

5830 HARRISON AVENUE
CINCINNATI, OH 45248

Anchor
ASSOCIATES

UNDER CONTRACT

HIGHLIGHTS

- Prime redevelopment opportunity with over 9 acres available on Harrison Ave., adjacent to Kroger Marketplace and Cinemark Theater
- Infill location with extremely high barriers to entry
- Located on the West side of Cincinnati, along the densely populated Harrison Ave. retail corridor with approximately 178,000 people within a 5 mile radius, with average household incomes around \$95,000 annually
- Cincinnati Childrens and Christ Hospital Outpatient Centers are located directly across the street. Area retailers include Lowe's, Meijer, Kohl's, Furniture Fair, Gabe's and many others
- Located approximately 1 mile south of the I-74 interchange at Rybolt Rd/Harrison Ave
- Located in Green Township - no earnings tax

TRAFFIC COUNTS

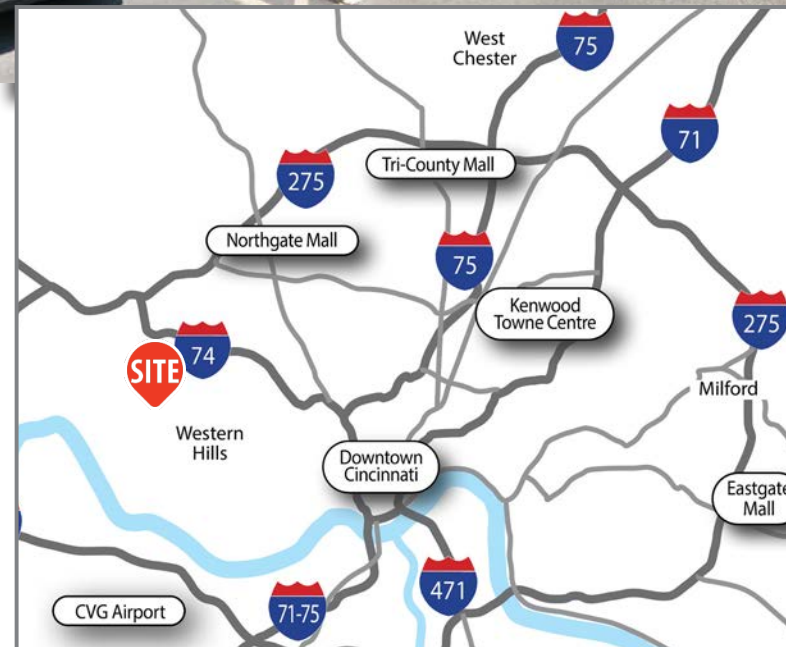
- 25,325 VPD on HARRISON AVE.
- 43,650 VPD on I-74

DEMOGRAPHICS

2024 Estimates	1 miles	3 miles	5 miles
Population	4,549	64,960	177,466
Households	1,973	27,705	74,108
Average HH Income	\$105,154	\$100,326	\$94,693
Daytime Employees	1,523	15,552	37,254

CONTACT: 513-784-1106

Jason Gibson Ryan Ertel
jgibson@anchor-associates.com rertel@anchor-associates.com



ANCHOR
ASSOCIATES

4901 Hunt Road
Suite 102
Blue Ash, OH 45242

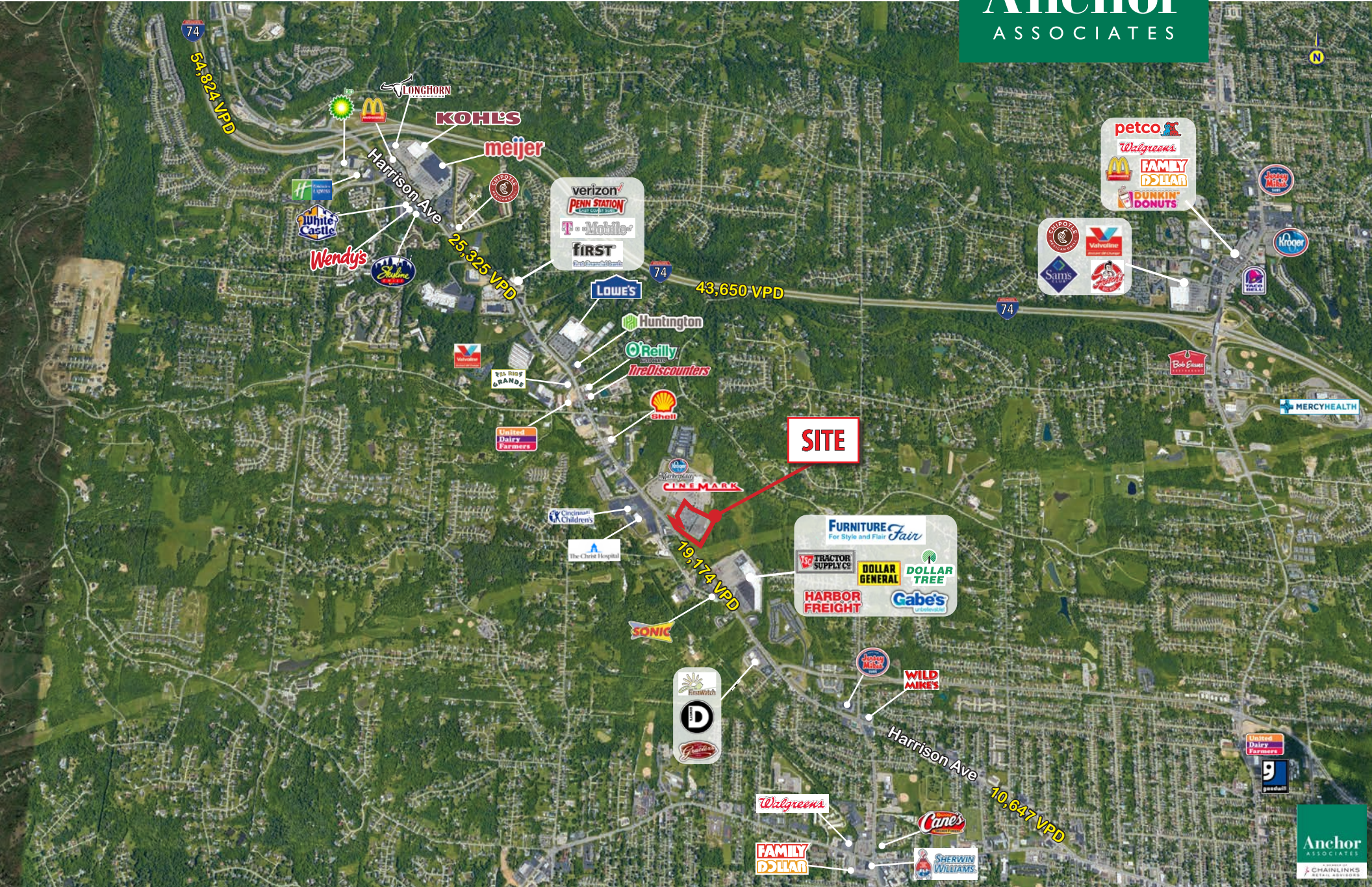
513-784-1106

www.anchor-associates.com

A MEMBER OF
CHAINLINKS
RETAIL ADVISORS

5830 HARRISON AVENUE
CINCINNATI, OH 45248

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ASSOCIATES



The information herein is not guaranteed. Although obtained from reliable sources, it is subject to errors, omissions and withdrawal from the market without notice.

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REAL ESTATE

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CINCINNATI, OH 45248

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COMING SOON
124 Acres / \$150M Trailside
Village Development

COMING SOON
Arbor Woods Commons
18,000 SF Retail Project by
Buffalo Wild Wings

SITE



THOMAS GRAHAM ASSOCIATES, INC.
Engineers
Surveyors

802 Completion Road
Cincinnati, Ohio 45231
513-531-4780
Fax # 513-2439

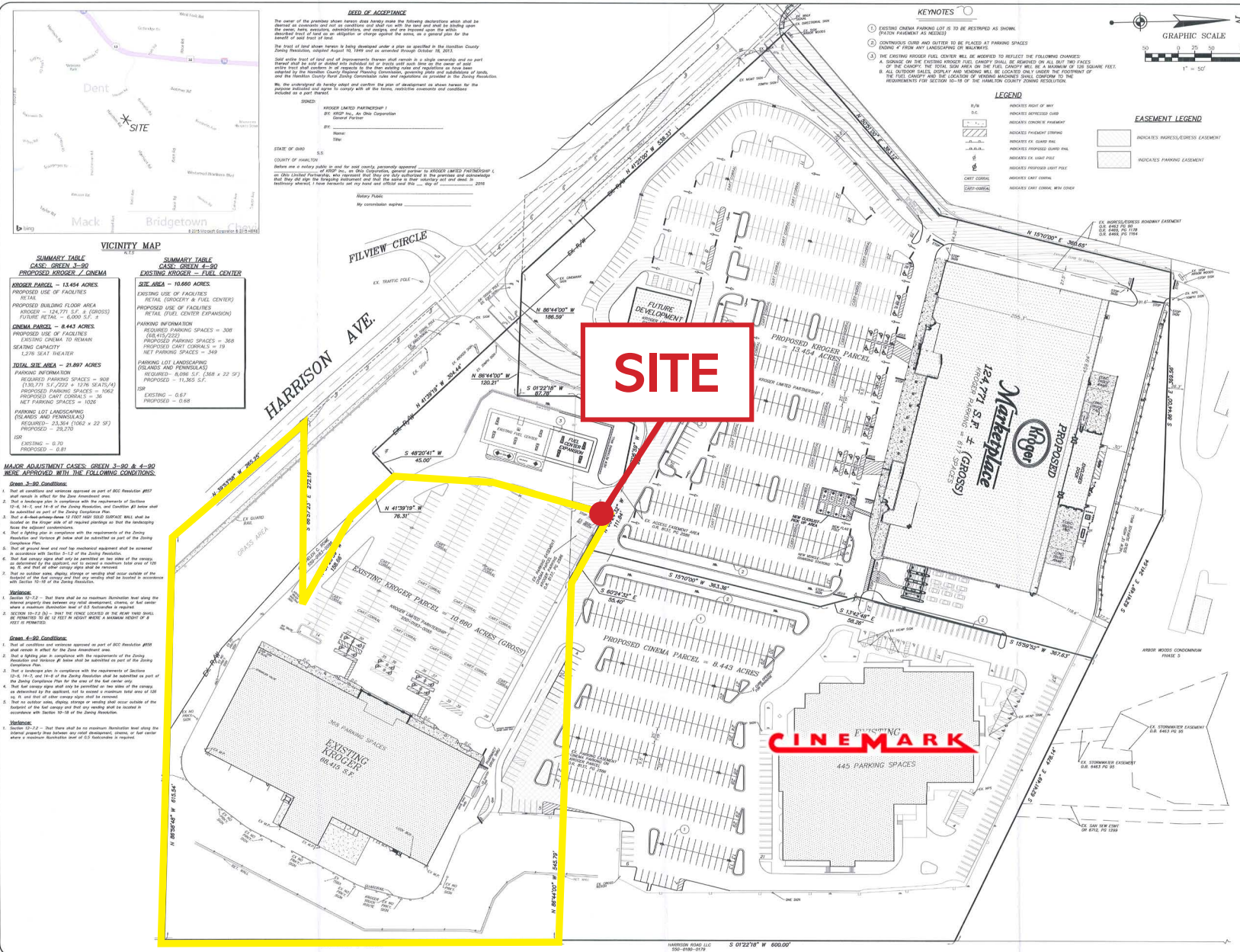
Date: APRIL 11, 2016
Scale: 1" = 50'
Job No: 7031

Revisions
No. Date
1 HARR. CO. REVIEW REVISION

ZONING COMPLIANCE PLAN
SITE LAYOUT PLAN
SECTION 22, TOWN 2, RANGE 2
GREEN TOWNSHIP
HAMILTON COUNTY, OHIO



Robert J. Trenkamp
KROGER STORE # 444-A
Drawn By: R.J. TRENKAMP
Sheet
1 OF 10
JOB NO: 7031



KEYNOTES

- EXISTING CINEMA PARKING LOT IS TO BE RESTORED AS SHOWN (PAVED PAVEMENT AS NECESSARY)
- CONTIGUOUS CURB AND DRIVE TO BE PLACED AT PARKING SPACES ENDING 4' FROM ANY LANDSCAPING OR WALKWAYS
- THE EXISTING KROGER FIVE CENTER WILL BE MODIFIED TO REFLECT THE FOLLOWING CHANGES:
A. SPACES ON THE EXISTING KROGER FUEL CANOPY SHALL BE REMOVED ON ALL BUT TWO PAGES OF THE CANOPY. THE TOTAL SQ. FT. OF REMOVAL SHALL BE A MINIMUM OF 100 SQUARE FEET.
B. ALL EXISTING SALES, SERVICE AND STORAGE ARE TO BE LOCATED ONLY UNDER THE EXISTING FIVE CENTER CANOPY AND THE LOCATION OF EXISTING SALES, SERVICE AND STORAGE SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS FOR SECTION 10-10 OF THE HAMILTON COUNTY ZONING RESOLUTION.

LEGEND

—	INDICATES RIGHT OF WAY
—	INDICATES DEPRESSED CURB
—	INDICATES EXISTING PAVEMENT
—	INDICATES PROPOSED DRIVEWAY
—	INDICATES EX. DRIVEWAY
—	INDICATES PROPOSED DRIVEWAY
—	INDICATES EX. DRIVEWAY
—	INDICATES PROPOSED DRIVEWAY
—	INDICATES EX. DRIVEWAY
—	INDICATES PROPOSED DRIVEWAY
—	INDICATES EX. DRIVEWAY

EASEMENT LEGEND

—	INDICATES WALKWAY/EASEMENT
—	INDICATES PARKING EASEMENT

VICINITY MAP

SUMMARY TABLE CASE: GREEN 3-90
PROPOSED KROGER - CINEMA
KROGER PARCEL = 13.454 ACRES
PROPOSED USE OF FACILITIES
PROPOSED BUILDING FLOOR AREA (GROSS) = 124,771 S.F. (GROSS)
FUTURE RETAIL = 6,000 S.F.
CINEMA PARCEL = 8.443 ACRES
PROPOSED USE OF FACILITIES
EXISTING CINEMA TO REMAIN
SEATING CAPACITY = 1,276 SEAT THEATER
TOTAL SITE AREA = 21.897 ACRES
PARKING INFORMATION
REQUIRED PARKING SPACES = 303 (1,201.77 S.F. @ 222' x 1276 SEAT/4)
PROPOSED PARKING SPACES = 1062
PROPOSED CANT. COVERSALS = 30
NET PARKING SPACES = 1032
PARKING LOT LANDSCAPING (ISLANDS AND PENINSULAS)
REQUIRED = 23,304 (1002' x 22' 39")
ISR
EXISTING = 0.70
PROPOSED = 0.81

SUMMARY TABLE CASE: GREEN 4-90
EXISTING KROGER - FUEL CENTER
SITE AREA = 10.660 ACRES
EXISTING USE OF FACILITIES
RETAIL (GROSS) IN FUEL CENTER
PROPOSED USE OF FACILITIES
RETAIL (GROSS) CENTER EXPANSION
PARKING INFORMATION
REQUIRED PARKING SPACES = 300 (1,201.77 S.F.)
REQUIRED = 8,036 S.F. (368' x 22' 39")
PROPOSED = 11,363 S.F.
ISR
EXISTING = 0.67
PROPOSED = 0.68

MAJOR ADJUSTMENT CASES: GREEN 3-90 & 4-90 MORE APPROVED WITH THE FOLLOWING CONDITIONS:

Green 3-90 Conditions:

- That all conditions and covenants approved as part of BOC Resolution #807 shall remain in effect for the term of the development plan.
- That a landscape plan in compliance with the requirements of Section 10-10, 10-12 and 10-14 of the Zoning Resolution and location of trees shall be submitted as part of the Zoning Compliance Plan.
- That all development within 12 FEET FROM EXISTING DRIVEWAY SHALL BE LOCATED ON THE OTHER SIDE OF THE REQUIRED DRIVEWAY AS TO THE INTERFACING SIDE OF THE DRIVEWAY.
- That all utility lines in compliance with the requirements of the Zoning Resolution and Section 10-10 shall be submitted as part of the Zoning Compliance Plan.
- That all ground level and roof top mechanical equipment shall be screened to be consistent with Section 10-10 of the Zoning Resolution.
- That all utility lines shall be located on the side of the property as determined by the applicant. Use of overhead lines shall not be used if 10' or 12' and that all other utility lines shall be screened.
- That no surface water, utility changes or utility shall occur outside of the boundaries of the lot and shall be in accordance with Section 10-10 of the Zoning Resolution.

Variances:

- Section 10-2.2 - That there shall be no maximum fluctuation level along the interior property line between any retail development, cinema, or fuel center with a maximum fluctuation level of 0.5' maximum in height.
- SECTION 10-2.1 (A) - THAT THE FENCE LOCATED AT THE REAR YARD SHALL BE REMOVED TO BE 12 FEET IN HEIGHT WHERE A MAXIMUM HEIGHT OF 8 FEET IS PERMITTED.

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5830 HARRISON AVENUE CINCINNATI, OH 45248



THOMAS GRAHAM ASSOCIATES, INC.
 • Engineers
 • Planners
 • Surveyors
 793 Compton Road
 Cincinnati, Ohio 45231
 513-521-4760
 Fax # 521-2439

Date: JULY 8, 2001
 Scale: 1" = 40'
 Job No: 7031

Revisions	
No.	Date
1	1-7-02
ADDED EASEMENT REFERENCES	

AS-BUILT PLAN
 KROGER - DENT
 SECTION 22, TOWN 2, RANGE 2
 HAMILTON COUNTY, OHIO

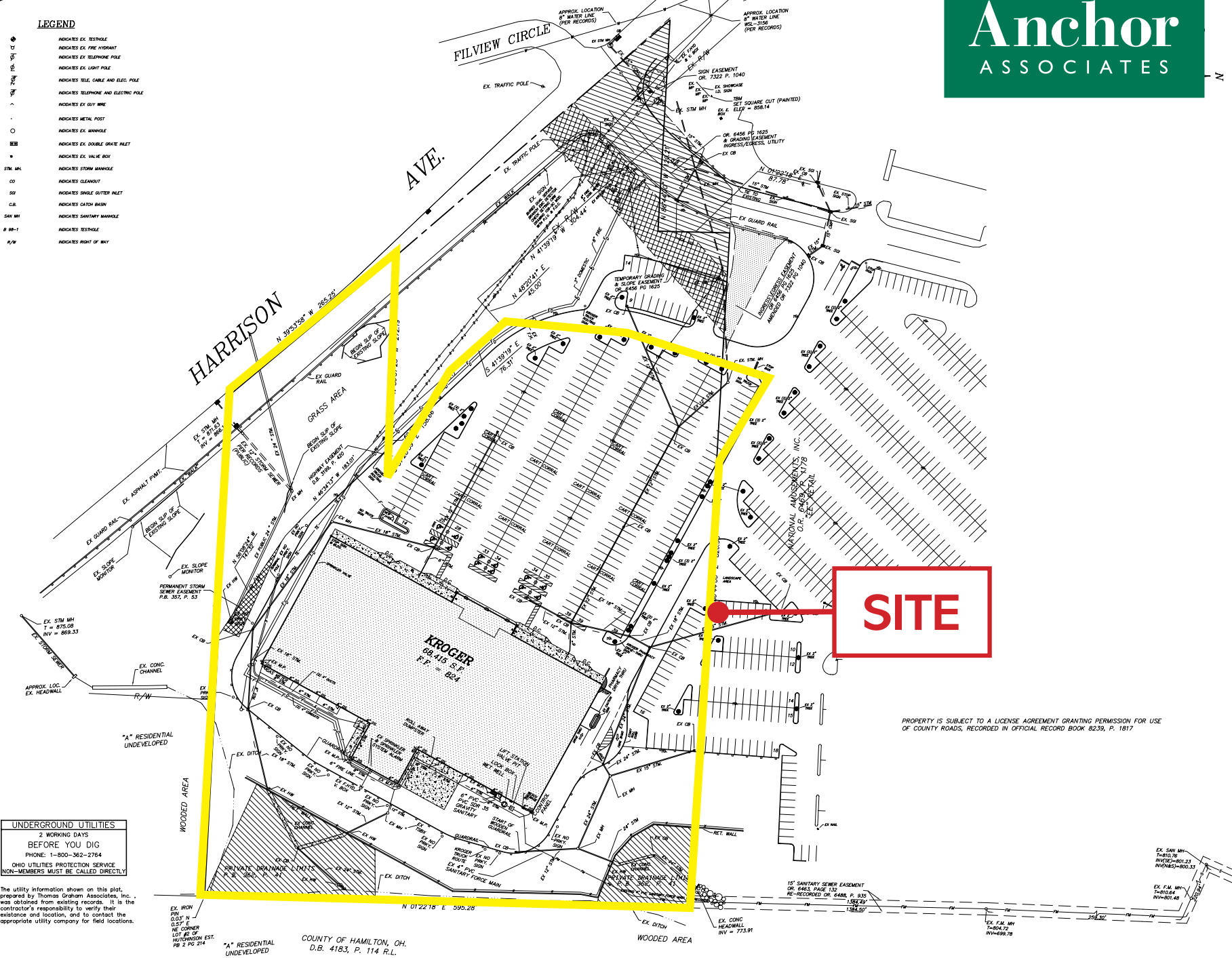


KROGER STORE # : 436-A
 Drawn By: R.J. TRENCAMP
 Sheet
 Job No: 7031-98

- LEGEND**
- INDICATES EX. TESTHOLE
 - INDICATES EX. FIRE HYDRANT
 - INDICATES EX. TELEPHONE POLE
 - INDICATES EX. LIGHT POLE
 - INDICATES TELE. CABLE AND ELEC. POLE
 - INDICATES TELEPHONE AND ELECTRIC POLE
 - INDICATES EX. GUY WIRE
 - INDICATES METAL POST
 - INDICATES EX. MANHOLE
 - INDICATES EX. DOUBLE GRATE INLET
 - INDICATES EX. VALVE BOX
 - INDICATES STORM MANHOLE
 - INDICATES CLEANOUT
 - INDICATES SINGLE GUTTER INLET
 - INDICATES GARDEN BASIN
 - INDICATES SANITARY MANHOLE
 - INDICATES TESTHOLE
 - INDICATES RIGHT OF WAY

UNDERGROUND UTILITIES
 2 WORKING DAYS
BEFORE YOU DIG
 PHONE: 1-800-362-2764
 OHIO UTILITIES PROTECTION SERVICE
 NON-MEMBERS MUST BE CALLED DIRECTLY

The utility information shown on this plan, prepared by Thomas Graham Associates, Inc., was obtained from existing records. It is the contractor's responsibility to verify their existence and location, and to contact the appropriate utility company for field locations.



SITE

PROPERTY IS SUBJECT TO A LICENSE AGREEMENT GRANTING PERMISSION FOR USE OF COUNTY ROADS, RECORDED IN OFFICIAL RECORD BOOK 8239, P. 1817

COUNTY OF HAMILTON, OH.
 D.B. 4183, P. 114 R.L.