

## INVESTMENT OPPORTUNITY

**5649-5655 HARRISON AVE.**

CINCINNATI, OHIO 45248

100% occupied retail  
center in exploding  
retail corridor.

Tenants include First Watch, Dewey's  
Pizza, The Christ Hospital, Graeter's Ice  
Cream, Sport Clips & Mac Shack.

# Harrison Greene



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## HIGHLIGHTS

- › Strategically located in Cincinnati's exploding Harrison Avenue retail corridor
- › 100% occupied neighborhood retail center full of several of Cincinnati's most recognized retail tenants
- › Location benefits from 27,000+ cars/day
- › Traffic signal and full curb cut on Harrison Avenue
- › Completed in 2014, the asset is one of the newest retail development along Harrison Avenue
- › Office building proposed on acreage behind retail center
- › 2.814-acre site along Harrison Avenue
- › Average lease term 6.15 years as of 7/1/2018
- › Full operating expense reimbursements

## SNAPSHOT

Address 5649-5655 Harrison Avenue  
Cincinnati, OH 45248

Total SF	17,162
Asking Price	\$6,495,000
Inplace NOI	\$438,364
Cap Rate	6.75%
Year Completed	2014
Occupancy	100%
Acres	2.814

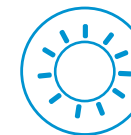
## DEMOS



**Projected Population**  
(2017, 5 miles)  
191,035



**Average Household Income**  
(2017, 5 miles)  
\$75,098



**Daytime Population**  
(2017, 5 miles)  
46,699