

Available

3500 N. Bend Rd.

Cincinnati, OH 45239

Justin Rex

Vice President

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0.44-acre hard corner site available.

Open to Lease/GL/BTS

Colliers

Accelerating success.



Cheviot Rd.

N. Bend Rd.



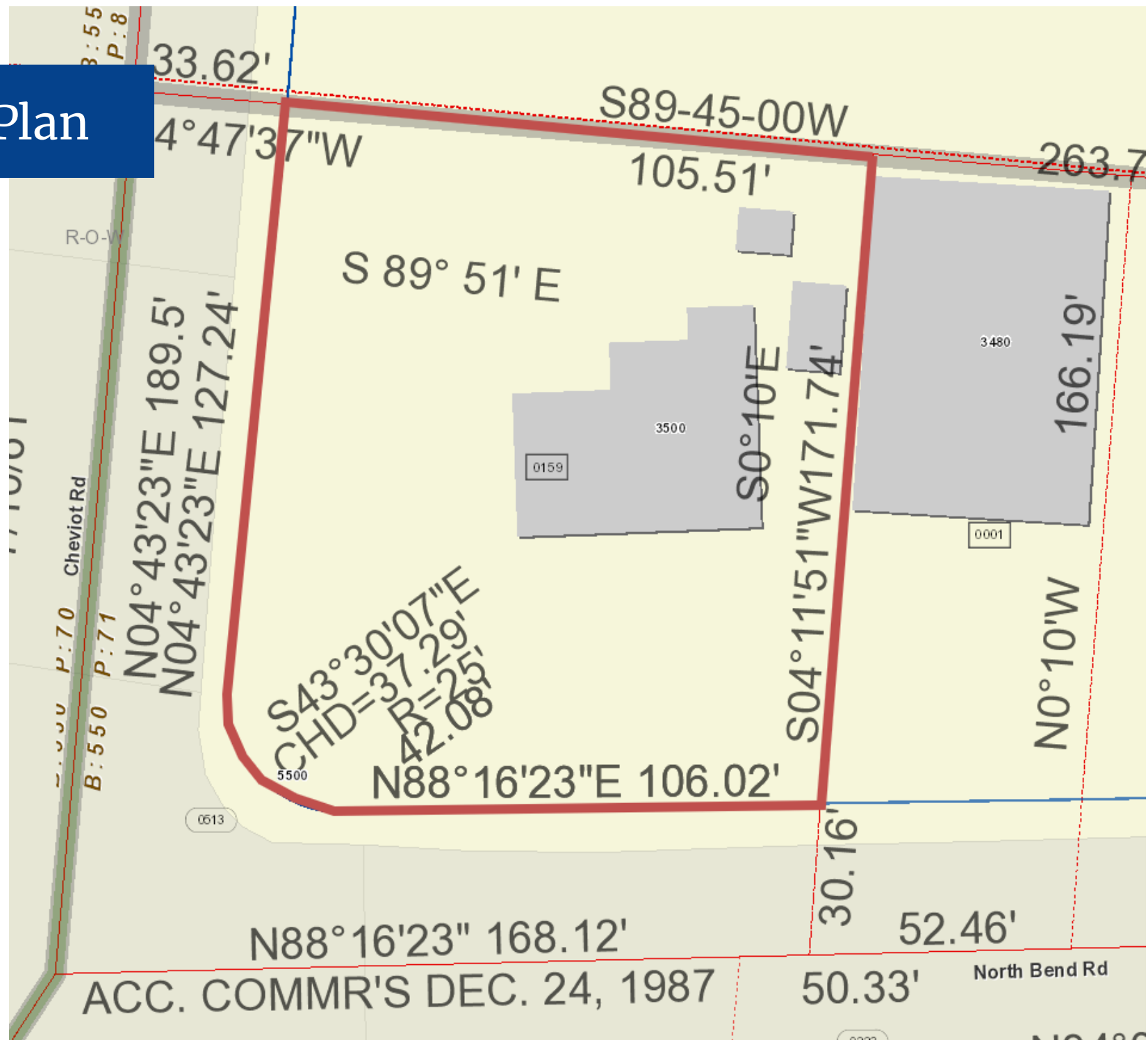
N. Bend Rd.

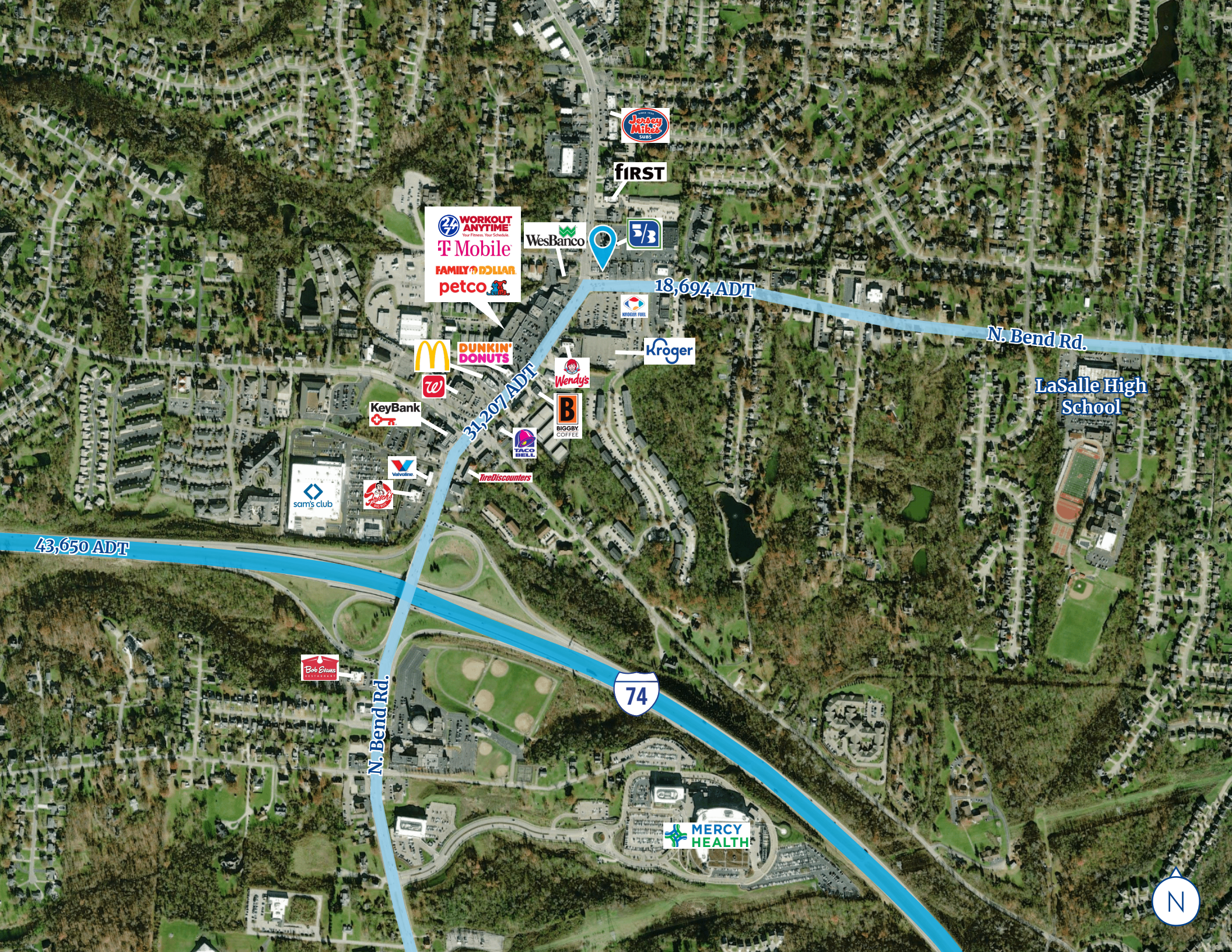


FAMILY DOLLAR

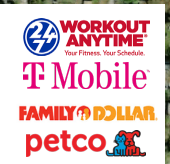


Site Plan





first



18,694 ADT

N. Bend Rd.

LaSalle High School



31,207 ADT

43,650 ADT

N. Bend Rd.





Property Highlights

- Highly visible corner available for lease/ground lease/BTS
- 0.44 acres with 1,761 SF automotive building
- Positioned directly at traffic signal and across from Kroger (with Kroger Fuel)
- Just a ½ mile north of I-74
- Located in densely populated Monfort Heights area (Over 83,000 people in a 3 mile radius)
- Outstanding Traffic Counts:
 - 31,207 ADT – N. Bend (N/S)
 - 18,694 ADT (E/W)

Contact Us:

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Demographics

