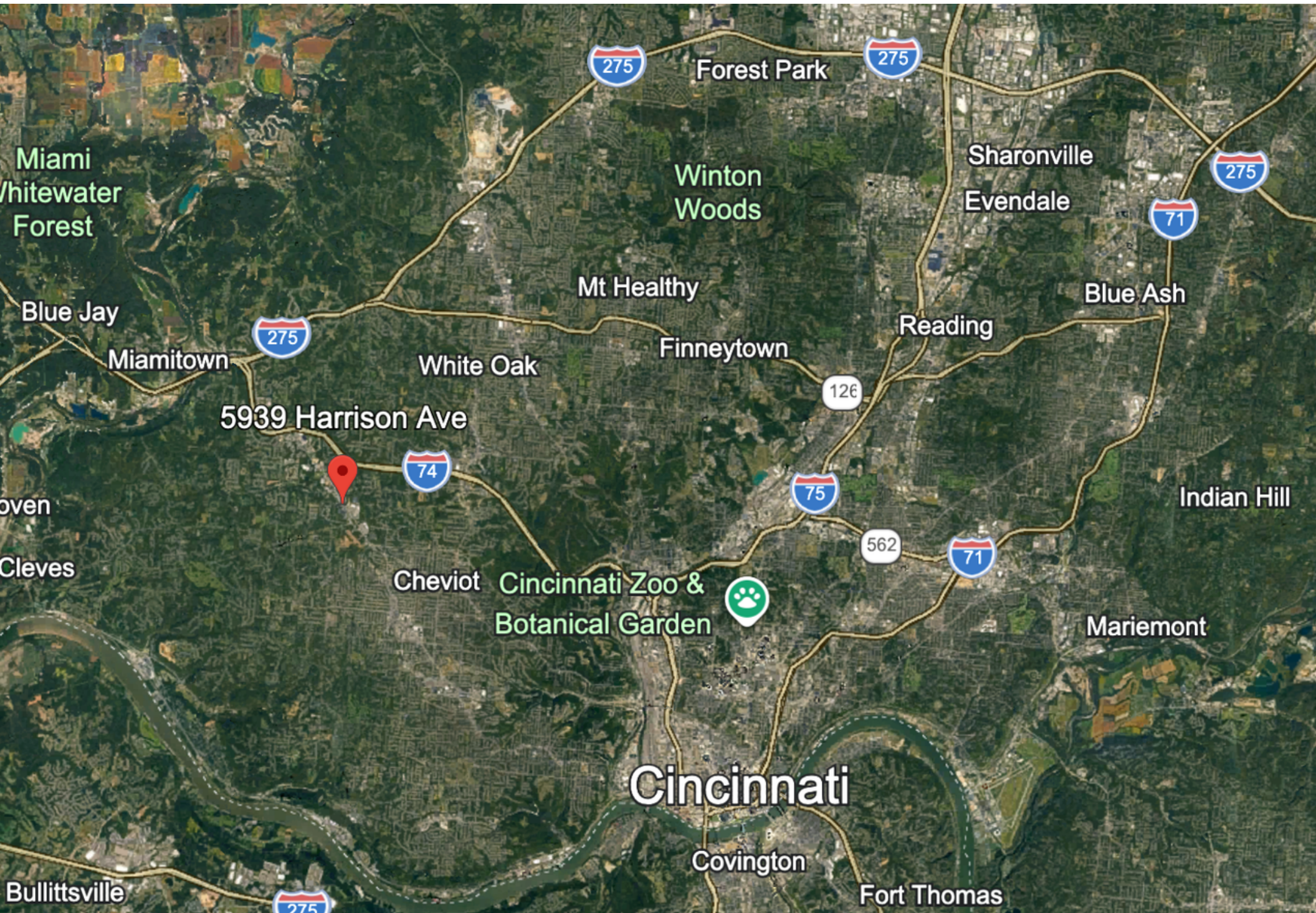
CINCINNATI CHILDREN'S

GENERAL ELECTRIC CREDIT UNION

CINEMARK

KROGER

Great Clips
DENTAL STUDIO WEST



	1 MILE	3 MILE	5 MILE
POPULATION	4,000	61,923	171,583
AVERAGE HOUSEHOLD INCOME	\$110,230	\$100,180	\$92,000
NUMBER OF HOUSEHOLDS	1,739	25,679	70,218
MEDIAN AGE	47.3	41.6	39.6
TOTAL BUSINESSES	350	3,170	6,058
TOTAL EMPLOYEES	2,684	19,893	42,787



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DISCLAIMER



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