

# 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

2024 Estimates	1 miles	3 miles	5 miles
Population	10,666	113,664	241,570
Households	6,068	53,475	110,934
Average HH Income	\$109,189	\$121,024	\$115,664
Daytime Employees	8,968	58,916	146,223

## CONTACT

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## ANCHOR ASSOCIATES

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