

# AVAILABLE

## Kroger Anchored Strip Center



EXTERIOR PERSPECTIVE RENDERING - 08/13/2024

10459 Harrison Ave., Harrison, OH 45030

### PROPERTY HIGHLIGHTS

- Anchored by Top 5 Performing Kroger Marketplace in OH, per Placer.ai
- Divisible Space Available Between 1,750-14,000 SF
- Conveniently Located Just off I-74
- Surrounded by Dozens of National Tenants
- Easy Access from Signalized Intersection
- Prominent Monument Signage Available
- Incredible Draw from Southeastern Indiana
- Traffic Counts: 18,858 ADT Harrison Ave.

### DEMOGRAPHICS

<u>Year 2020</u>	<u>One Mile</u>	<u>Three Mile</u>	<u>Five Mile</u>
Estimated Population	6,362	18,476	32,004
Median Income	\$88,811	\$89,537	\$89,125
Average HH Income	\$115,090	\$113,182	\$113,763
Daytime Population	2,993	6,954	10,129



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**PROPOSED RETAIL BUILDING**  
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Available  
 14,000 SF/.73 AC



SHARED MONUMENT SIGNAGE







  
 FOUNDED BY FIREMEN
   


PROPOSED DEVELOPMENT



Available  
14,000 SF / .73 AC

SHARED MONUMENT SIGNAGE









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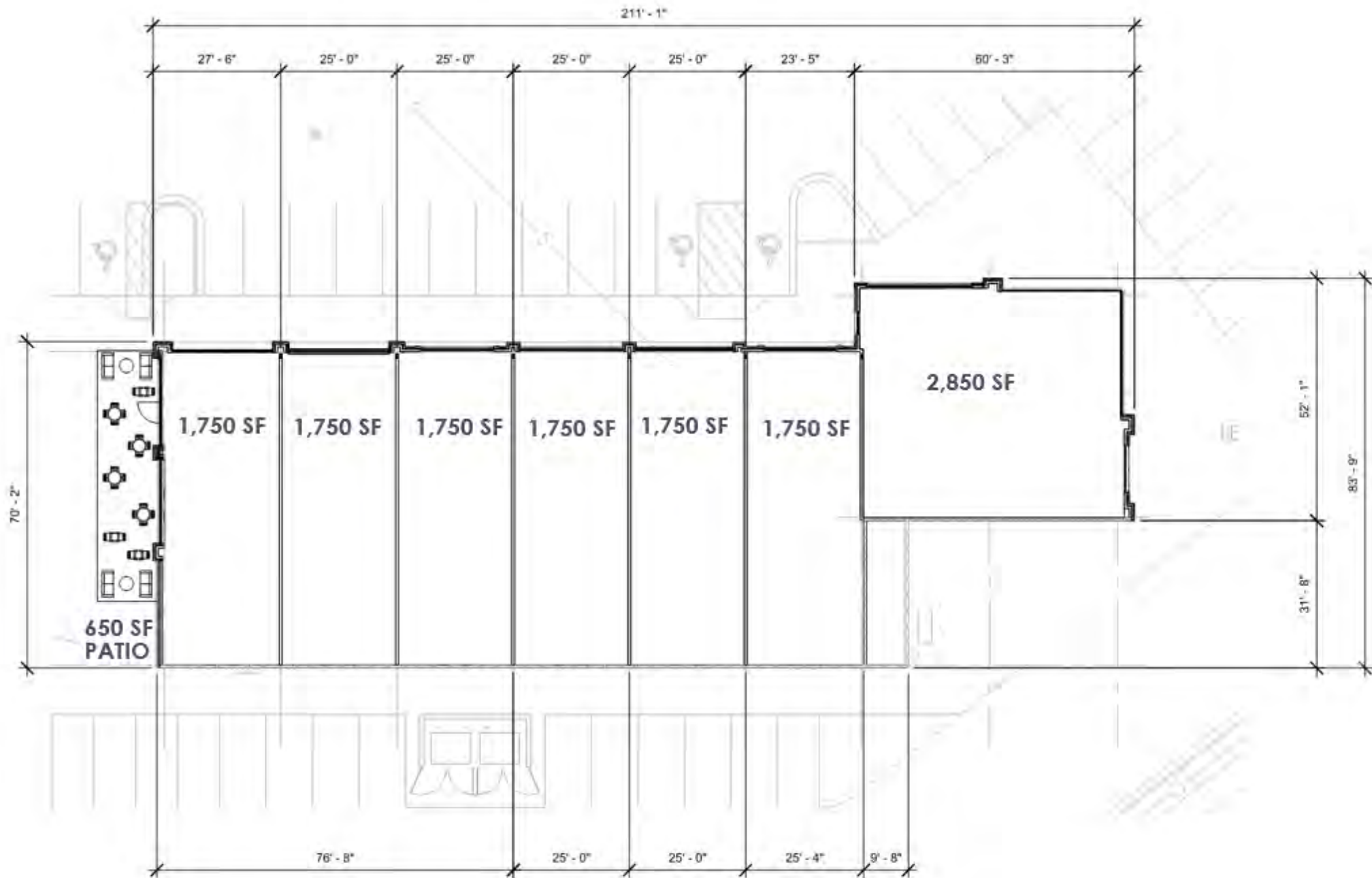
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## Summary Profile

2010-2020 Census, 2023 Estimates with 2028 Projections  
 Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 39.2487/-84.79

<b>10459 Harrison Ave</b>	<b>1 mi</b>	<b>3 mi</b>	<b>5 mi</b>
<b>Harrison, OH 45030</b>	<b>radius</b>	<b>radius</b>	<b>radius</b>
<b>Population</b>			
2023 Estimated Population	6,362	18,476	32,004
2028 Projected Population	6,757	19,808	34,491
2020 Census Population	6,441	17,902	31,401
2010 Census Population	5,413	15,639	27,866
Projected Annual Growth 2023 to 2028	1.2%	1.4%	1.6%
Historical Annual Growth 2010 to 2023	1.3%	1.4%	1.1%
2023 Median Age	36.1	38.3	39.7
<b>Households</b>			
2023 Estimated Households	2,452	7,449	12,931
2028 Projected Households	2,558	7,841	13,748
2020 Census Households	2,367	6,984	12,268
2010 Census Households	1,952	6,039	10,652
Projected Annual Growth 2023 to 2028	0.9%	1.1%	1.3%
Historical Annual Growth 2010 to 2023	2.0%	1.8%	1.6%
<b>Race and Ethnicity</b>			
2023 Estimated White	92.4%	91.9%	92.6%
2023 Estimated Black or African American	3.7%	3.8%	3.3%
2023 Estimated Asian or Pacific Islander	1.1%	1.0%	0.8%
2023 Estimated American Indian or Native Alaskan	0.1%	-	-
2023 Estimated Other Races	2.7%	3.1%	3.3%
2023 Estimated Hispanic	2.0%	2.2%	2.3%
<b>Income</b>			
2023 Estimated Average Household Income	\$115,090	\$113,182	\$113,763
2023 Estimated Median Household Income	\$88,811	\$89,537	\$89,125
2023 Estimated Per Capita Income	\$44,358	\$45,682	\$45,992
<b>Education (Age 25+)</b>			
2023 Estimated Elementary (Grade Level 0 to 8)	3.4%	3.1%	2.6%
2023 Estimated Some High School (Grade Level 9 to 11)	2.0%	3.6%	4.6%
2023 Estimated High School Graduate	29.1%	32.1%	33.6%
2023 Estimated Some College	24.4%	22.3%	19.8%
2023 Estimated Associates Degree Only	9.7%	10.6%	10.7%
2023 Estimated Bachelors Degree Only	22.0%	18.6%	19.4%
2023 Estimated Graduate Degree	9.3%	9.7%	9.3%
<b>Business</b>			
2023 Estimated Total Businesses	281	624	998
2023 Estimated Total Employees	2,993	6,954	10,129
2023 Estimated Employee Population per Business	10.7	11.1	10.2
2023 Estimated Residential Population per Business	22.6	29.6	32.1