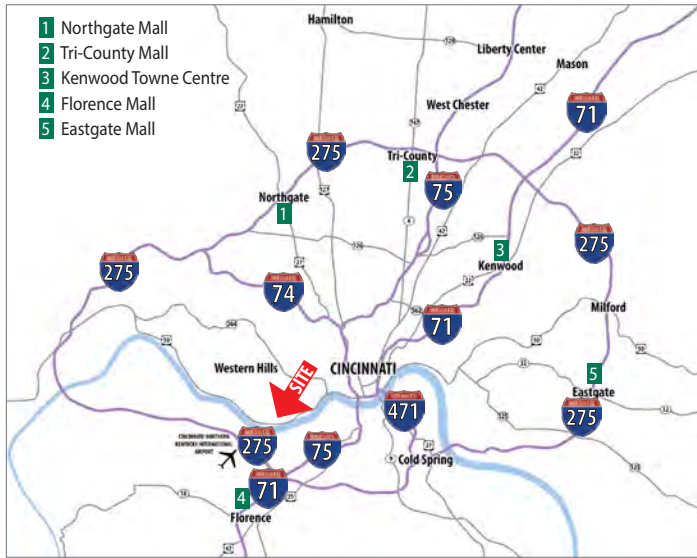


5297 Delhi Avenue  
Cincinnati, Ohio 45238

PLANNED IMPROVEMENTS  
UNDER CONTRACT Ground Lease



### LOCATION

5297 Delhi Avenue | Cincinnati, Ohio 45238

### HIGHLIGHTS

- 4,800 SF available - divisible
- Redeveloped Shopping Center
- Minutes from downtown via I-75
- Located in the heart of Delhi Pike Retail Corridor
- Adjacent to Chipolte and Walgreens
- Newly rebuilt McDonald's & UDF near site
- Traffic light at the corner of Delhi Avenue and Anderson Ferry Road

### DEMOGRAPHICS

| 2019 Estimate     | 1 Mile   | 3 Miles  | 5 Miles  |
|-------------------|----------|----------|----------|
| Population        | 6,997    | 95,714   | 273,300  |
| Households        | 2,869    | 40,615   | 119,833  |
| Average HH Income | \$46,671 | \$61,967 | \$50,040 |
| Daytime Employees | 687      | 36,033   | 280,907  |

### TRAFFIC COUNTS

- Delhi Avenue: 39,349 VPD
- Anderson Ferry Road: 28,107 VPD

### CONTACT

Amy Holter • aholter@anchor-associates.com  
Office Phone • 513.784.1106  
Website • www.anchor-associates.com

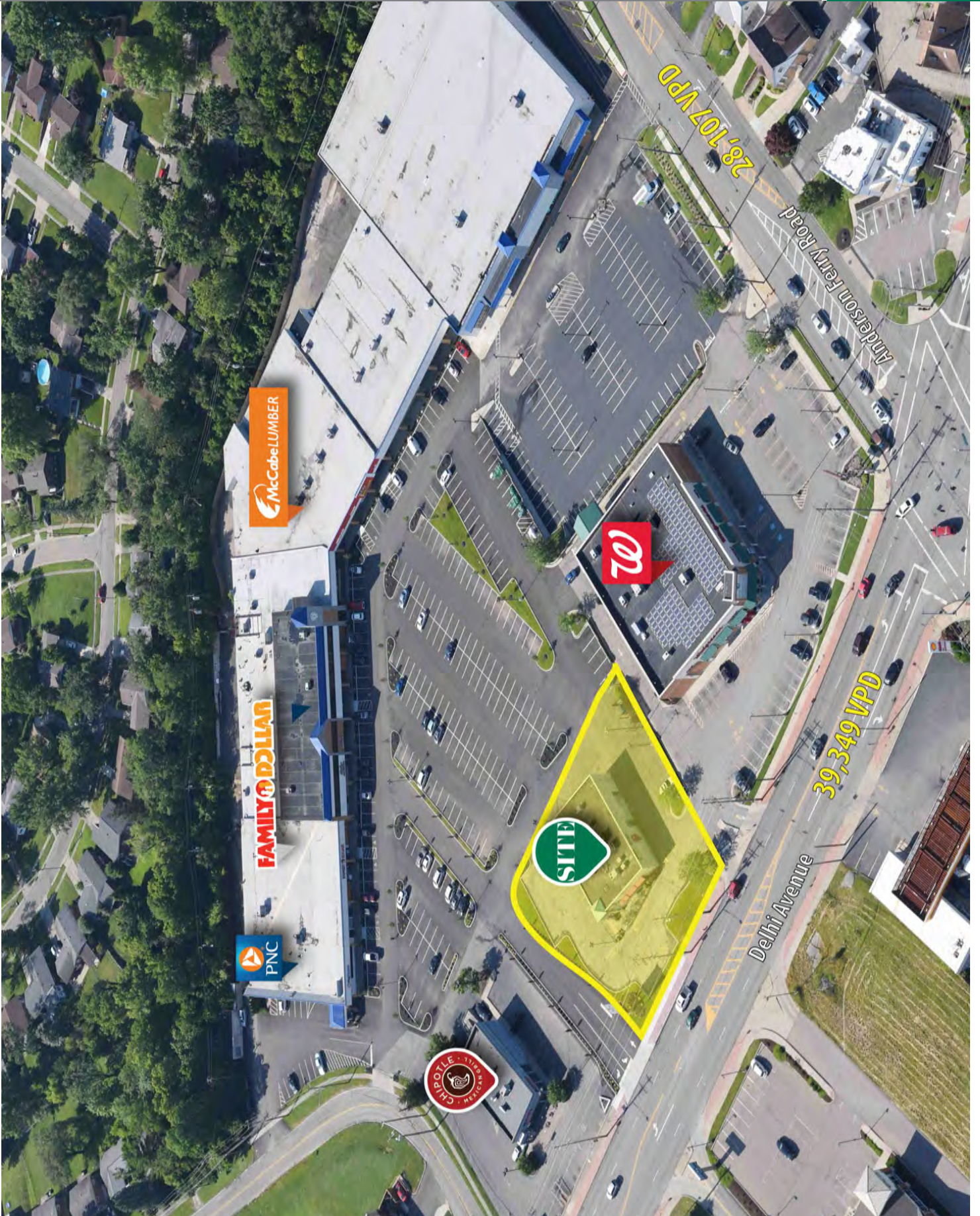
### ANCHOR ASSOCIATES

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Cincinnati, OH 45209  
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5297 Delhi Avenue  
Cincinnati, Ohio 45238

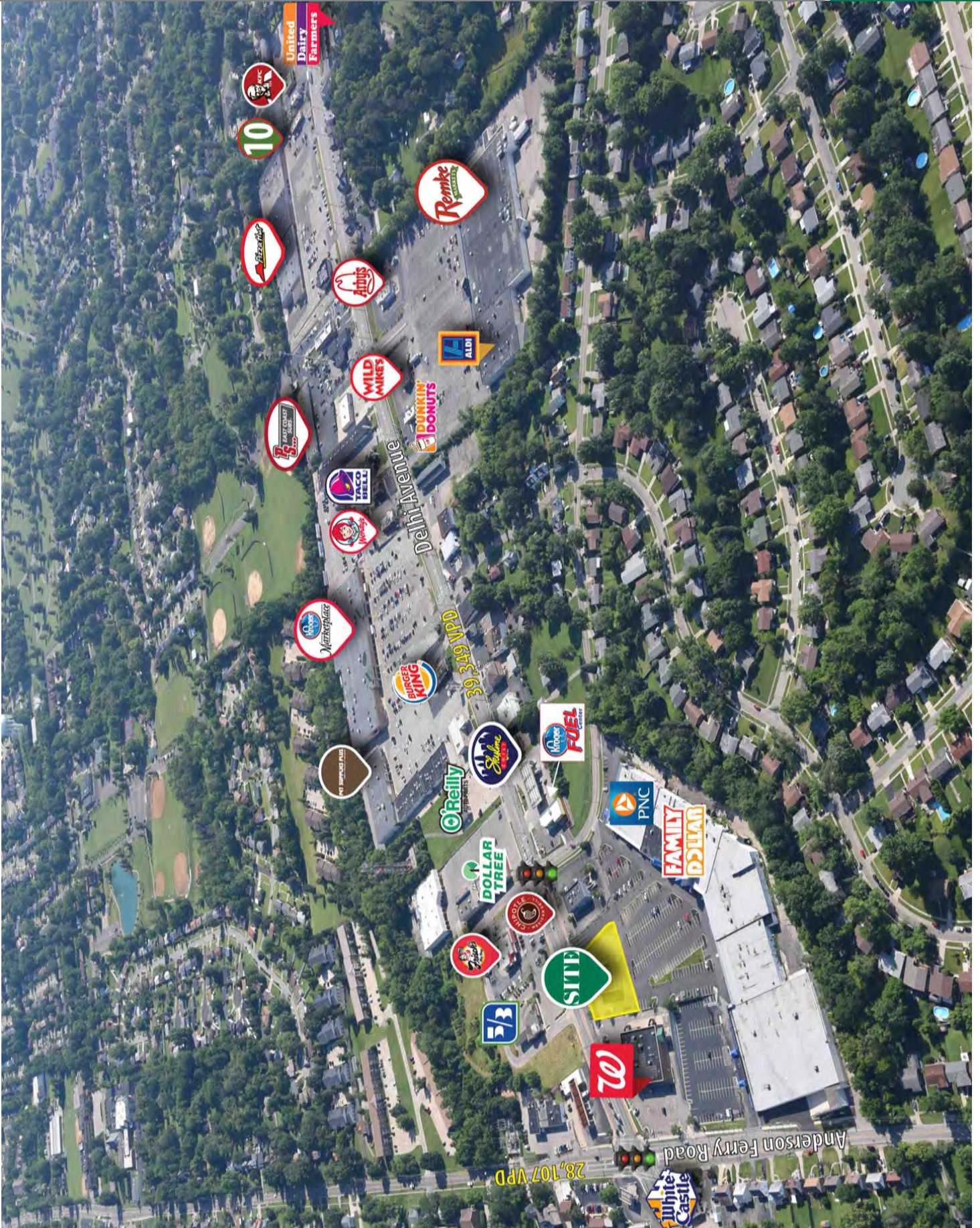
**Anchor**  
ASSOCIATES



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