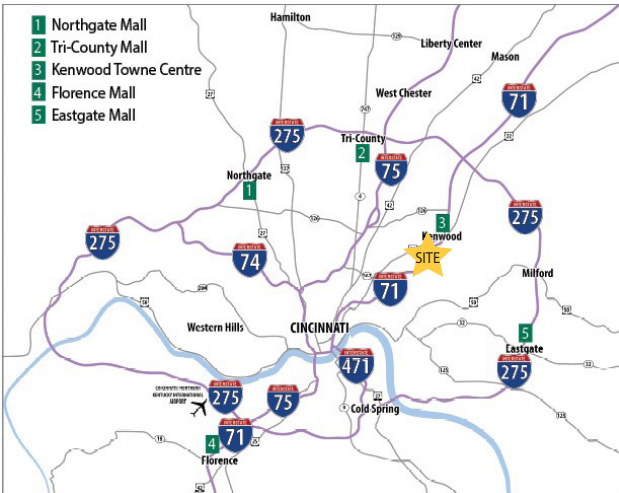
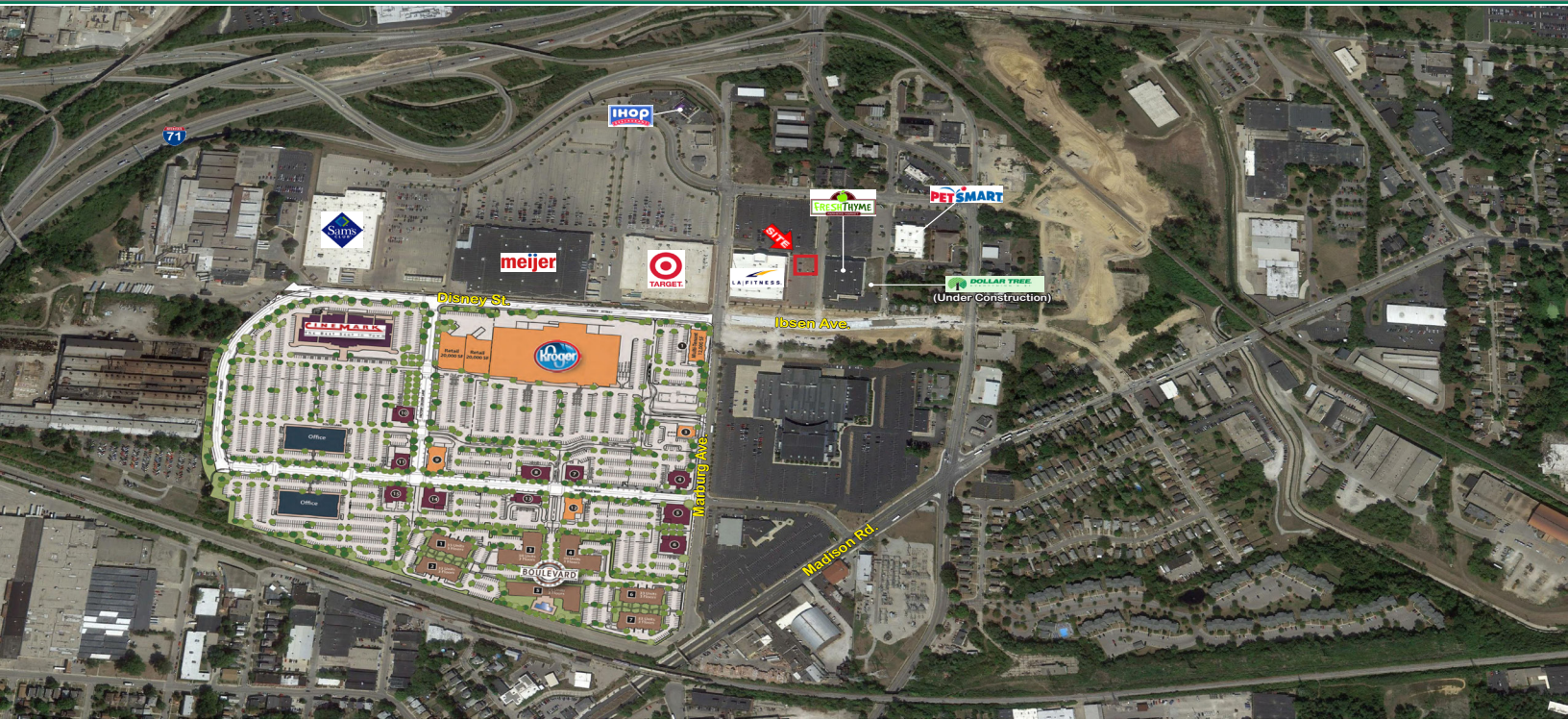


CENTER OF CINCINNATI

Cincinnati, Ohio

2,500 square feet adjacent to LA Fitness



LOCATION

3321 Alamo Avenue | Cincinnati, Ohio 45209

HIGHLIGHTS

- Build to Suit or Ground Lease opportunity up to 2,500 SF
- Adjacent to Oakley Station, Target, Sam's Club, Meijer, LA Fitness, PetSmart
- Located immediately off I-71 with access to 70 foot pylon sign
- 300 luxury apartments now open at The Boulevard at Oakley Station with Cinemark Theater and Kroger Marketplace
- Additional retail and restaurants under development at Oakley Station

DEMOGRAPHICS

2019 Estimates	1 mi	3 mi	5 mi
Population	10,027	108,582	233,613
Households	5,891	52,688	110,429
Average HH Income	\$83,150	\$90,583	\$85,400
Daytime Employees	12,131	73,207	168,673

TRAFFIC COUNTS

- 145,671 VPD on I-71 at SR 562
- 65,399 VPD on SR 562

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Anchor
ASSOCIATES



Alamo Ave.

Marburg Ave.



TARGET

LA FITNESS

SITE

Ibsen Ave.

FRESH THYME
FARMERS MARKET

PET SMART

DOLLAR TREE
EVERYTHING \$1

(Under Construction)

Crossroads
Church
Oakley

