



FOR LEASE | RETAIL

RETAIL/FLEX PROPERTY IN HISTORIC CHEVIOT

3511 Harrison Ave, Cincinnati, OH 45211



LEASE OVERVIEW

AVAILABLE SF:	3,000 SF
LEASE RATE:	\$4.00 SF/Yr (MG)
LOT SIZE:	0.353 Acres
BUILDING SIZE:	12,882 SF
CEILING HEIGHT:	12.0 FT
YEAR BUILT:	1921
ZONING:	B [Business]
TRAFFIC COUNT:	14,542

PROPERTY DESCRIPTION

PRICE REDUCED - Now just \$1000/month + utilities!

Up to 3,000 SF available for lease in historic, 1921 retail/flex building in historic Cheviot business district. Owner flexible on rate and terms. Will provide reasonable TI.

LOCATION OVERVIEW

Located on high-traffic Harrison Ave., within the historic Cheviot business district. Roughly 15,000 cars per day pass the site [OKI data, 2006]. Located on bus route [Metro Route 21]. Just 2 miles from Interstate 74, and 4.5 miles from Interstate 75. Approximately 1 mile north of Western Hills Plaza Shopping Center, and 7 miles northwest of downtown Cincinnati.



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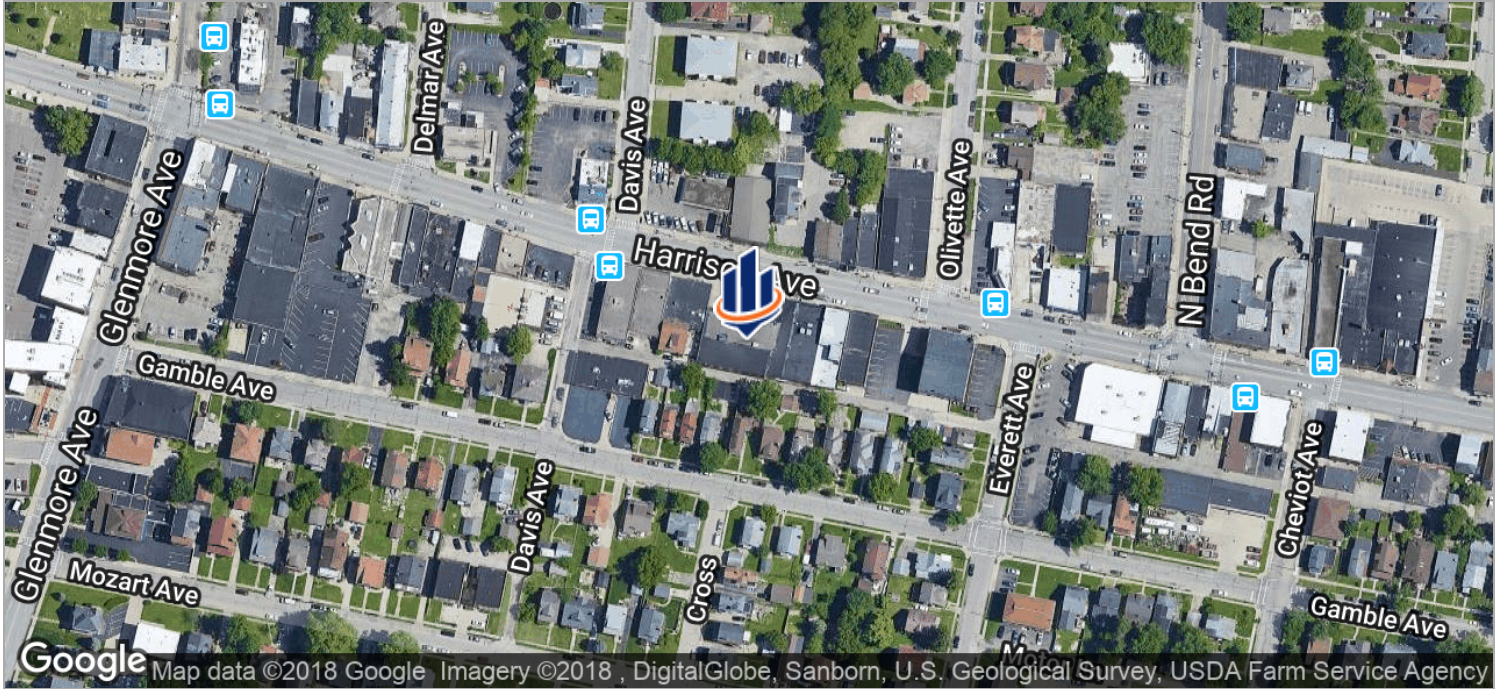
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Existing Floor Plan



* Sizes Approximate
**Plan Not to Scale

Tenant	Square Feet Occupied
Vandergriff Gymnastics	6,660 SF
Dance Co.	2,040 SF
House of Beauty	950 SF
AVAILABLE	3,000 SF