

CHERRY GROVE PLAZA

450 Ohio Pike
Cincinnati, OH 45255

FOR LEASE

2,000 SF Outparcel Space Available

HIGHLIGHTS

- 195,579 SF retail center anchored by Kroger, TJ Maxx and Shoe Carnival, Five Below, Half Price Books and pOpshelf
- Less than half a mile from I-275 access points
- Two signalized entrances from Beechmont Avenue with cross access with Target
- 2,000 SF available
- Population of 53,753 within a three mile radius with an average household income of \$125,315
- Excellent visibility from Beechmont Avenue
- Retailers in the area include Kroger, Target, TJ Maxx, Home Depot, Half Price Books, Shoe Carnival, Aldi, and Lowe's, with pOpshelf and Five Below now open

TRAFFIC COUNTS

- 26,877 VPD on Ohio Pike (125)
- 60,414 VPD on I-275

DEMOGRAPHICS

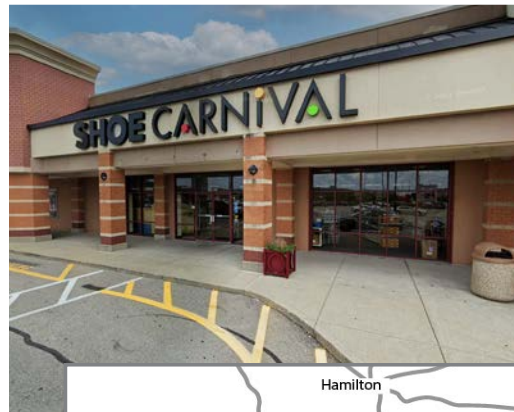
2024 Estimates	1 miles	3 miles	5 miles
Population	11,452	53,753	119,792
Households	5,043	22,410	50,129
Average HH Income	\$113,252	\$125,315	\$125,293
Daytime Employees	3,597	22,477	42,029

CONTACT

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Anchor

ASSOCIATES



ANCHOR ASSOCIATES

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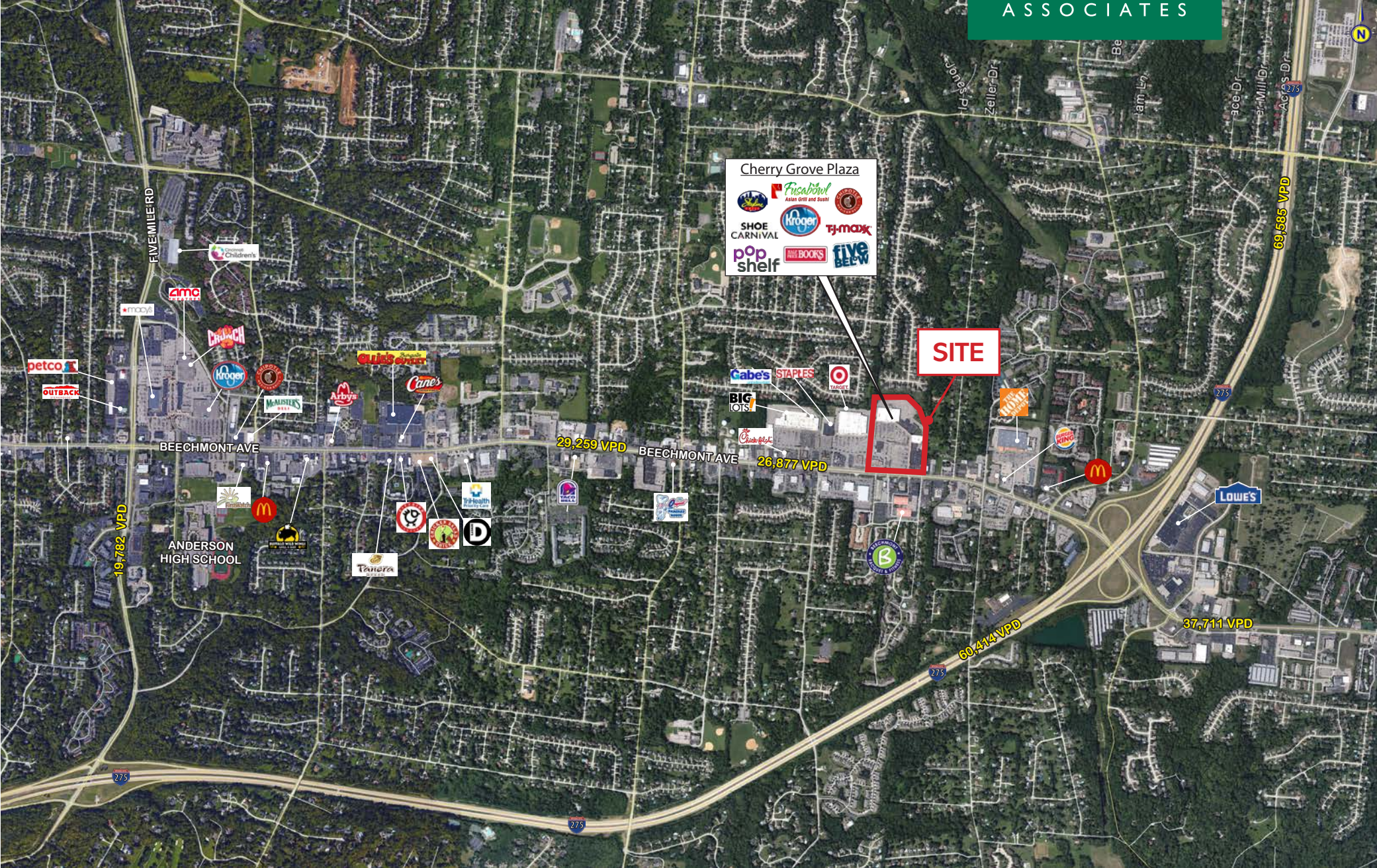
A MEMBER OF
CHAINLINKS
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SPACE	TENANT	SF
1	KROGER	66,336
2	LENDMARK FINANCIAL SERVICES	1,500
3	GREAT CLIPS	1,500
4	CITY NAILS	1,500
5	pOpshelf	9,518
6	MERCY HEALTH	4,854
7	HALF PRICE BOOKS	8,934
8	SOLA SALON STUDIOS	6,118
9	FIVE BELOW	13,735
10	LUMBER LIQUIDATORS	6,035
11	SALLY BEAUTY SUPPLY	1,595
12	DRAGON CITY CHINESE RESTAURANT	1,595
13	WE BUY GAMES	1,600
16	AMERICAN CANCER SOCIETY	4,200
17	TJ MAXX	29,817
18	SHOE CARNIVAL	1,141
19	FUSABOWL	1,782
20A	DREAM SALON & SPA	4,000
20C	AVAILABLE	2,000
21A	BURN BOOT CAMP	3,000
22	TAZIKI'S MEDITERRANEAN GRILL	3,200
23	SKYLINE CHILI	3,000
24	DIRTY DOUGH COOKIES	1,400
25	SMOOTHIE KING	1,400
26	PIZZA HUT	1,750
27	CHIPOTLE MEXICAN GRILL	2,450
900	FIFTH THIRD BANK - ATM	1

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