

SHARON WOODS DEVELOPMENT

11510 Reed Hartman Hwy,
Cincinnati, OH 45241

**FOR SALE, GROUND LEASE
OR BUILT TO SUIT**
1.7-3.8 Acres Available

HIGHLIGHTS

- New opportunity for outparcels in Blue Ash
- Largest suburban office market in Cincinnati
- Within a 1 mile radius there are 11,430 employees
- 1.7 acres up to 3.8 acres
- Restaurants in the area include Chipotle, Starbucks, McDonald's, Panera Bread, Wendy's and Jersey Mike's

TRAFFIC COUNTS

- 23,745 VPD on Reed Hartman
- 124,645 VPD on I-275

DEMOGRAPHICS

2019 Estimates	1 miles	3 miles	5 miles
Population	3,033	49,203	143,251
Households	1,422	20,680	59,534
Average HH Income	\$91,368	\$116,169	\$115,475
Daytime Employees	11,426	67,561	164,473

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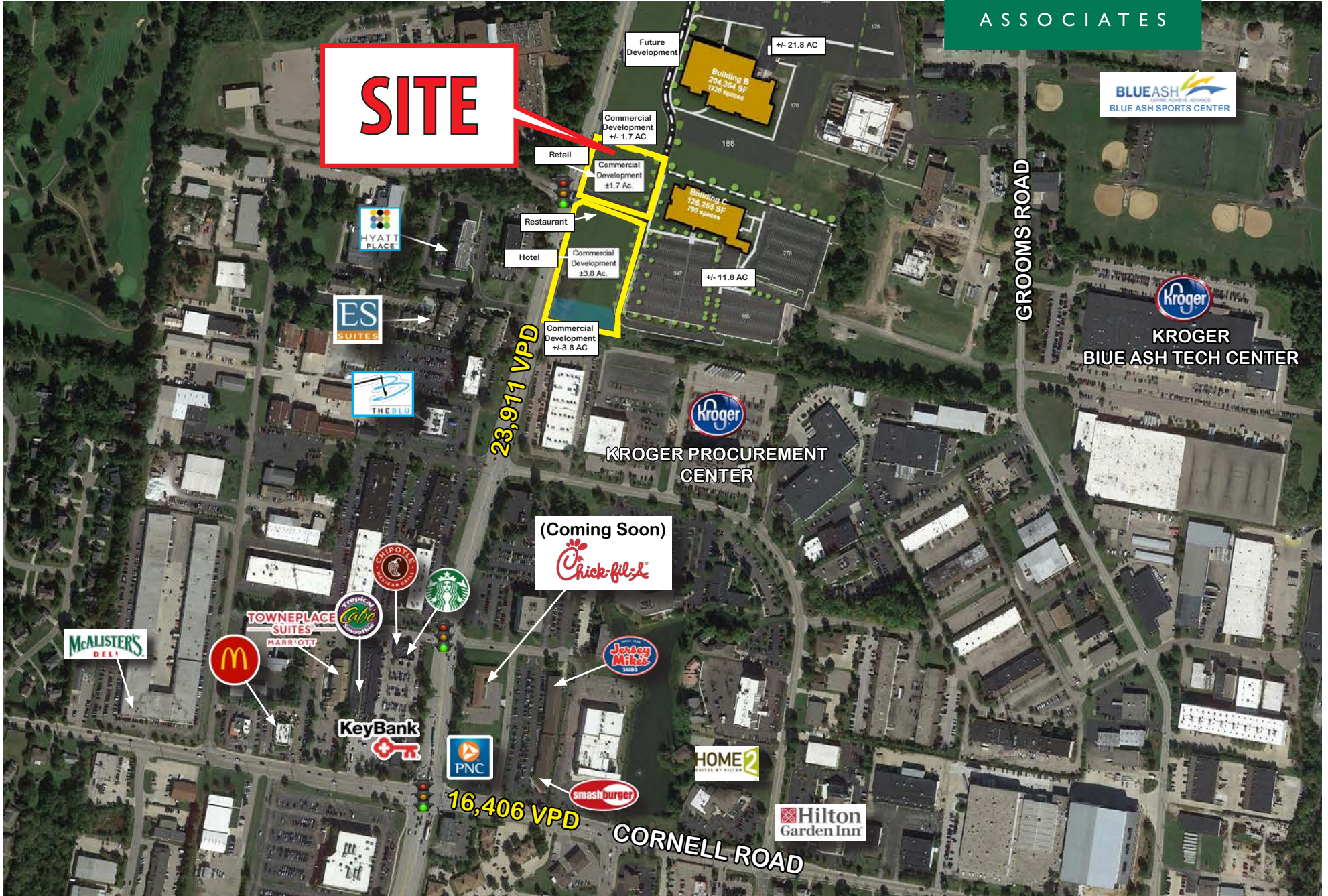
www.anchor-associates.com

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CHAINLINKS
RETAIL ADVISORS

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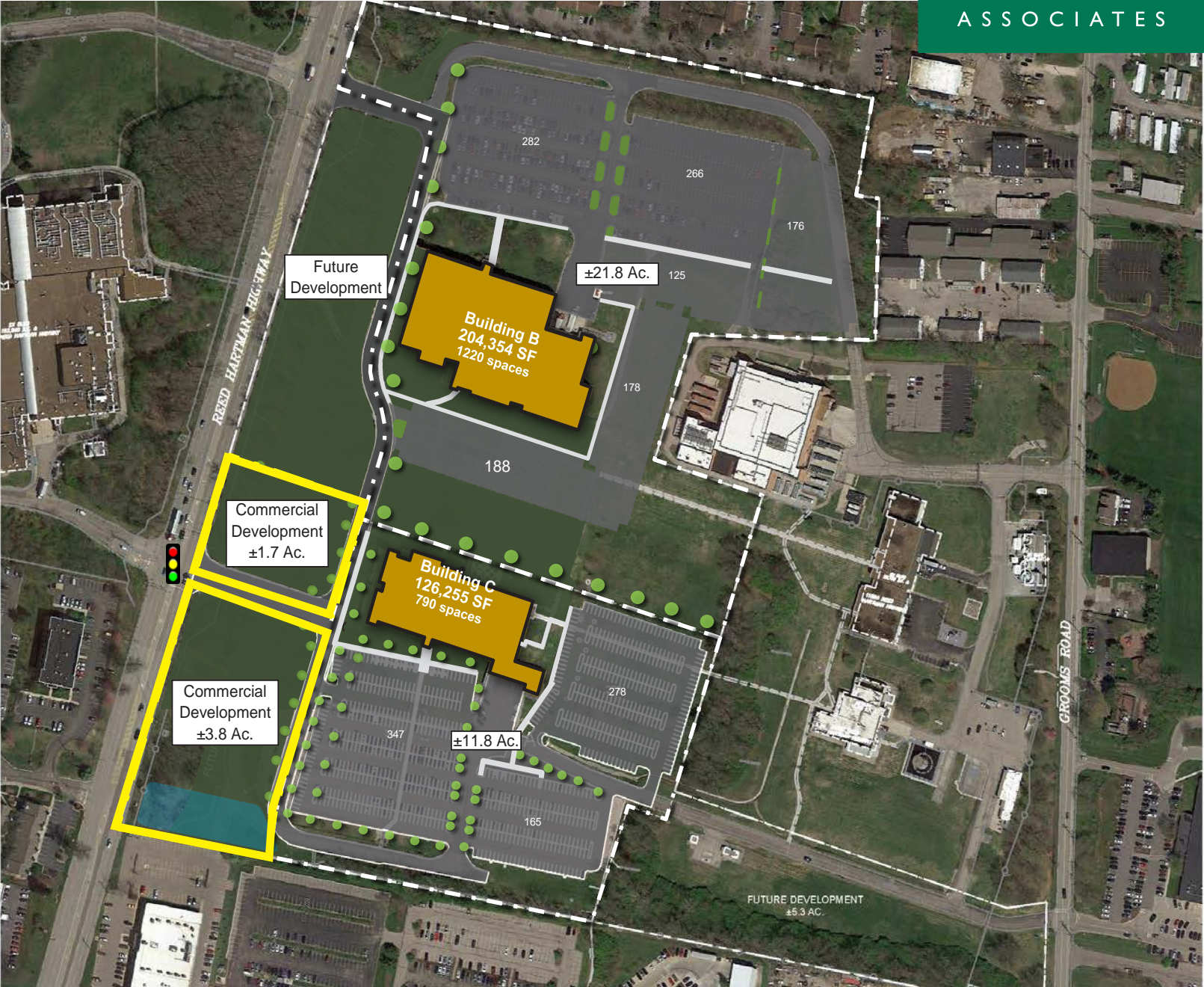


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