CINCINNATI, OHIO
FORMER WALGREENS AVAILABLE FOR SUBLEASE
3186 HARRISON AVENUE, CINCINNATI, OHIO (STORE 7182)

Commerce Real Estate Services

PROPERTY OVERVIEW

Parking Spaces:	62 spaces
Drive Thru:	Yes
Square Footage:	14,440
Asking Price:	$5.00 per sq. ft. on a modified gross basis
Notes:	Excellent Location as the subject proper is centrally located. Outstanding Visibility and Curb Appeal Easy Access to Harrison Avenue and Verdin Avenue. Signalized intersection, Centrally located in a densely populated residential neighborhood. Monument Sign with Digital Reader Board.

DEMOGRAPHICS

	1 Mile	3 Miles
Total Population:	17,595	105,887
Total Households:	7,918	44,180
Median HH Income:	$45,162	$44,131

Robbie Colombo
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The information contained herein has either been given to us by the owner of the property or obtained from sources that we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it.

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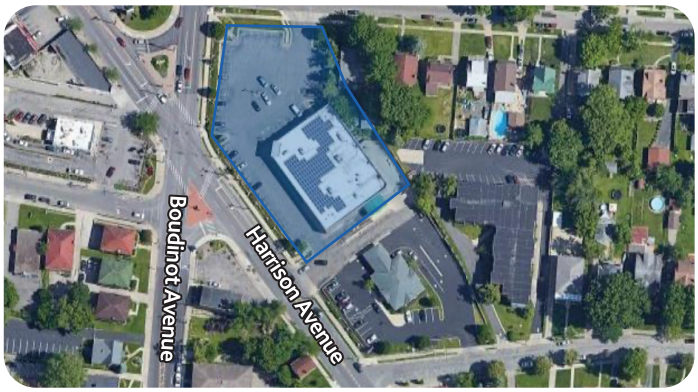
LOCATION HIGHLIGHTS

- Centrally located in a dense residential trade area
- Easy access to Harrison Avenue, and Verdin Avenue
- Signalized Intersection
- Plenty of Parking
- Subject property is located at the SEQ of Harrison Avenue and Boudinot Avenue
- Monument Sign with Digital Reader Board
- Outstanding Visibility and Curb Appeal



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TRAFFIC COUNTS:
Drive by traffic of 14,658 cars per day on Harrison Avenue

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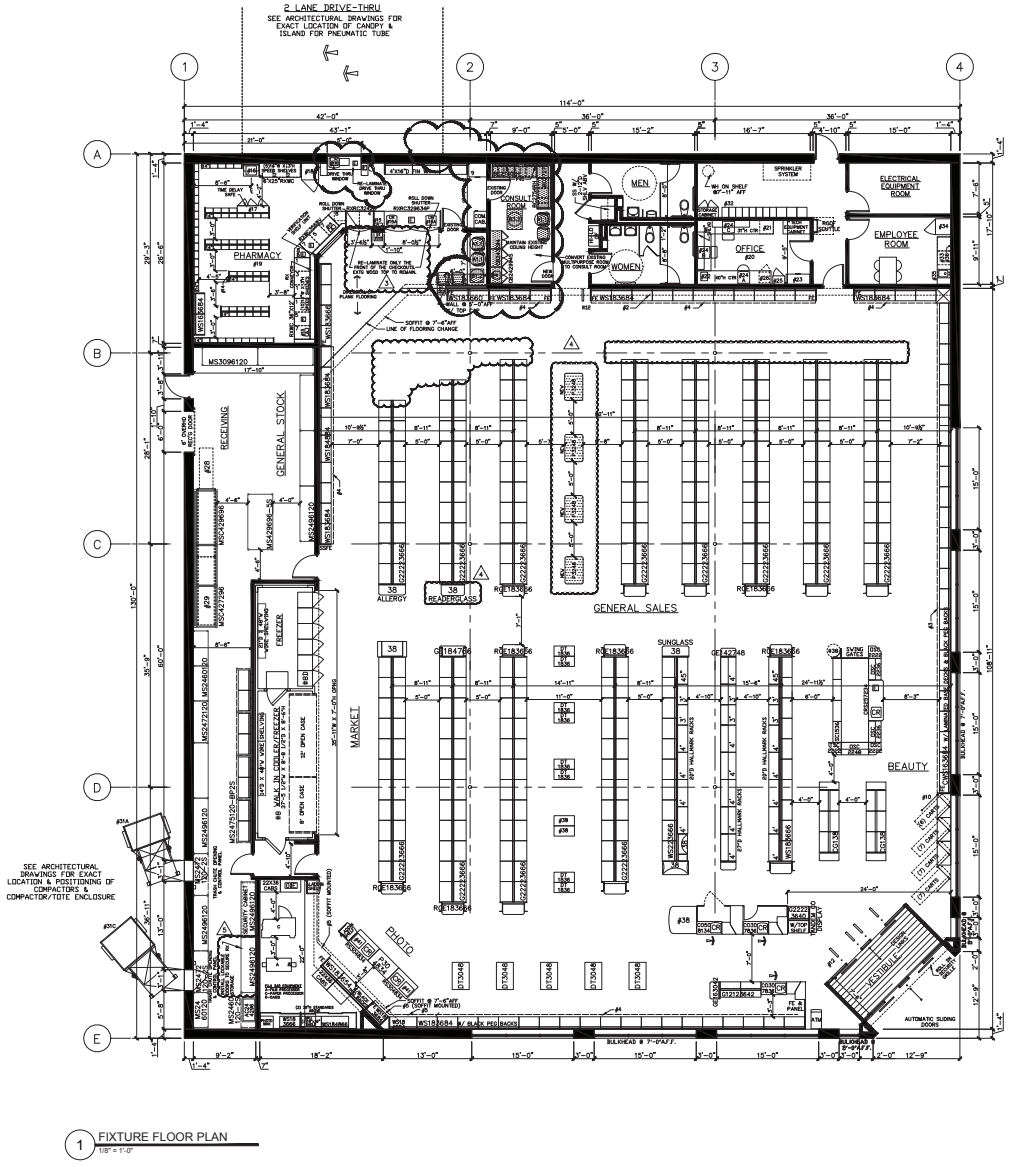

1 FIXTURE FLOOR PLAN

SITE PLAN

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