

# CENTER OF CINCINNATI

3321 Alamo Avenue  
Cincinnati, OH 45209

**GROUND LEASE/BUILD TO SUIT**  
**2,500 SF Available**

## HIGHLIGHTS

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

## TRAFFIC COUNTS

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

## DEMOGRAPHICS

2023 Estimates	1 miles	3 miles	5 miles
Population	11,112	114,962	239,098
Households	6,188	54,202	109,180
Average HH Income	\$112,127	\$123,191	\$119,441
Daytime Employees	8,995	58,859	146,735

## CONTACT

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## ANCHOR ASSOCIATES

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A MEMBER OF  
**CHAINLINKS**  
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**Anchor**  
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**TireDiscounters**

**11,860 VPD**

**Alamo Ave**

**SITE**

**PET SMART**

**25,179 VPD**

**TARGET**

**Marburg Ave**

**ESPORTA  
FITNESS**

**URBAN AIR  
Trampoline  
Park**

**5,600 VPD**

**Isben Ave**

**Chick-fil-A**

**Raising Cane's  
CHICKEN FINGERS**

**CRUNCH**

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