

6891 SIMPSON AVE.  
N. COLLEGE HILL, OH 45239

## FOR SALE

### 5,340 SF | 0.36 ACRES AVAILABLE

#### HIGHLIGHTS

- 5,340 SF free-standing building on 0.36 acres for sale
- Great visibility to signalized intersection of W. Galbraith and Simpson Avenue
- HVAC, roof and parking lot replaced in 2021
- Population of 102,215 within a 3 mile radius with an average household income of \$80,884
- Restaurants in the area include McDonald's, Penn Station, Fricker's, Subway, Skyline, Long John Silvers, Burger King, KFC and more
- Retailers in the area include Walmart, The Home Depot, Furniture Fair, Chase Bank, Fifth Third Bank, Roses, AutoZone, Dollar Tree, Dollar General, Kroger, Kroger Fuel and more
- Within a mile of Hamilton Avenue (22,650 VPD), Ronald Reagan Cross County Highway (36,509 VPD) and Colerain Avenue (42,902 VPD)

#### TRAFFIC COUNTS

- 22,650 VPD on Hamilton Avenue (SR 127)
- 36,509 VPD on Ronald Reagan Cross County Hwy (SR 126)

#### DEMOGRAPHICS

2024 Estimates	1 miles	3 miles	5 miles
Population	13,956	102,215	200,618
Households	5,737	42,518	83,642
Average HH Income	\$71,518	\$80,884	\$90,418
Daytime Employees	3,751	25,469	57,067

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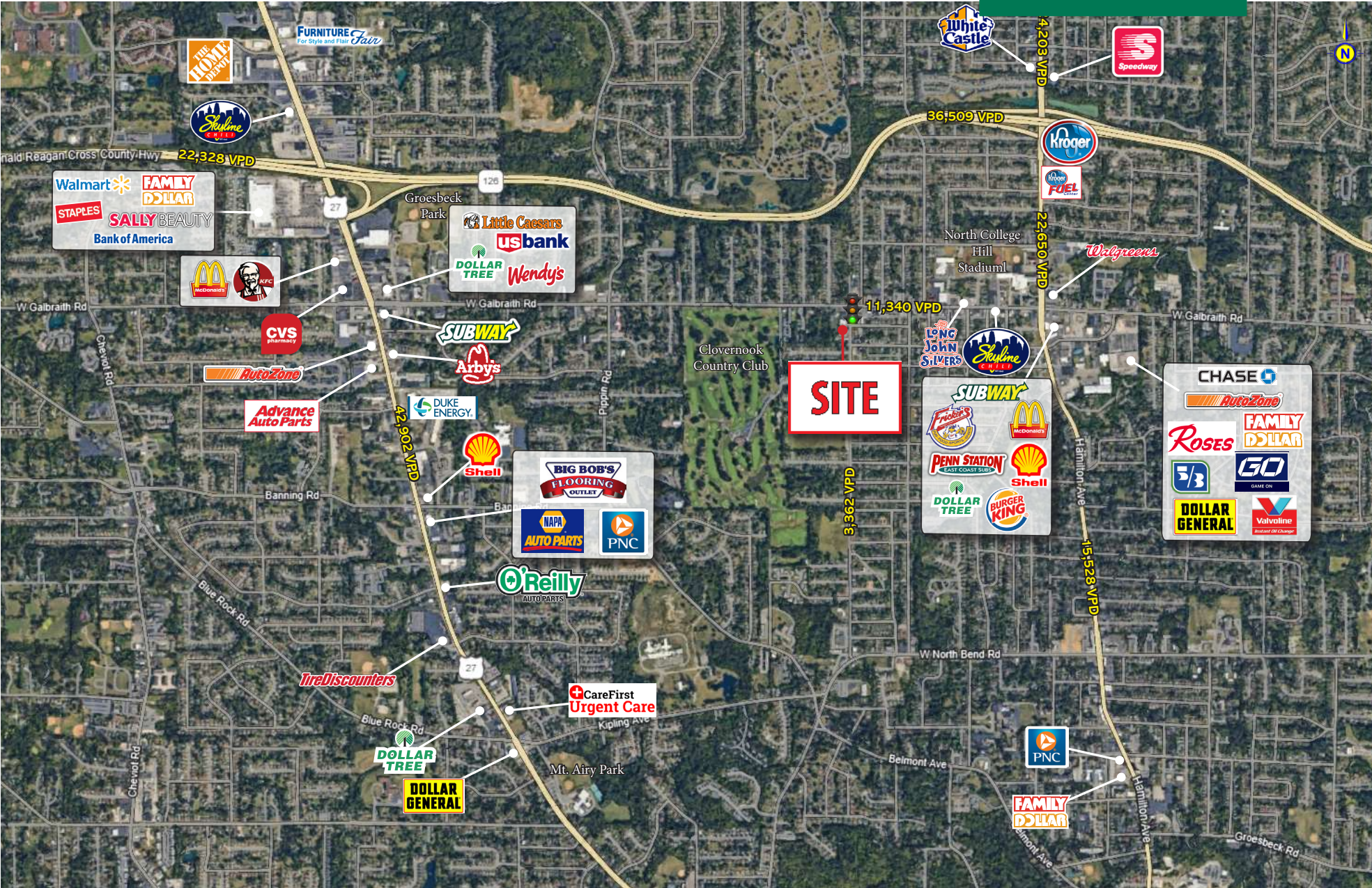
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[www.anchor-associates.com](http://www.anchor-associates.com)

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