

# FREESTANDING BUILDING

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9,316 Sq. Ft. on .45 Acre

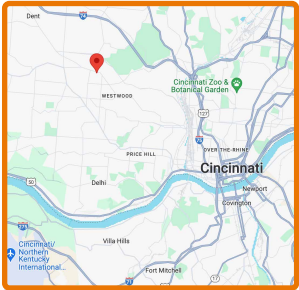
Todd Vollmer



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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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697 Wilmer Ave Suite C  
Cincinnati, OH 45226



**TRADE AREA**  
**FREESTANDING BUILDING**  
 9,316 Sq Ft For Lease



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**IMAGES**  
**FREESTANDING BUILDING**  
9,316 Sq Ft For Lease



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## 2024 Demographics

3407 Harrison Avenue

3407 Harrison Ave, Cincinnati, Ohio, 45211

Rings: 1, 3, 5 mile radii

Latitude: 39.15529

Longitude: -84.60675

Population	1 mile	3 miles	5 miles
2024 Total Population	17,805	102,805	245,611
2029 Total Population	17,808	102,668	246,338
2023-2028 Population: Annual Growth Rate	0.00%	-0.03%	0.06%
2024 Total Daytime Population	12,367	78,722	191,841
2024 Female Population	8,991	53,010	125,200
2024 Male Population	8,814	49,795	120,411
2024 Median Age	37.9	36.9	36.7
Households	1 mile	3 miles	5 miles
2024 Total Households	8,005	42,995	101,437
2029 Total Households	7,955	42,636	101,136
2023-2028 Households: Annual Growth Rate	-0.13%	-0.17%	-0.06%
2024 Average Household Size	2.20	2.36	2.37
2024 Dominant Tapestry Segment Name	Rustbelt Traditions	Rustbelt Traditions	Rustbelt Traditions
Income	1 mile	3 miles	5 miles
2024 Average Household Income	\$75,464	\$80,676	\$84,471
2029 Average Household Income	\$91,140	\$96,413	\$100,309
2024 Median Household Income	\$56,032	\$55,023	\$57,685
2029 Median Household Income	\$67,605	\$64,479	\$68,467
2023-2028 Median Household Income: Annual Growth	3.83%	3.22%	3.49%
2024 Per Capita Income	\$34,125	\$33,716	\$35,015
2029 Per Capita Income	\$40,955	\$40,001	\$41,312
2023-2028 Per Capita Income: Annual Growth Rate	3.72%	3.48%	3.36%
Home Value	1 mile	3 miles	5 miles
2024 Average Home Value	\$167,796	\$198,719	\$217,712
2029 Average Home Value	\$307,943	\$338,218	\$342,339
2024 Median Home Value	\$167,796	\$198,719	\$217,712
2029 Median Home Value	\$227,134	\$265,623	\$287,816
Race	1 mile	3 miles	5 miles
Diversity Index	55.4	60.8	59.6
Educational Attainment	1 mile	3 miles	5 miles
Less than 9th Grade	149	1,871	3,987
9-12th Grade/No Diploma	554	3,919	9,501
High School Diploma	2,998	18,209	42,125
GED/Alternative Credential	826	3,822	7,536
Some College/No Degree	2,484	12,141	28,859
Associate's Degree	1,373	6,775	14,934
Bachelor's Degree	2,912	14,056	35,641
Graduate/Professional Degree	1,180	7,719	20,646
Educational Attainment Base	12,476	68,512	163,229
Business Summary	1 mile	3 miles	5 miles
Total Businesses	501	2,451	5,976
Total Employees	4,499	28,667	73,580
Total (SIC01-99) Sales (\$000)	\$594,655,462	\$3,465,010,956	\$9,722,881,235
Total Expenditures (Consumer Spending)	1 mile	3 miles	5 miles
2024 Annual Budget Expenditures	\$536,686,409	\$3,078,754,152	\$7,587,160,110
2029 Annual Budget Expenditures	\$643,954,615	\$3,648,798,225	\$8,983,868,078
2024 Retail Goods	\$21,364,930	\$123,434,251	\$304,738,814
2029 Retail Goods	\$211,394,815	\$1,194,405,603	\$2,936,415,426