

ON THE LATERAL

2339 Harris Avenue | Norwood, OH 45212



THE SITE

For Lease or For Sale

2339 Harris Avenue, Norwood, OH 45212



THE PROJECT

Flexible Building Design

2339 Harris Avenue | Norwood, OH 45212



THE PROJECT

Superior Highway Visibility

2339 Harris Avenue | Norwood, OH 45212



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HIGHLIGHTS

Extraordinary Opportunity

High Visibility with Powerful Exposure

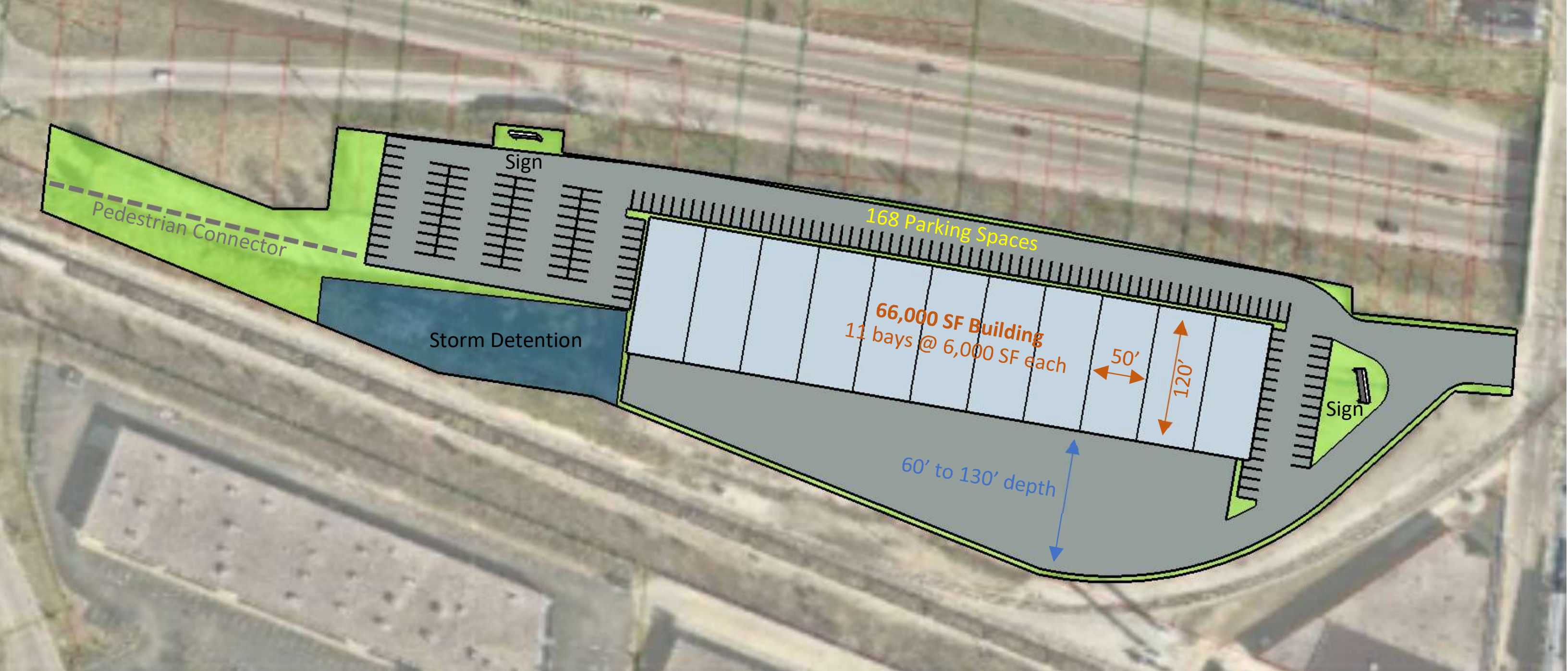
- For lease or for sale
- 5.9 acre site cleared and construction ready
- 75,000 sf Class A office project
- Flex concept opportunity also available - Up to 65,000 SF
- Flexible building design
- Up to 5:1000 parking ratio
- Dominant highway visibility and signage
- Situated at Exit 3 on the Norwood Lateral (OH-562)
- Easy access to I-71 and I-75
- Two-thirds of the Greater Cincinnati market within 10 miles
- Located in Norwood, a center for commerce and industry serving as birthplace and home for over 800 office, manufacturing, service and retail businesses
- Around the corner from the Montgomery Road Business District
- Rich in amenities and resources, Norwood ranked as the #3 suburb in Ohio for young professionals by Niche.com
- Powerful branding opportunities



SAMPLE SITE PLAN

Flex Single-Story Product

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THE LATERAL

Central Location



152,347
AADT

65,975
AADT

562

ON THE
LATERAL



22

16,339
AADT



137,162
AADT

2/3^{rds}

of the Greater Cincinnati
market is within 10 miles
placing nearly

1,000,000

potential clients, customers
and employees within
15 minutes.

THE CITY OF NORWOOD

Keeping Good Company



ON THE LATERAL



Within the past decade, Norwood has emerged as the **hottest new office address** in Greater Cincinnati.

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AREA AMENITIES

Grab a Quick Lunch

Casual Dining Choices Under 2 Miles Away

- 1 Indian Mound Cafe
- 2 Sorrento's Italian Joint
- 3 Taqueria San Marcos
- 4 White Castle
- 5 Lee's Famous Recipe Chicken
- 6 Papa John's Pizza
- 7 Frisch's Big Boy
- 8 LaRosa's Pizza
- 9 Anna's, Bluebird
- 10 Arby's
- 11 McDonald's
- 12 Skyline Chile
- 13 KFC, Taco Bell
- 14 Wendy's
- 15 Jimmy John's, Pizza Hut, Zoup!, Cancun Mexican, Double Dragon II, Chipotle Mexican Grill
- 16 Gordo's Pub & Grill



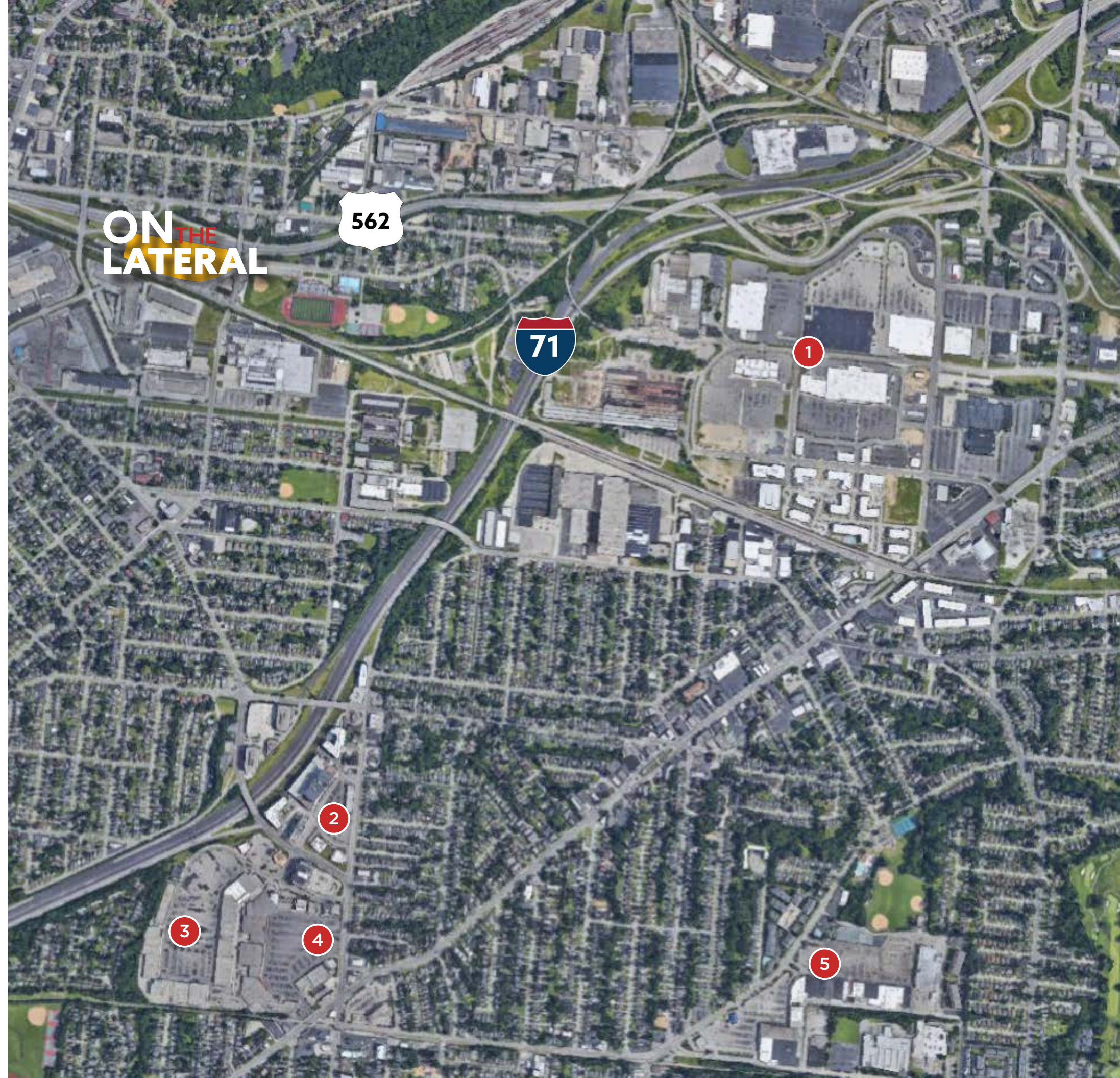
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AREA AMENITIES

World-Class Options Nearby

Wide Range of Destination Retail, Services and Dining

- 1 Oakley Station
- 2 Rookwood Tower
- 3 Rookwood Commons
- 4 Rookwood Pavilion
- 5 Hyde Park Plaza



DEMOGRAPHICS

By the Numbers

2339 Harris Avenue | Norwood, OH 45212

	1 Mile	3 Mile	5 Mile
Estimated Population (2020)	18,665	121,924	277,355
Projected Population (2025)	18,797	124,665	283,496
Estimated Households (2020)	8,756	58,647	128,309
Projected Households (2025)	8,579	58,301	127,910
Est. Avg. Household Income (2020)	\$68,574	\$85,321	\$83,101
Projected Avg. Household Income (2025)	\$84,891	\$108,172	\$103,932
Est. Median Household Income (2020)	\$50,073	\$54,657	\$56,231
Projected Median Household Income (2025)	\$58,398	\$63,193	\$65,143
Median Age	34.5 Years	36.7 Years	35.9 Years

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