

FREESTANDING BUILDING

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9,316 Sq. Ft. on .45 Acre

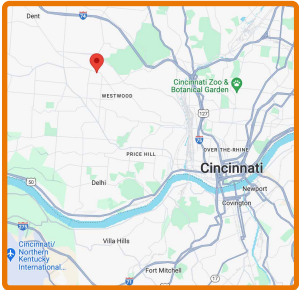
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3407 Harrison Avenue
Cincinnati, OH 45211

FEATURES

- Freestanding retail building in the heart of Cheviot's central business district
- Excellent location for retail, showroom, medical, or office
- Off-street parking lot with a rear loading area for deliveries
- Pylon sign on Harrison Avenue
- Dense market, more than 245,900 residents within five miles
- Significant capital commitment to the area, more than \$47 million in planned commercial development since 2019

TRAFFIC COUNTS

Street/Intersection	VPD
Harrison Avenue	15,415

DEMOGRAPHICS

	Radius 1 Mile	3 Mile	5 Mile
Population	17,805	102,805	245,611
Daytime Population	12,367	78,722	191,841
Households	8,005	42,995	101,437
Average HH Income	\$75,464	\$80,676	\$84,471



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