

HYDE PARK PLAZA

3760 Paxton Avenue
Cincinnati, OH 45209

FOR LEASE

2,511 SF - 69,592 SF Available

HIGHLIGHTS

- Anchor and Junior anchor opportunities available
- 400,878 SF retail center anchored by Kroger, Staples, Ace Hardware, Walgreens, Marshalls and Jo-Ann Fabrics
- Southwest Ohio's most desirable neighborhood shopping center
- Located along Wasson Way walking trail
- Population of 101,857 within a three mile radius with an average household income of \$103,906
- Restaurants in the center include Piada, Fusion, Starbucks, Corelife Eatery, Panera Bread, Jersey Mike's and 5,590 SF Restaurant Space Coming Available January 2023

TRAFFIC COUNTS

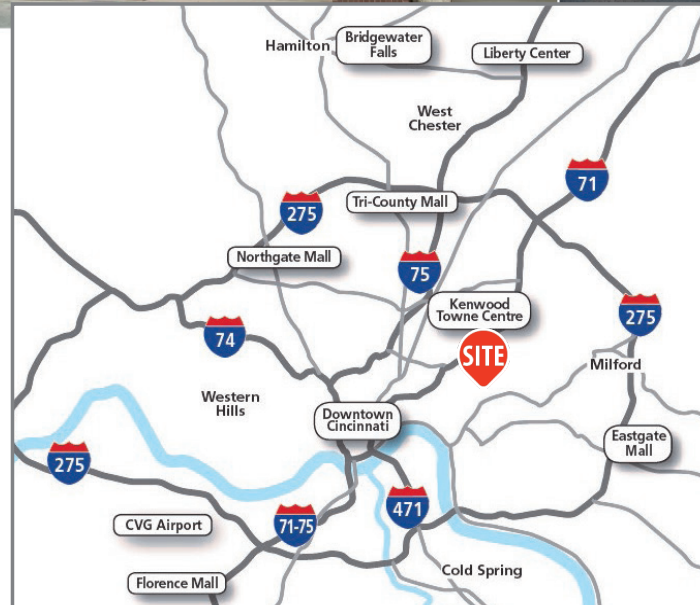
- 28,532 VPD on Paxton Avenue

DEMOGRAPHICS

2021 Estimates	1 mile	3 miles	5 miles
Population	17,141	101,857	251,063
Households	9,430	47,541	113,445
Average HH Income	\$138,727	\$103,906	\$92,644
Daytime Employees	9,241	58,502	153,209

CONTACT

Ryan Ertel 513-784-1106
rertel@anchor-associates.com



Anchor

ASSOCIATES

ANCHOR ASSOCIATES

4901 Hunt Road
Suite 102
Blue Ash, OH 45242

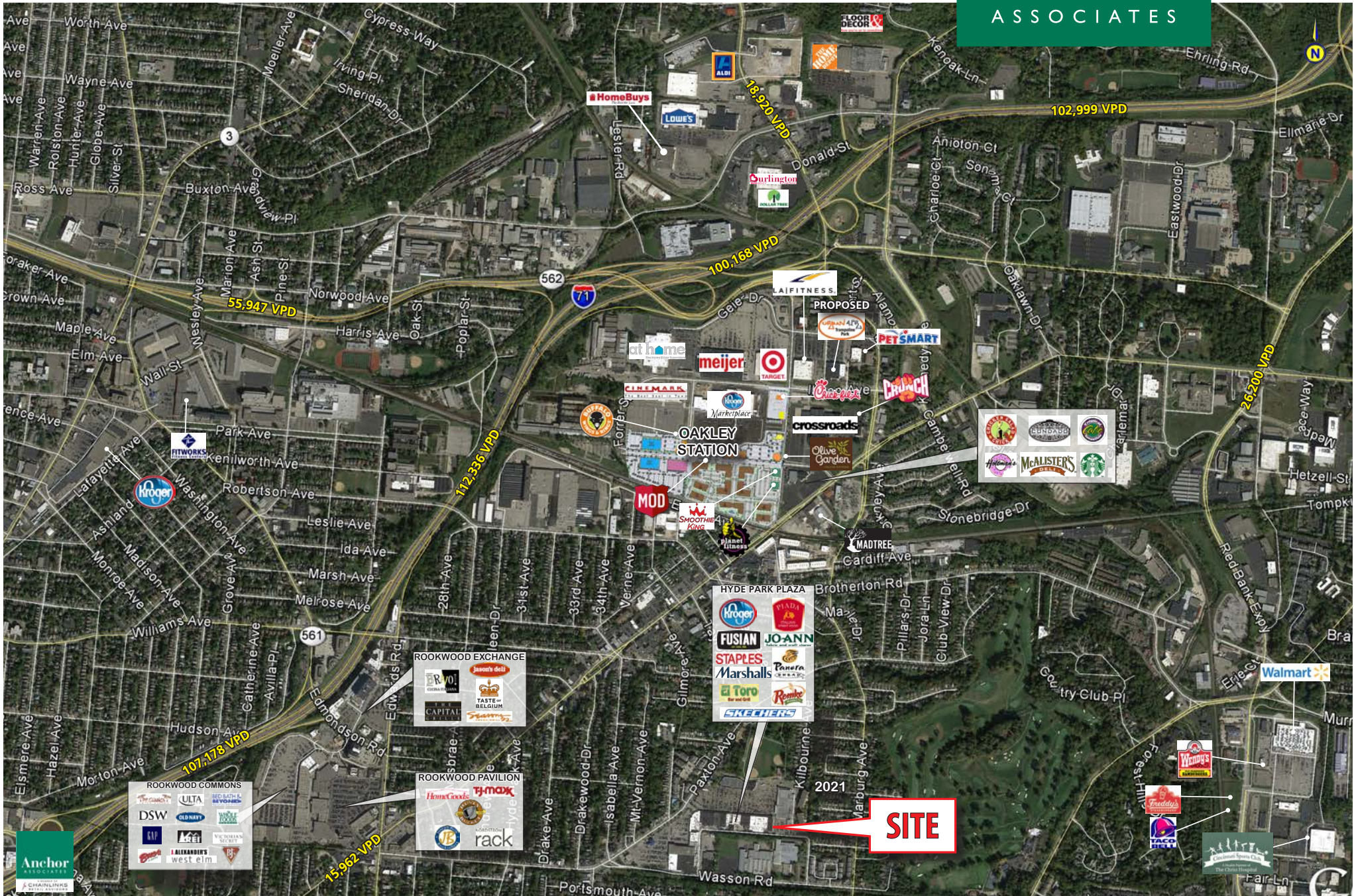
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www.anchor-associates.com

A MEMBER OF
CHAINLINKS
RETAIL ADVISORS

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 ASSOCIATES



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SPACE	TENANT	SF
29	MARSHALLS	24,014
32	JO-ANN FABRICS	10,861
34	COSMOPROF	3,710
35	PETVET 365	2,426
36	EMPIRE NAIL BAR & SPA	1,750
37	WARHAMMER	1,118
38	FIRST WOK	1,694
39	KIDS KUTS HAIR SALON	825
40	HUNTINGTON LEARNING CENTER	1,302
41	UBREAKIFIX	1,278
42	HYDE PARK PEDIATRIC DENTISTRY	2,511
44	US POST OFFICE	3,030
46	AVAILABLE	69,592
47	BOB SUMEREL TIRES	3,960
48A	PROVIDENT TRAVEL	2,574
48B	SKECHERS	3,013
49	AVAILABLE	3,124
50	MILK BAR CAFÉ	1,220
51	SPORT CLIPS	1,323
52	AVAILABLE	5,275
53	SHAAN INDIAN RESTAURANT	2,419
54	JENNY CRAIG	2,296
55	IVXHEALTH	2,000
56	AMERICA'S BEST	4,233
57	CLOTHES MENTOR	4,222
58	ONCE UPON A CHILD	4,811
59	MCDONALDS	2,188

SPACE	TENANT	SF
1	KROGER	99,675
4B	GREAT CLIPS	1,763
5	AVAILABLE	3,760
6A	H&R BLOCK	2,000
6B	PALM BEACH TAN	3,818
7	JERSEY MIKE'S SUBS	2,020
8	MASSAGE ENVY	4,346
9	PNC BANK	3,375
10A	PIADA ITALIAN STREET FOOD	3,069
10B	FUSIAN	3,173
11	STARBUCKS	1,707
12	CORELIFE EATERY	5,659
12A	DENTISTS AT HYDE PARK	3,306
12B	HYDE PARK URGENT CARE	2,574
13	PANERA BREAD	5,200
14A	STAPLES	14,700
14B	ACE HARDWARE	10,500
15	EL TORO	4,525
16	WALGREENS	16,000
17	SERVATII PASTRY SHOP	1,961
18	STAR NAILS	789
19	RIPLOH CHIROPRACTIC	1,577
21	RESTAURANT SPACE COMING AVAILABLE JANUARY 2023	5,590
23A	HUFF REALTY	1,145
24	PLAZA HAIR DESIGN	935
25	BRUEGGER'S BAGELS	1,520
26	SALON LOFTS	4,801
27	MYEYEDR.	3,525
28	THE SNOOTY FOX	5,000
28B	LEGACIES	9,960

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