



**COMMERCIAL REAL ESTATE SERVICE**

**For Sale**  
**5995 Harrison Ave**  
**Cincinnati, OH 45247**



- ◆ Conveniently located on highly traveled Harrison Avenue, this land is located in the middle of the very strong demographic area known as Dent.
- ◆ Harrison Avenue is one of Greater Cincinnati's up and coming retail corridors.
- ◆ New Development surrounding property
- ◆ There is close to 2 acres on this site.
- ◆ .75 acres of this site are ready for development immediately.



**KEY FEATURES**

**Lot Size: 2 Acres +/-**  
**Population 3 mile: 70,675**  
**Households 3 mile: 29,525**  
**Income 3 mile: \$71,426**  
**Traffic Count: 35,000+**  
**National Retail Tenants:**  
**Kroger**  
**Cinemark**  
**Shell**  
**Lowe's**  
**McAlister's**  
**United Dairy Farmers**

**Contact: Eric Anevski, Mendo or Lou**  
**7778 Colerain Avenue Cincinnati, OH 45239**  
**513-574-9999 tel ea@tkcommercial.com**

**\$500,000**

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