

WESTERN HILLS SQUARE

2314 Ferguson Rd
Cincinnati, OH 45238

FOR LEASE

22,000 SF Available

HIGHLIGHTS

- 33,579 SF retail center shadow-anchored by Kroger and Walmart
- Great visibility and accessibility
- Former PetSmart available
- Population of 125,592 within a three mile radius with an average household income of \$73,464
- Retailers in the area include Hobby Lobby, Aldi, Burlington, Party City and many others, with DTLR now open!
- Restaurants in the area include Frisch's Big Boy, O'Charley's, Roosters, Panera, Starbucks and many others
- Western Hills University High School (1,070 students) sits immediately South of Western Hills Square

TRAFFIC COUNTS

- 16,567 VPD on Glenway Ave (south of shopping center)

DEMOGRAPHICS

2024 Estimates	1 mile	3 miles	5 miles
Population	18,953	125,592	250,037
Households	8,204	51,123	105,551
Average HH Income	\$76,452	\$73,464	\$84,472
Daytime Employees	4,241	21,802	90,554

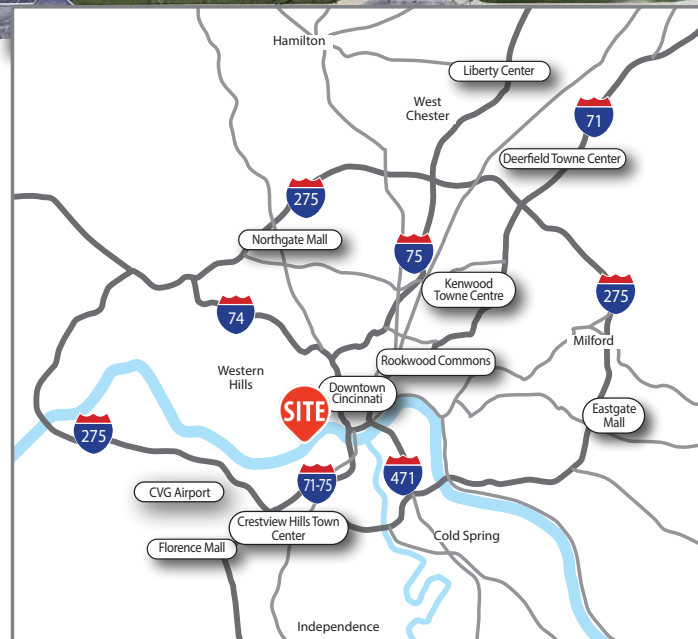
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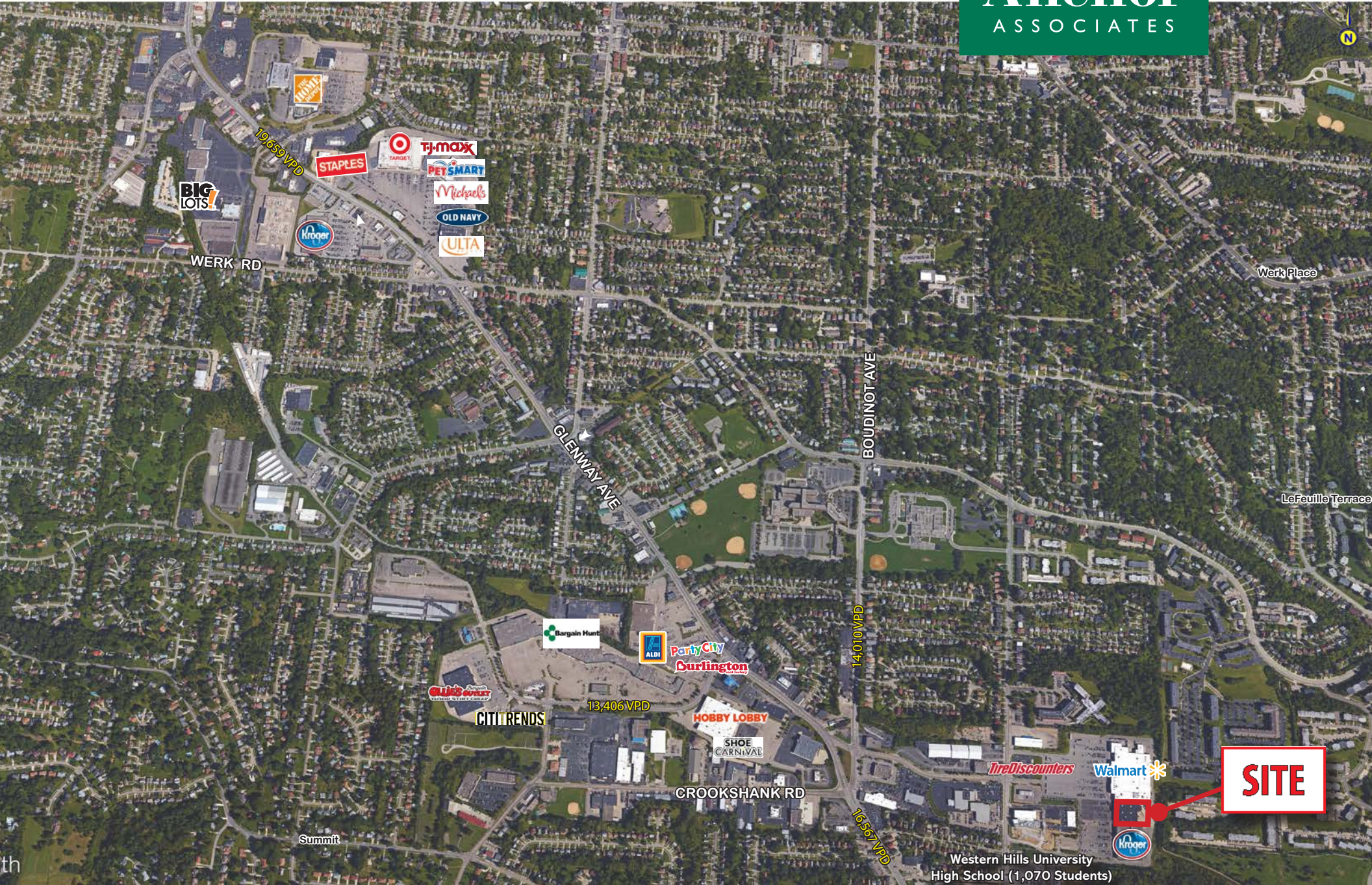
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SPACE	TENANT	SF
1	WALMART	NAP
2	AVAILABLE	22,000
4	DTLR	11,000
5	KROGER	NAP
6	TIRE DISCOUNTERS	NAP

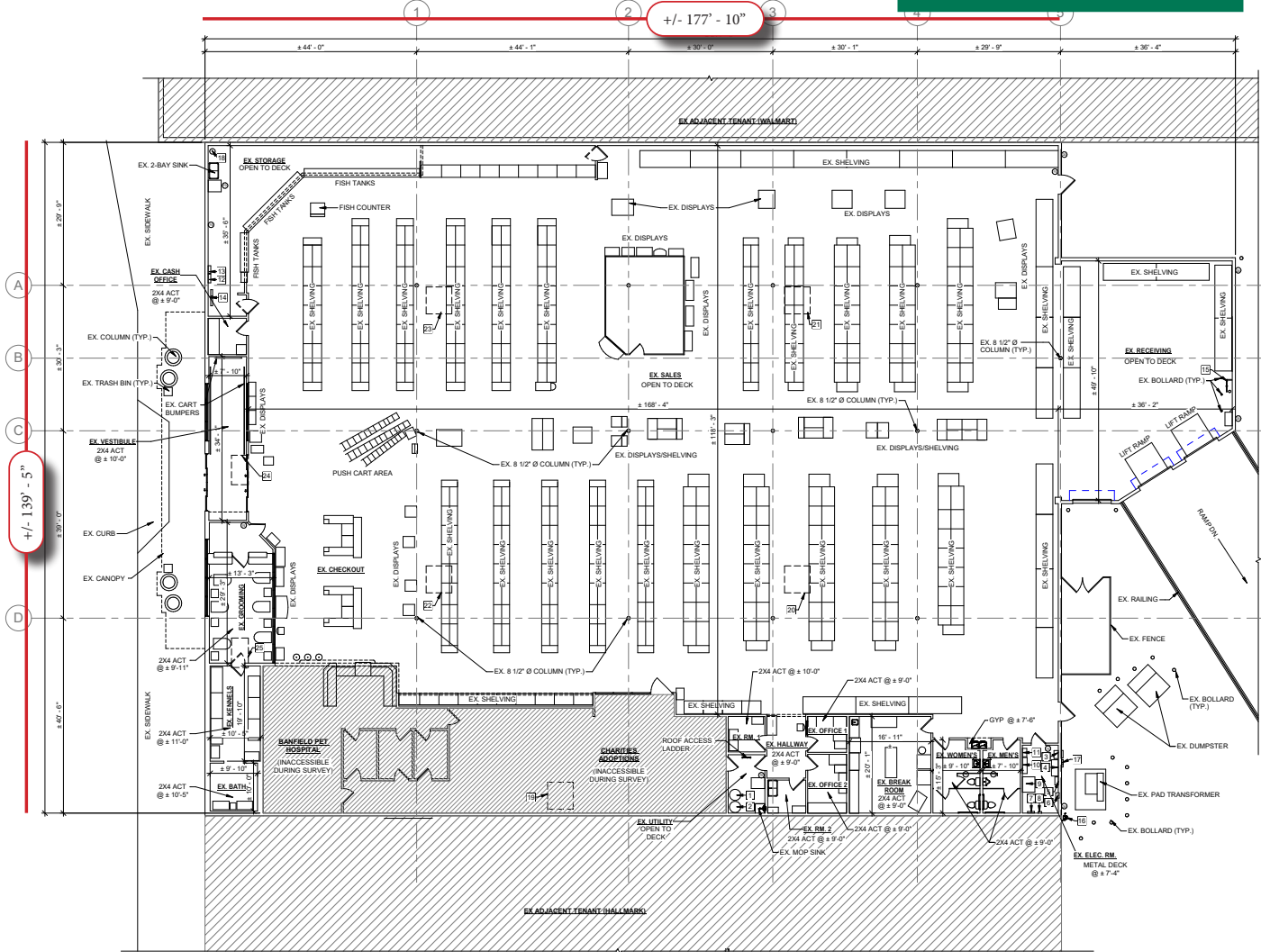
SITE

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Anchor ASSOCIATES

EXISTING UTILITIES LEGEND		
1	EX. WATER HEATER	75 GAL.
2	EX. WATER HEATER	75 GAL.
3	EX. PANEL AC	VOLTAGE: 277/480V AMPERAGE: 300
4	EX. PANEL MDP	VOLTAGE: 277/480V AMPERAGE: 400
5	EX. PANEL HA	VOLTAGE: 277/480V AMPERAGE: 125
6	EX. PANEL CP-1	-/-
7	EX. FIRE CONTROL PANEL	-/-
8	EX. DATA/COMM.	-/-
9	TRANSFORMER	225 kVA
10	EX. PANEL DP	VOLTAGE: 208/120V AMPERAGE: 600
11	EX. PANEL LA	VOLTAGE: 208/120V AMPERAGE: 150
12	EX. PANEL CR	VOLTAGE: 208/120V AMPERAGE: 100
13	EX. PANEL FA	VOLTAGE: 208/120V AMPERAGE: 200
14	EX. BACKFLOW PREVENTER	SIZE: 2" Ø
15	EX. SPRINKLER RISER	SIZE: 4" Ø DENSITY: 20 GPM/SQ.FT
16	EX. GAS METER	SIZE: 2" Ø
17	EX. ELEC. METER	-/-
18	EX. WATER HEATER	-/-
ROOF		
19	LENNOX RTUS	MODEL: LGH156HMS2G SERIAL: 5614L05442 AGE: 11/2014 SIZE: 13 TONS
20	LENNOX RTUS	MODEL: LGH156HMS2G SERIAL: 5614L05435 AGE: 11/2014 SIZE: 13 TONS
21	LENNOX RTUS	MODEL: LGH156HMS2G SERIAL: 5614L05441 AGE: 11/2014 SIZE: 13 TONS
22	LENNOX RTUS	MODEL: LGH156HMS2G SERIAL: 5614L05436 AGE: 11/2014 SIZE: 13 TONS
23	LENNOX RTUS	MODEL: LGH156HMS2G SERIAL: 5614L05437 AGE: 11/2014 SIZE: 13 TONS
24	LENNOX RTUS	MODEL: LGH408HMEU1G SERIAL: 5613A02541 AGE: 01/2013 SIZE: 4 TONS
25	LENNOX RTUS	MODEL: LGH408HMEU1G SERIAL: 5613A02540 AGE: 01/2013 SIZE: 4 TONS



NOTE: ALL DIMENSIONS SHOWN ARE APPROXIMATE WITHIN ±1"	
SIFT CHART	
TOTAL SIFT	± 26,565 SIFT
SYMBOL LEGEND	
○	EXISTING FIRE EXTINGUISHER
⊙	EXISTING FLOOR DRAIN
⊖	EXISTING DOWNSPOUT

1 EXISTING FLOOR PLAN
EX100 SCALE: 3/32" = 1'-0"

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NO.	DATE	COMMENTS	LOC.	BY	CHKD.
00	03/19/2021	EXISTING			
01		REVISION			



Lantieri Design Group

EXISTING FLOOR PLAN
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