

RIDGE PLAZA

3240 HIGHLAND AVE, CINCINNATI, OH 45213



2 OUTLOTS AVAILABLE FOR SALE OR LEASE



PARCEL ID #

- » 520-0270-0011-00
- » Acres: 17.68 (Shopping Center)



ACCESS

- » Two access points off Highland
- » One access point on Ridge



LOCATION

- » Cincinnati, Ohio, Hamilton Co.
- » Oakley Submarket



ZONING

- » G PUD SPI-SC - Heavy Industry (Hamilton County)



PARKING

- » Approx. 898 parking spaces
- » Approx. 5.10 stalls per 1,000sf

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OUTLOTS AVAILABLE



SITE 1 - 0.69 ACRES

GREAT FOR

- Oil Change
- Car Wash
- Quick Service Restaurant



SITE 2 - 0.78 ACRES

GREAT FOR

- Bank/ATM
- Oil Change
- Car Wash



SITE 3 - 1.03 ACRES

GREAT FOR

- Medical Office
- Flex Office
- Temp Vendor

DEMOGRAPHICS*

ESTIMATED POPULATION

1 Mile	8,562
3 Miles	115,830
5 Miles	243,828

TRAFFIC COUNTS

Highland Avenue:	21,200 Vehicles Per Day
Interstate 71:	123,300 Vehicles Per Day

ESTIMATED TOTAL EMPLOYEES

1 Mile	9,731
3 Miles	65,773
5 Miles	164,041

MEDIAN HOUSEHOLD INCOME

1 Mile	\$81,655
3 Miles	\$80,943
5 Miles	\$77,934

*STI Popstats (2025)