

HARRISON CENTER  
**10553 HARRISON AVE.**  
HARRISON, OH

**Gordmans**  
bigger deals, smaller prices

ONE EAST FOURTH STREET, SUITE 500, CINCINNATI, OH 45202  
**513.241.2300**





**ADDRESS:** 10553 Harrison Avenue  
Harrison, OH 45030

**FOR LEASE:** 2,800 SF (40x70' former medical space), 8,000 SF (80x100')  
**\$12-16/SF NNN \$2**

Possible Gordman's anchor space **21,000 SF** (110x178' plus single dock area)  
**\$9.50/SF NNN \$2**

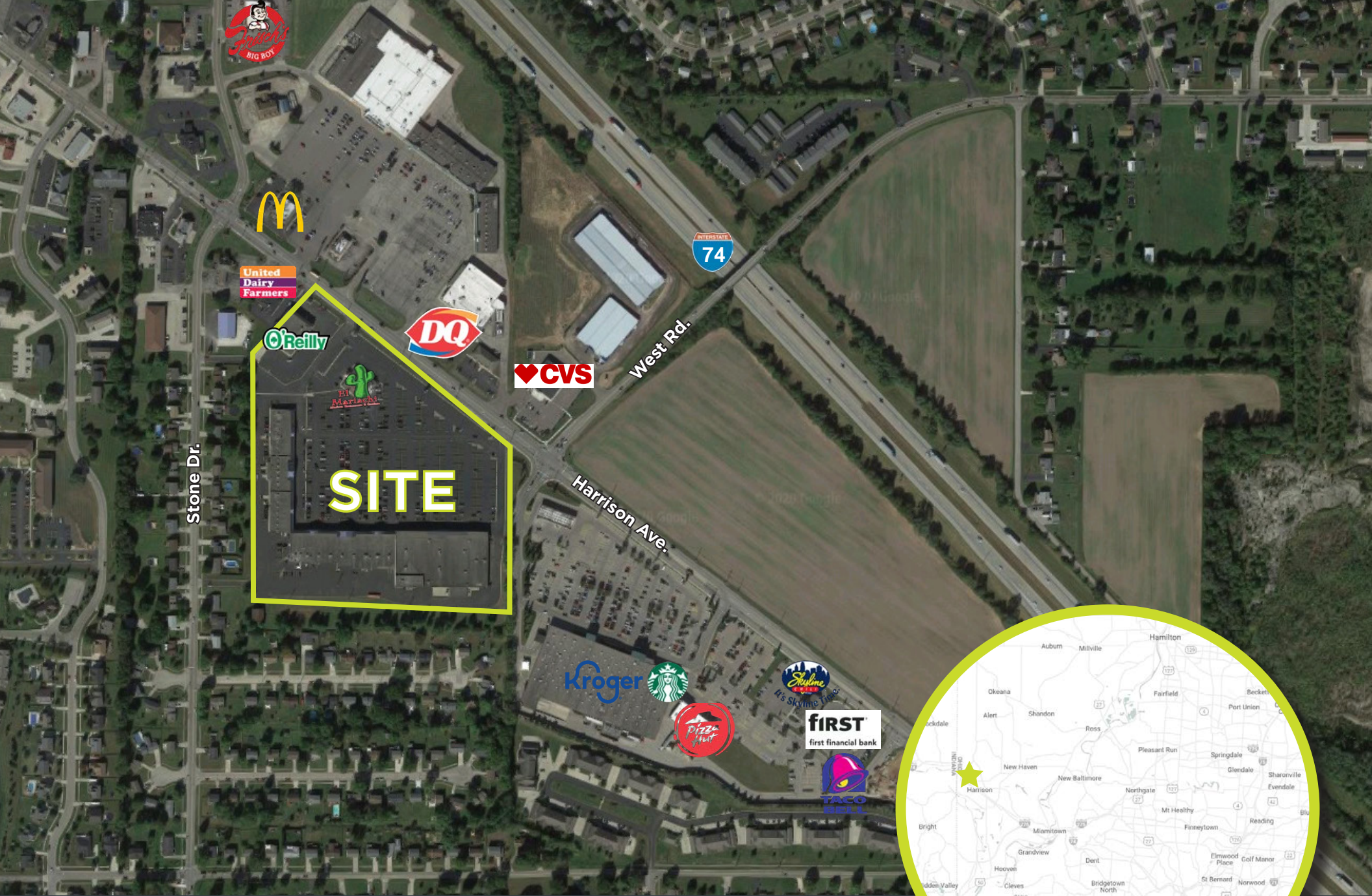
(Stage Stores - Gordman's is in bankruptcy and will probably close this store by August 2020)

- ▶ Dunham's / Gordman's anchored center
- ▶ Adjacent to new Kroger Supercenter
- ▶ Traffic light entrance, great visibility and plenty of parking
- ▶ Growing Harrison market
- ▶ Pylon signage
- ▶ Seeking retail, medical or office users

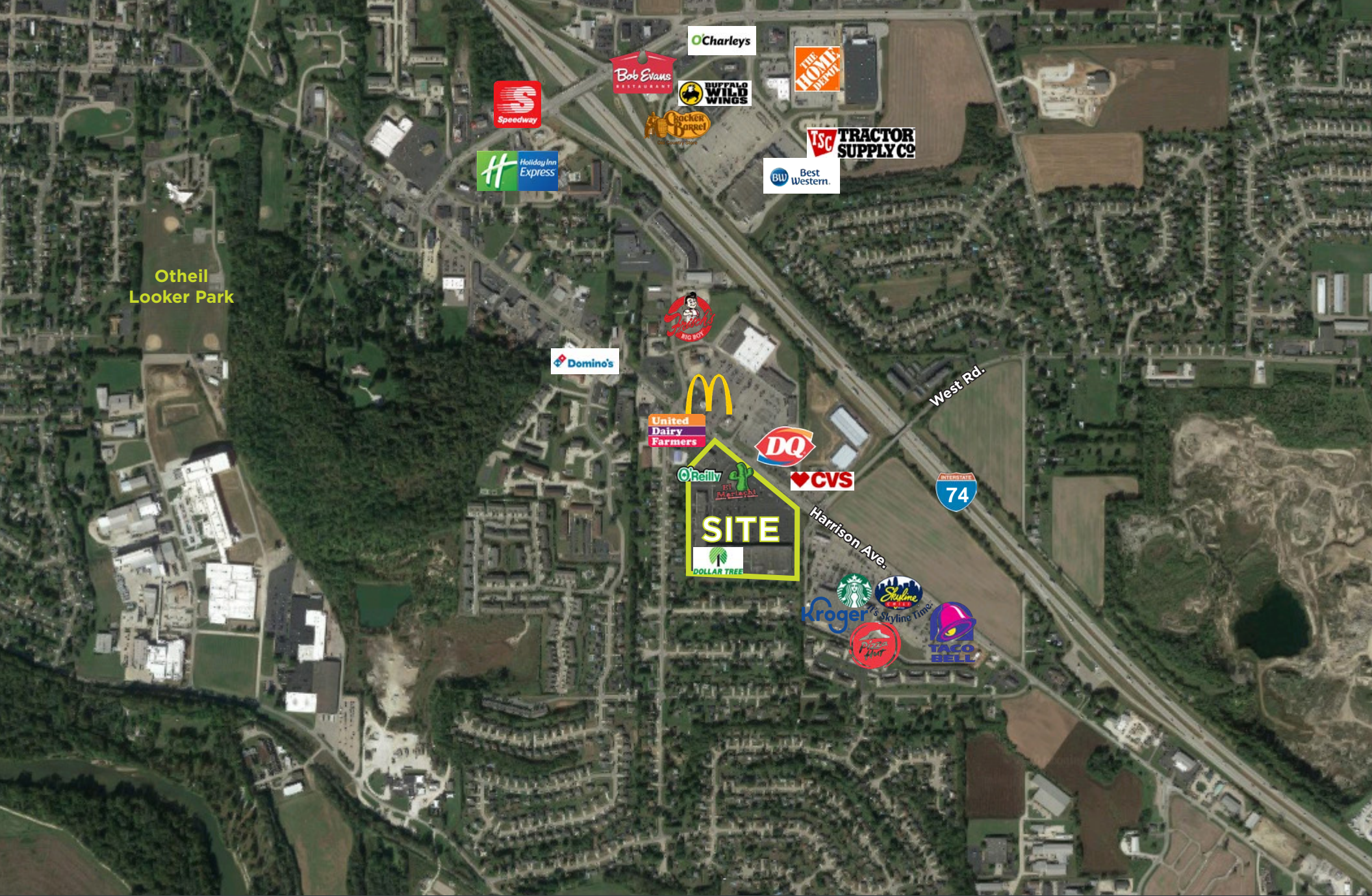
**TRAFFIC COUNTS:**

- ▶ West Rd N of Harrison Ave = 7,879 AADT in 2017
- ▶ Harrison Ave E of West Rd = 14,842 AADT in 2006

# FEATURES



# LOCATION



# AERIAL



**Gordmans**  
PROBABLY AVAILABLE  
21,000 SF  
110x178'

**Dunham's SPORTS**

Harrison Pet Center

AVAILABLE  
8,000 SF  
80x100'

AVAILABLE  
8,000 SF  
80x100'

DOLLAR GENERAL  
ONCE AGAIN BOUTIQUE

**Chandler's**  
hanger-bistro

Triumphant Baptist Church

AVAILABLE  
2,800 SF  
40x70'

boost

**SIBBY CLINE**

SHERWIN WILLIAMS

Wurster Builders

Harrison BMW

Harrison Nails

Chiropractor

Happy Garden Chinese

Sassy Hair Salon

Hearing Solutions

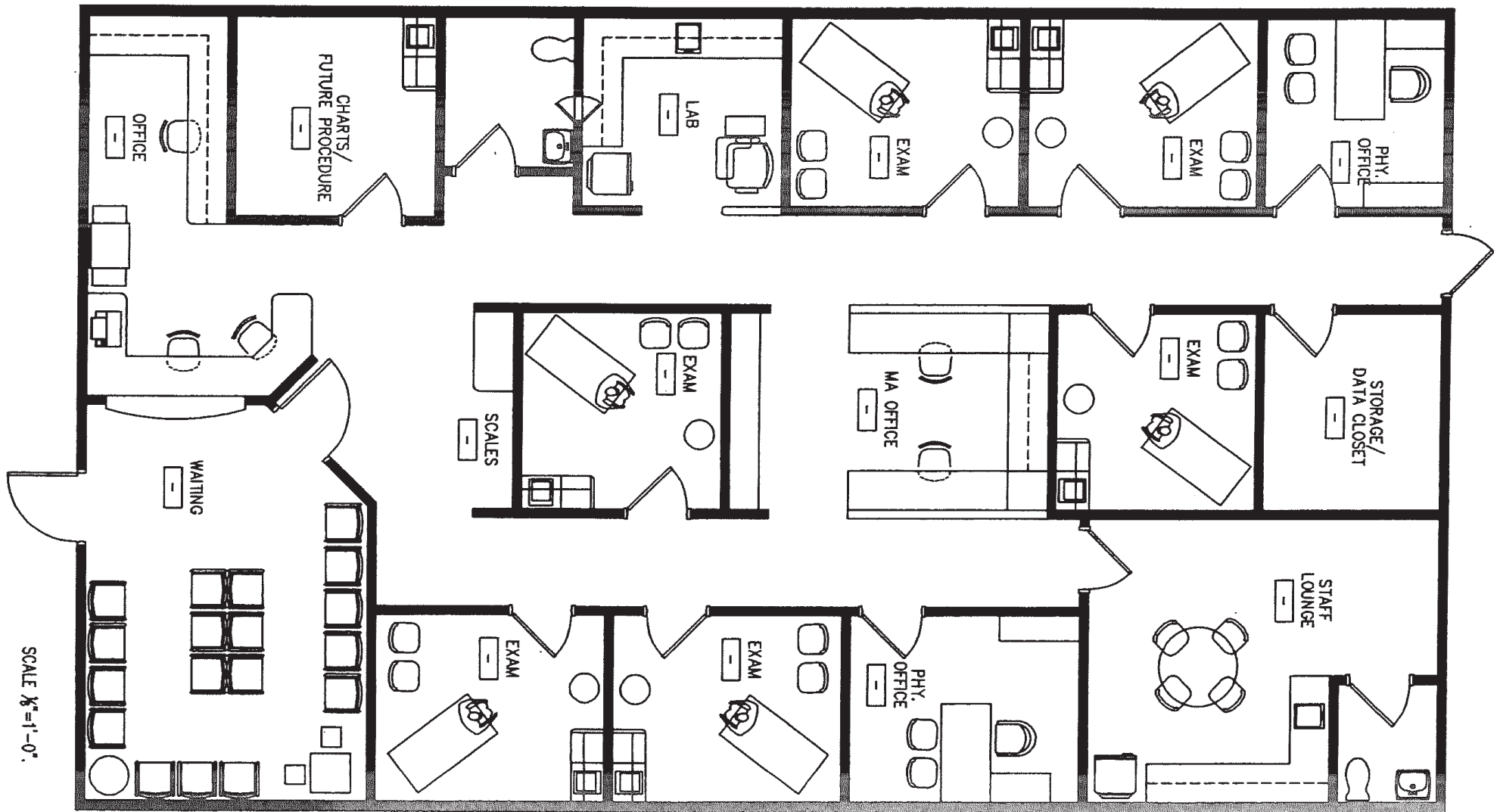
**McDonald's**

Pylon Sign

**O'Reilly**  
AUTO PARTS

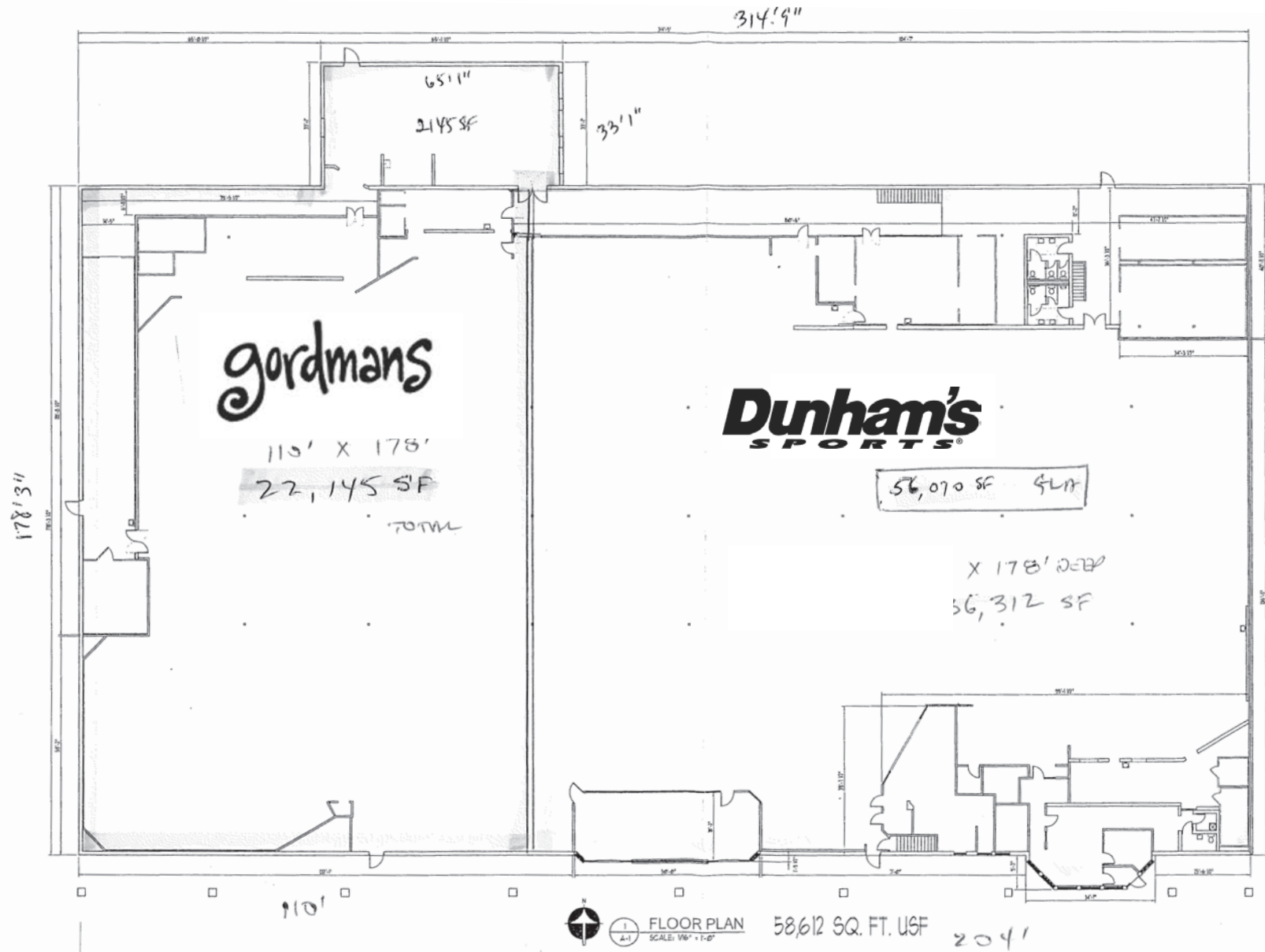
Harrison Ave.

# LAYOUT



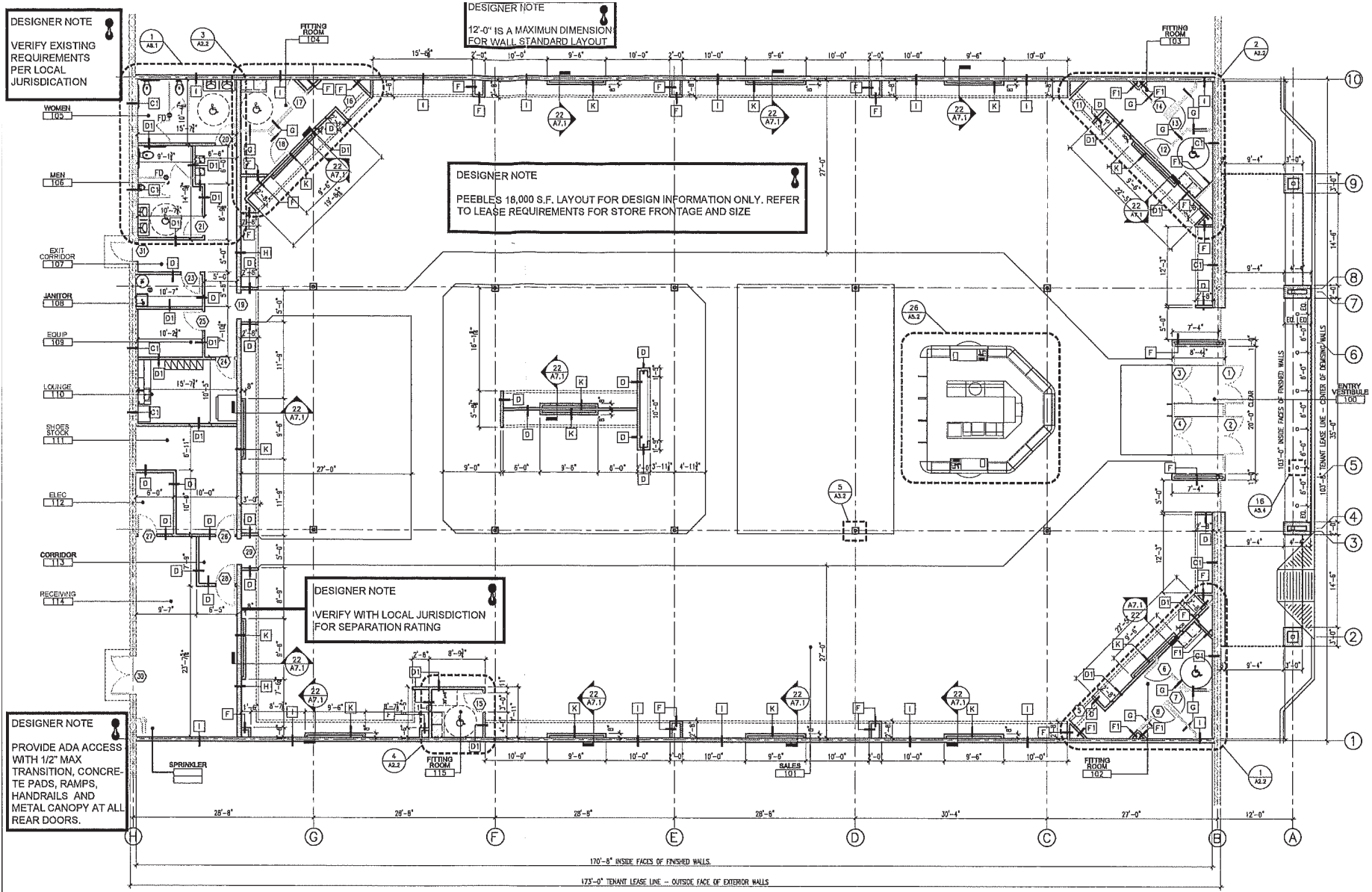
**FORMER MERCY MEDICAL SPACE: 40x70' - 2,800 SF**

# LAYOUT



**GORDMANS AND DUNHAM'S SPACE**

# LAYOUT



**GORDMANS SPACE: 110x178' plus single dock area**

# LAYOUT

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	4,676	13,493	25,196
2010 Population	6,095	15,429	27,592
2019 Population	6,288	16,452	29,130
2024 Population	6,368	16,726	29,754
2000-2010 Annual Rate	2.69%	1.35%	0.91%
2010-2019 Annual Rate	0.35%	0.72%	0.60%
2019-2024 Annual Rate	0.25%	0.33%	0.42%
2019 Male Population	3,105	8,099	14,411
2019 Female Population	3,183	8,354	14,719
2019 Median Age	37.4	39.9	41.6

RACE AND ETHNICITY	1 MILE	3 MILE	5 MILE
2019 White Alone	97.2%	97.9%	97.9%
2019 Black Alone	0.3%	0.3%	0.3%
2019 American Indian/Native Alaskan Alone	0.2%	0.2%	0.2%
2019 Asian Alone	0.6%	0.5%	0.4%
2019 Pacific Islander Alone	0%	0%	0%
2019 Other Race	0.3%	0.4%	0.6%
2019 Two or More Races	0.7%	0.7%	0.8%
2019 Hispanic Origin (Any Race)	1%	1.1%	1.2%

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Households	1,666	4,986	9,024
2010 Households	2,305	5,972	10,432
2019 Households	2,411	6,411	11,142
2024 Households	2,448	6,565	11,417
2000-2010 Annual Rate	3.30%	1.82%	1.46%
2010-2019 Annual Rate	0.50%	0.79%	0.73%
2019-2024 Annual Rate	0.31%	0.48%	0.49%
2019 Average Household Size	2.61	2.55	2.60

MEDIAN HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
2019 Median Household Income	\$73,008	\$68,458	\$71,719
2024 Median Household Income	\$86,050	\$80,283	\$81,954
2019-2024 Annual Rate	3.34%	3.24%	2.7%

AVERAGE HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
2019 Average Household Income	\$81,412	\$81,631	\$85,552
2024 Average Household Income	\$95,030	\$94,876	\$98,151
2019-2024 Annual Rate	3.14%	3.05%	2.79%

PER CAPITA INCOME	1 MILE	3 MILE	5 MILE
2019 Per Capita Income	\$31,025	\$32,006	\$32,833
2024 Per Capita Income	\$36,302	\$37,300	\$37,786
2019-2024 Annual Rate	3.19%	3.11%	2.85%

HOUSING	1 MILE	3 MILE	5 MILE
2000 Total Housing Units	1,757	5,256	9,459
2000 Owner Occupied Housing Units	71.7%	75.4%	79.1%
2000 Renter Occupied Housing Units	23.1%	19.5%	16.3%
2000 Vacant Housing Units	5.2%	5.1%	4.6%
2010 Total Housing Units	2,479	6,475	11,249
2010 Owner Occupied Housing Units	70.5%	70.4%	74.5%
2010 Renter Occupied Housing Units	22.5%	21.8%	18.2%
2010 Vacant Housing Units	7.0%	7.8%	7.3%
2019 Total Housing Units	2,503	6,839	11,729
2019 Owner Occupied Housing Units	73.3%	71.9%	76.3%
2019 Renter Occupied Housing Units	23.0%	22.3%	18.7%
2019 Vacant Housing Units	3.7%	5.8%	5.0%
2024 Total Housing Units	2,546	6,983	12,041
2024 Owner Occupied Housing Units	74.9%	73.2%	77.2%
2024 Renter Occupied Housing Units	21.3%	20.9%	17.6%
2024 Vacant Housing Units	3.8%	6.0%	5.2%

**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.

May 28, 2020

# DEMOGRAPHICS



**FOR FURTHER INFORMATION, PLEASE CONTACT:**

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