

RIDGEWATER PLAZA

64,700 SF HOMEBUYS NOW OPEN!



ONE EAST FOURTH STREET, SUITE 500, CINCINNATI, OH 45202

513.241.2300





Strip Center Space
1,200 SF - 2,337 SF



ADDRESS: Ridgewater Plaza
5371-5387 Ridge Avenue
Cincinnati, OH 45213

FOR LEASE: 1,200 - 2,377 SF

- ▶ Anchored by Lowe's, HomeBuys, American Freight and NAPA Auto Parts and Overstock Guys
- ▶ Small spaces of 1,200 SF, 1,600 SF, and 2,377 SF available

5 MILE DEMOGRAPHICS:

- ▶ Population of 240,083
- ▶ Household count of 108,135
- ▶ Average Household Income of \$78,153

TRAFFIC COUNTS:

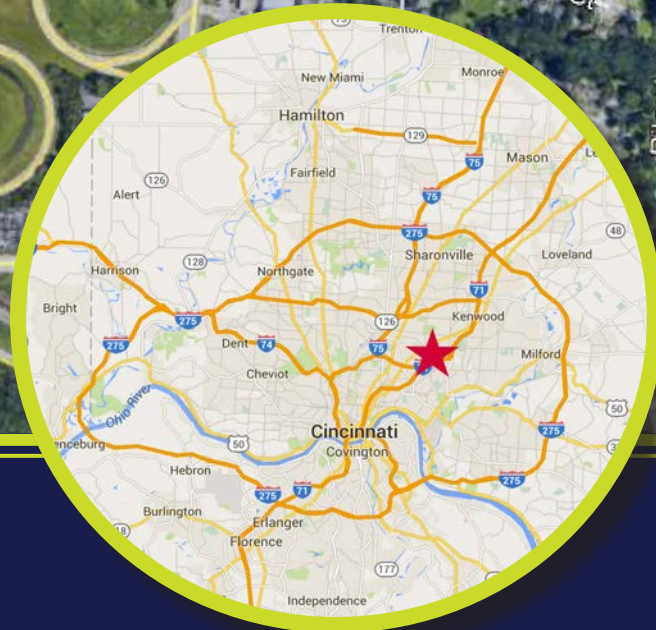
- ▶ Ridge Avenue N of Highland Avenue = 23,139 AADT in 2013
- ▶ Ridge Avenue at Ridge Road = 23,129 AADT in 2017

FEATURES

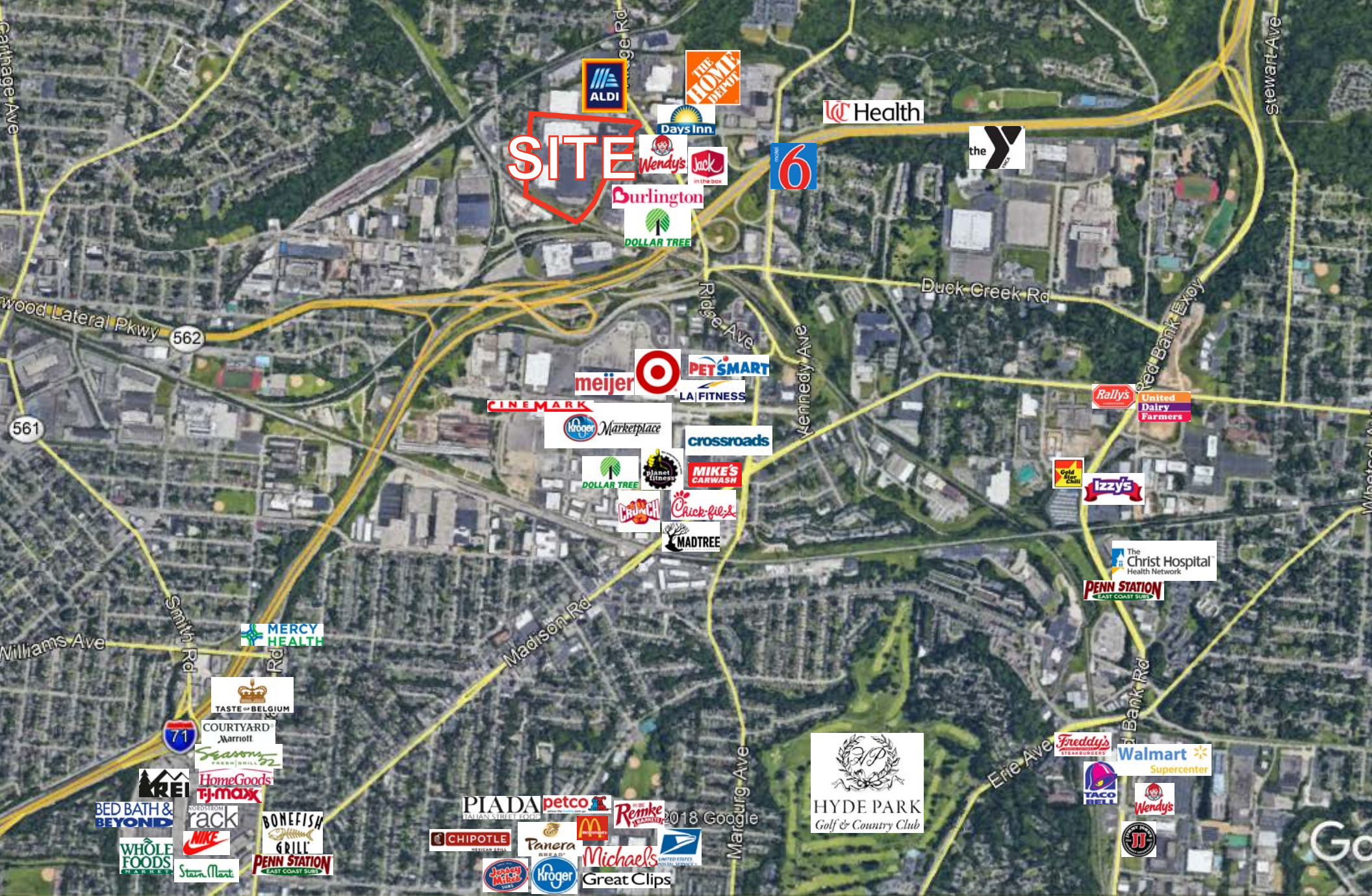


SITE

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LOCATION



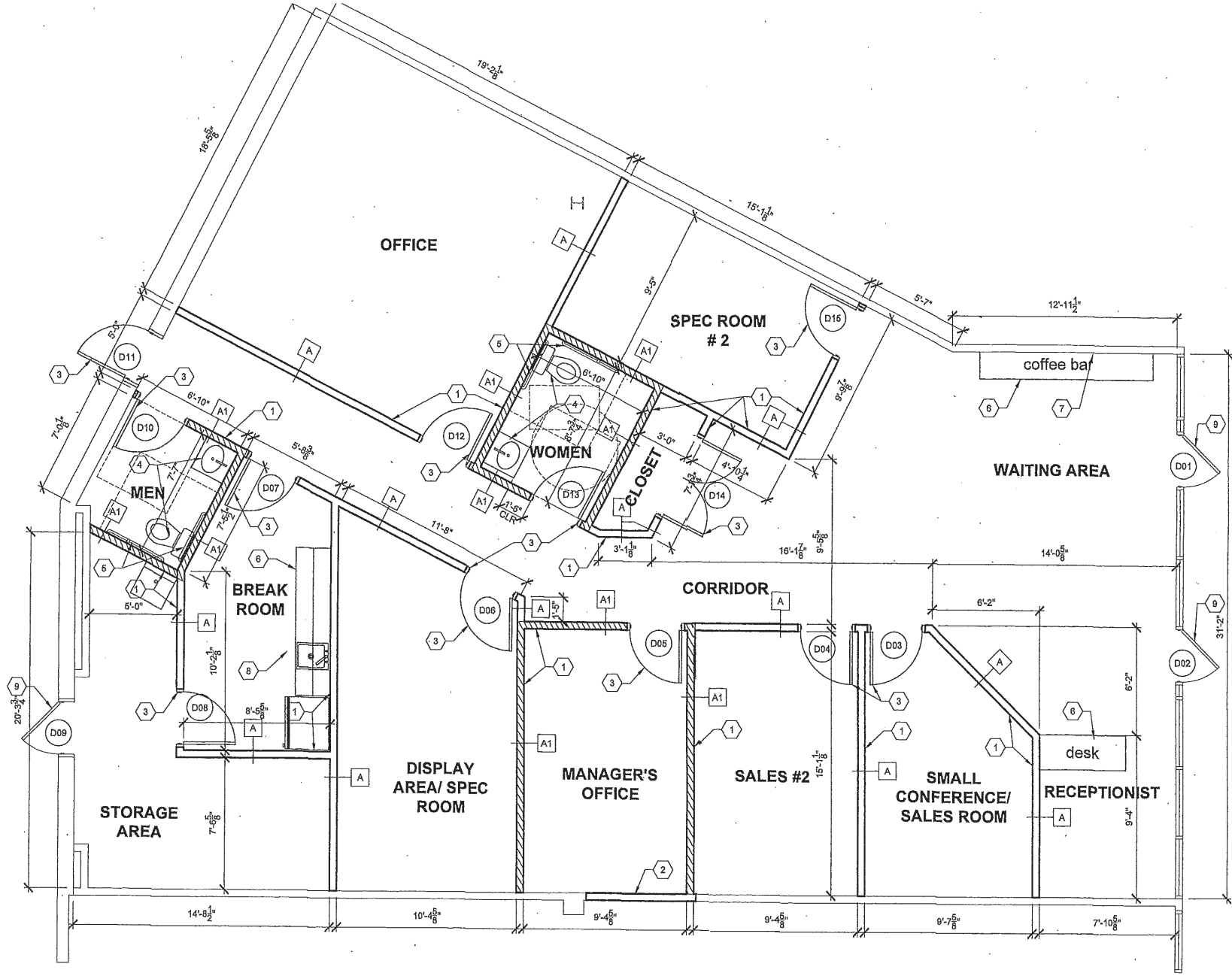
SITE

AERIAL



| Tenant | SF |
|--------------------------------|------------|
| Lowe's (Not Included) | 138,445 SF |
| NAPA Auto Parts | 20,235 SF |
| Overstock Guys | 29,563 SF |
| American Freight Furniture | 25,489 SF |
| Buddy's Carpet & Flooring | 7,028 SF |
| AVAILABLE | 1,600 SF |
| HomeBuys | 64,700 SF |
| Fast Signs | 1,600 SF |
| AVAILABLE | 1,371 SF |
| Affordable Dentures | 3,335 SF |
| AVAILABLE | 2,377 SF |
| Stay Mobile | 1,251 SF |
| Armed Forces Recruiting Center | 3,400 SF |
| Spectrum | 2,619 SF |
| AVAILABLE | 1,300 SF |
| Mr. Crab Restaurant | 6,985 SF |
| Lee Nails | 975 SF |
| AVAILABLE | 1,200 SF |

SITE PLAN



2,377 SF OFFICE SPACE

| POPULATION | 1 MILE | 3 MILE | 5 MILE |
|------------------------|--------|---------|---------|
| 2000 Population | 11,865 | 122,462 | 257,201 |
| 2010 Population | 10,648 | 111,203 | 234,218 |
| 2019 Population | 11,363 | 114,555 | 238,586 |
| 2024 Population | 11,635 | 116,193 | 240,845 |
| 2000-2010 Annual Rate | -1.08% | -0.96% | -0.93% |
| 2010-2019 Annual Rate | 0.72% | 0.33% | 0.21% |
| 2019-2024 Annual Rate | 0.47% | 0.28% | 0.19% |
| 2019 Male Population | 47.3% | 47.2% | 47.5% |
| 2019 Female Population | 52.7% | 52.8% | 52.5% |
| 2019 Median Age | 36.7 | 38.8 | 38.9 |

| RACE AND ETHNICITY | 1 MILE | 3 MILE | 5 MILE |
|---|--------|--------|--------|
| 2019 White Alone | 50.3% | 60.8% | 60.9% |
| 2019 Black Alone | 41.2% | 32.4% | 32.0% |
| 2019 American Indian/Native Alaskan Alone | 0.2% | 0.2% | 0.2% |
| 2019 Asian Alone | 2.6% | 2.3% | 2.9% |
| 2019 Pacific Islander Alone | 0.0% | 0.0% | 0.1% |
| 2019 Other Race | 2.1% | 1.3% | 1.2% |
| 2019 Two or More Races | 3.6% | 2.9% | 2.8% |
| 2019 Hispanic Origin (Any Race) | 4.5% | 3.7% | 3.5% |

| HOUSEHOLDS | 1 MILE | 3 MILE | 5 MILE |
|-----------------------------|--------|--------|---------|
| 2000 Households | 5,614 | 55,836 | 113,062 |
| 2010 Households | 5,166 | 51,768 | 105,024 |
| 2019 Households | 5,673 | 53,743 | 107,733 |
| 2024 Households | 5,862 | 54,708 | 109,110 |
| 2000-2010 Annual Rate | -0.83% | -0.75% | -0.73% |
| 2010-2019 Annual Rate | 1.05% | 0.42% | 0.28% |
| 2019-2024 Annual Rate | 0.66% | 0.36% | 0.25% |
| 2019 Average Household Size | 1.98 | 2.07 | 2.16 |

| MEDIAN HOUSEHOLD INCOME | 1 MILE | 3 MILE | 5 MILE |
|------------------------------|----------|----------|----------|
| 2019 Median Household Income | \$56,566 | \$55,264 | \$53,865 |
| 2024 Median Household Income | \$68,834 | \$64,549 | \$62,305 |
| 2019-2024 Annual Rate | 4.00% | 3.15% | 2.95% |

| AVERAGE HOUSEHOLD INCOME | 1 MILE | 3 MILE | 5 MILE |
|-------------------------------|----------|----------|----------|
| 2019 Average Household Income | \$71,494 | \$81,169 | \$82,162 |
| 2024 Average Household Income | \$84,114 | \$93,493 | \$93,943 |
| 2019-2024 Annual Rate | 3.30% | 2.87% | 2.72% |

| PER CAPITA INCOME | 1 MILE | 3 MILE | 5 MILE |
|------------------------|----------|----------|----------|
| 2019 Per Capita Income | \$35,678 | \$38,264 | \$37,240 |
| 2024 Per Capita Income | \$42,362 | \$44,193 | \$42,695 |
| 2019-2024 Annual Rate | 3.49% | 2.92% | 2.77% |

| HOUSING | 1 MILE | 3 MILE | 5 MILE |
|------------------------------------|--------|--------|---------|
| 2000 Total Housing Units | 5,928 | 59,637 | 122,231 |
| 2000 Owner Occupied Housing Units | 44.6% | 51.3% | 49.8% |
| 2000 Renter Occupied Housing Units | 50.1% | 42.4% | 42.7% |
| 2000 Vacant Housing Units | 5.3% | 6.4% | 7.5% |
| 2010 Total Housing Units | 5,685 | 58,083 | 120,421 |
| 2010 Owner Occupied Housing Units | 42.0% | 47.8% | 46.1% |
| 2010 Renter Occupied Housing Units | 48.9% | 41.3% | 41.1% |
| 2010 Vacant Housing Units | 9.1% | 10.9% | 12.8% |
| 2019 Total Housing Units | 6,104 | 59,650 | 122,674 |
| 2019 Owner Occupied Housing Units | 37.2% | 45.0% | 43.7% |
| 2019 Renter Occupied Housing Units | 55.8% | 45.1% | 44.2% |
| 2019 Vacant Housing Units | 7.1% | 9.9% | 12.2% |
| 2024 Total Housing Units | 6,309 | 60,593 | 123,987 |
| 2024 Owner Occupied Housing Units | 38.2% | 46.4% | 45.0% |
| 2024 Renter Occupied Housing Units | 54.7% | 43.9% | 43.0% |
| 2024 Vacant Housing Units | 7.1% | 9.7% | 12.0% |

Data Note: Income is expressed in current dollars

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts fro 2019 and 2024. Esri converted Census 2000 data into 2010 geography.

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DEMOGRAPHICS



FOR FURTHER INFORMATION, PLEASE CONTACT:

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