

Office/Retail Space for Lease

Western Hills



Spaces front busy Glenway Avenue with great visibility and strong demographics. Great Co-Tenancy within the center. Perfect for small business owners looking for a new location.

FEATURES

- 1,176 SF former Damon Tax Services
- 5 large offices throughout and storage in the rear
- Large parking lot in front of the entrance to the office
- Fronts busy Glenway Ave. with great visibility
- Strong demographics in the surrounding area
- Perfect for small business or retailer looking for a new location
- Tenant pays security, gas & electric, phone and internet
- Great for retail, doctors, staffing, attorney/law office, (no daycare or hair salons)
- Lease rate: \$14.00 SF Gross (No additional NNN charges)

LOCATION

6568 Glenway Avenue
Western Hills, OH 45211

<u>Demographics:</u>	<u>1 mile</u>	<u>3 mile</u>	<u>5 mile</u>
Population:	14,733	86,497	207,172
Households:	6,195	36,069	83,110
Avg. HH Income:	\$62,357	\$71,252	\$67,389

Traffic Count:

Glenway Avenue at Surrey Avenue = 30,976 2018

CONTACT

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513/769-2518

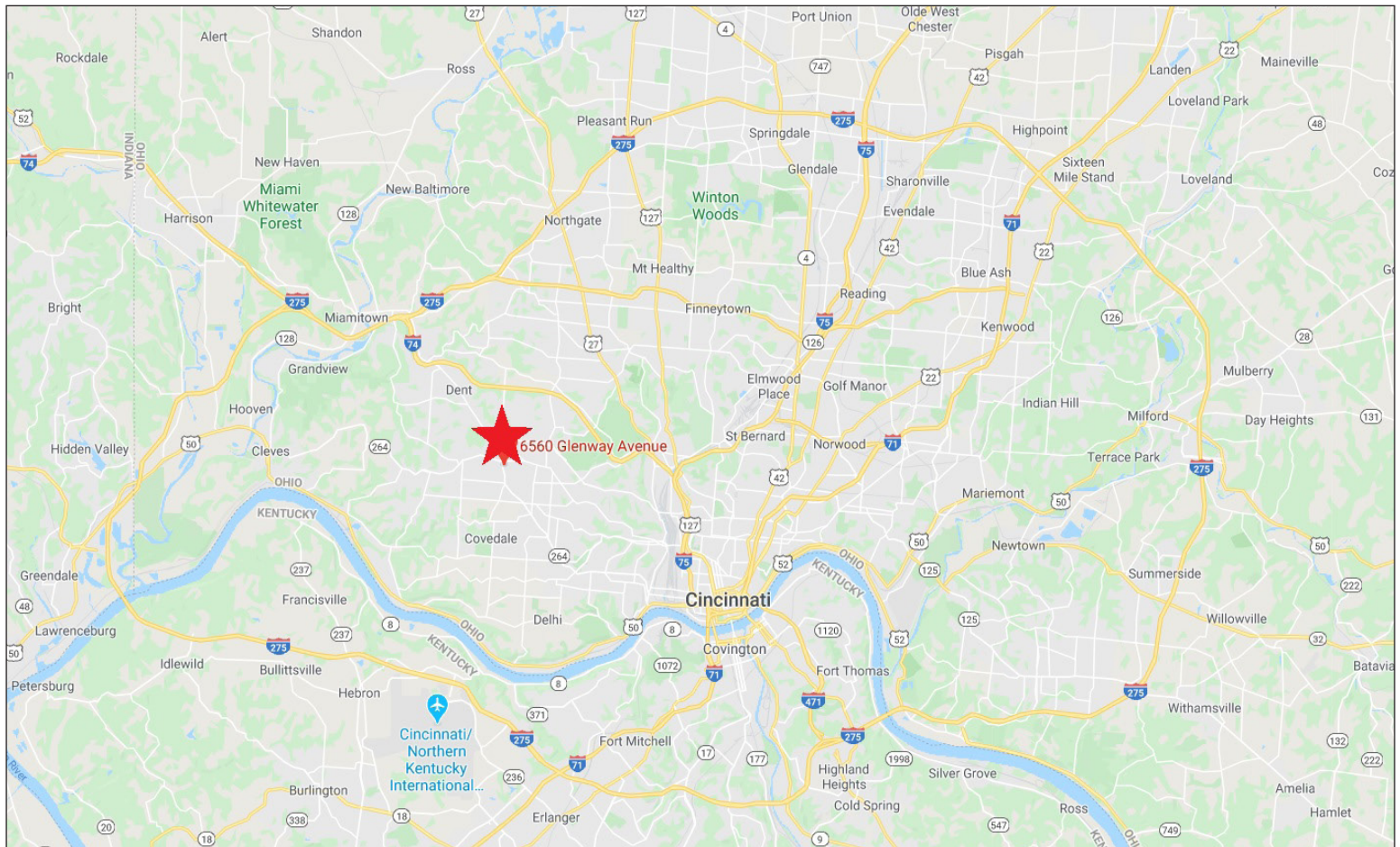
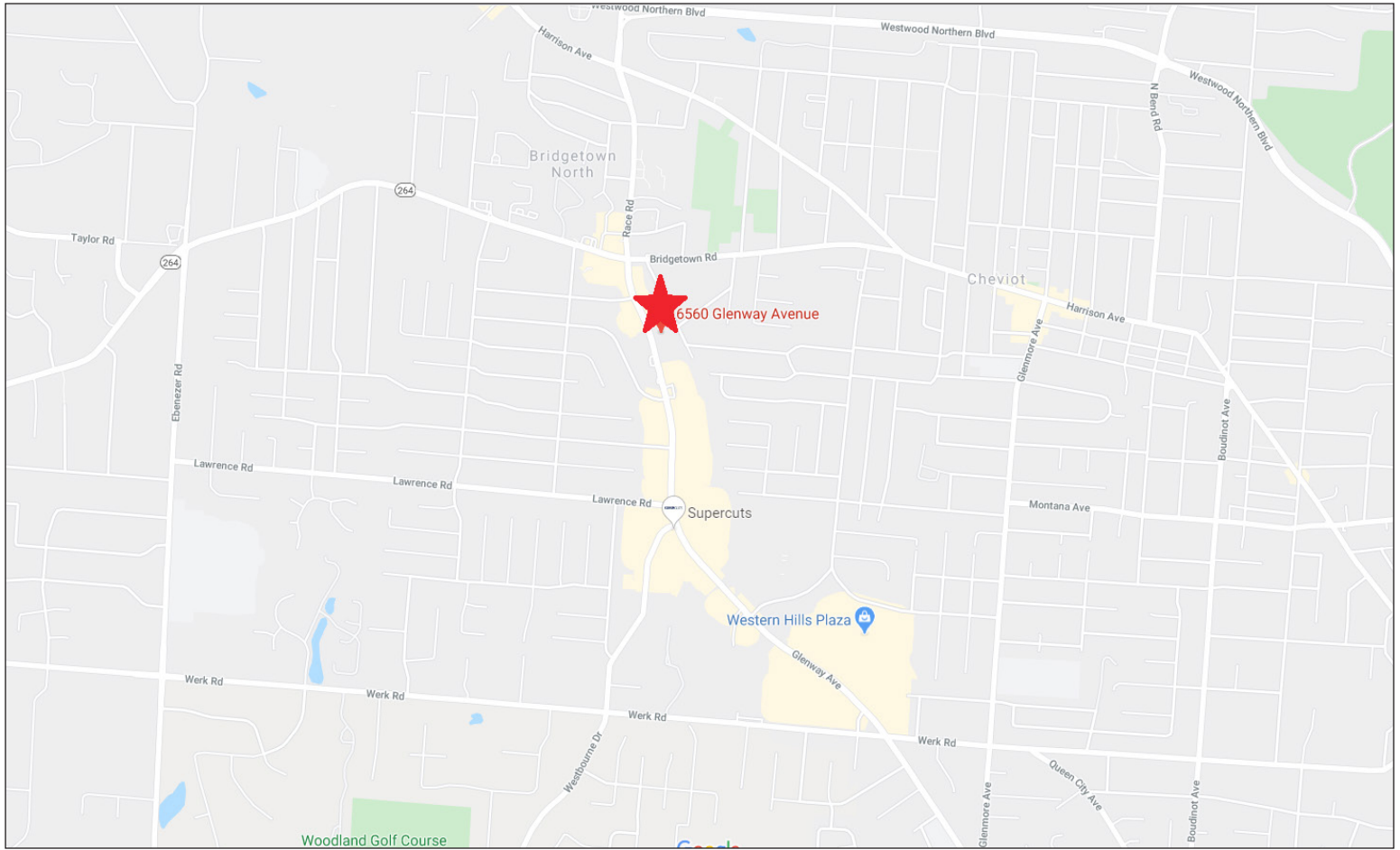


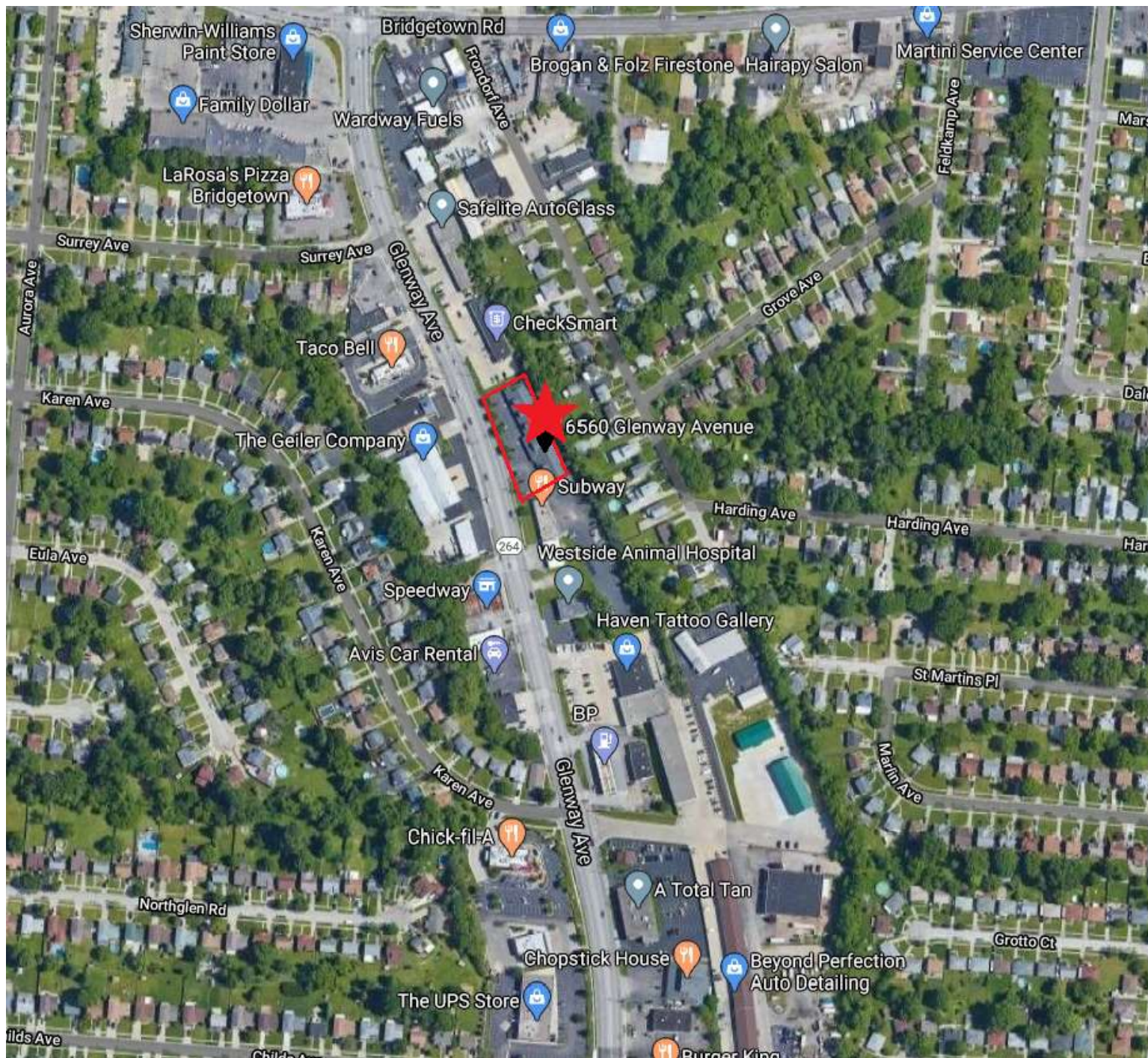
COMMERCIAL REAL ESTATE SERVICES

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9902 Carver Road, Sycamore Office Park, Suite 105, Cincinnati, Ohio 45242

6560-6564 Glenway Avenue



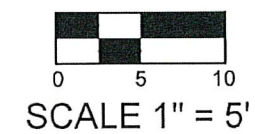
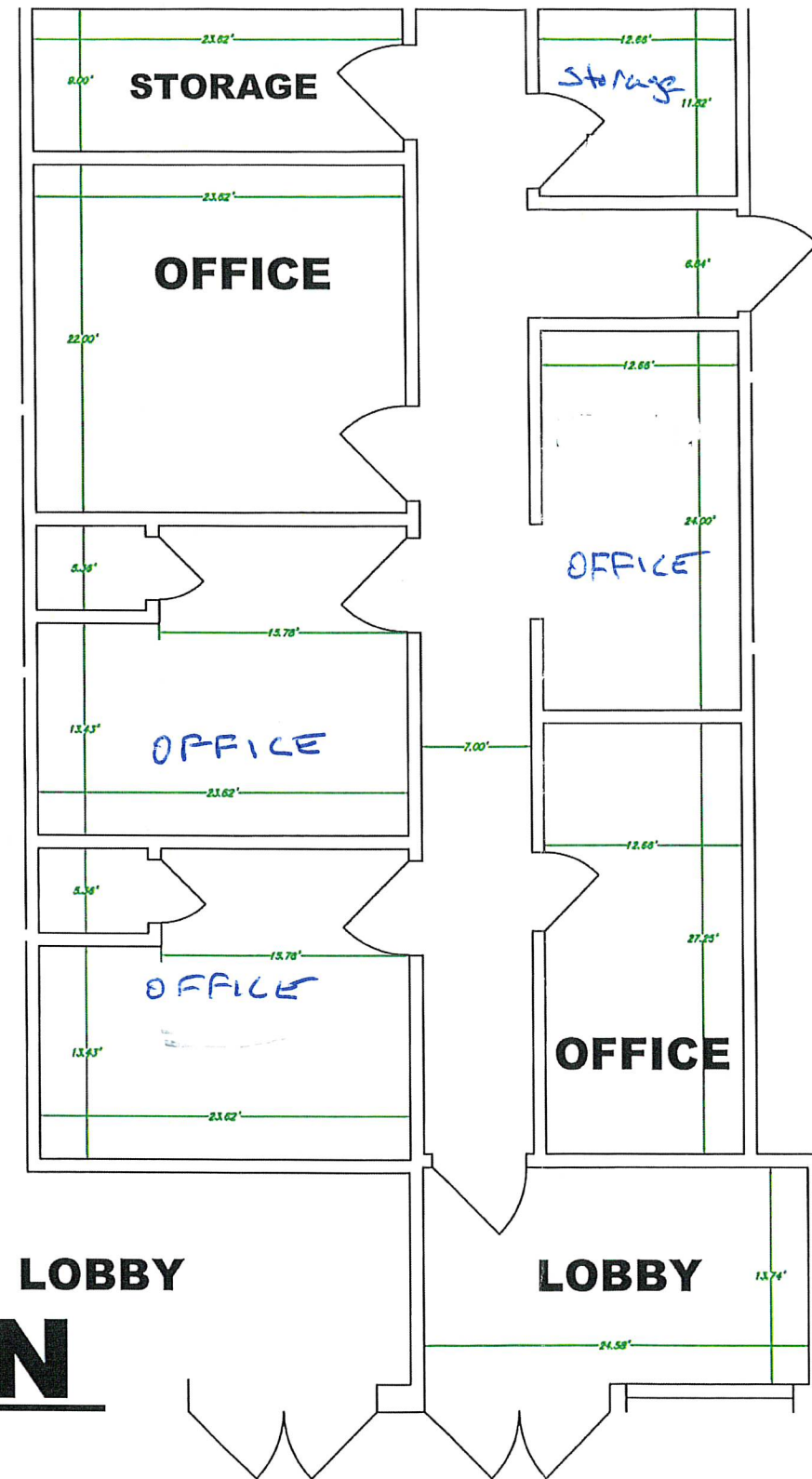


FLOOR PLAN

SCALE 1"=5'

LOBBY

LOBBY



Designed T. MEISTER 02/20 Drawn T. MEISTER 02/20 Checked BOBBY 02/20		6560-6564_GLENWAY_AVE. BRIDGETOWN, OHIO_45211 HAMILTON_COUNTY		Approved _____ Date _____ Title _____ Job _____ Class _____	
REVISIONS Description Date		FORD DEVELOPMENT CORPORATION FLOOR_PLAN R,J&F_LTD. 6562-Glenway Ave. 65-68 45211			
File No. 1		Drawing No. 6560-6564_GLENWAY.DWG			
Sheet 1 of 1					

Demographic Summary Report

6558-6572 Glenway Ave, Cincinnati, OH 45211

Building Type: **General Retail**

Total Available: **0 SF**

Secondary: -

% Leased: **100%**

GLA: **12,170 SF**

Rent/SF/Yr: -

Year Built: -



Radius	1 Mile		3 Mile		5 Mile	
Population						
2024 Projection	14,736		86,506		208,235	
2019 Estimate	14,733		86,497		207,172	
2010 Census	15,241		89,478		208,853	
Growth 2019 - 2024	0.02%		0.01%		0.51%	
Growth 2010 - 2019	-3.33%		-3.33%		-0.80%	
2019 Population by Hispanic Origin	249		1,741		5,601	
2019 Population	14,733		86,497		207,172	
White	13,602	92.32%	68,454	79.14%	149,519	72.17%
Black	715	4.85%	14,953	17.29%	49,551	23.92%
Am. Indian & Alaskan	19	0.13%	136	0.16%	496	0.24%
Asian	118	0.80%	1,172	1.35%	2,626	1.27%
Hawaiian & Pacific Island	4	0.03%	72	0.08%	321	0.15%
Other	274	1.86%	1,710	1.98%	4,658	2.25%
U.S. Armed Forces	0		0		20	
Households						
2024 Projection	6,199		36,065		83,466	
2019 Estimate	6,195		36,069		83,110	
2010 Census	6,404		37,444		84,352	
Growth 2019 - 2024	0.06%		-0.01%		0.43%	
Growth 2010 - 2019	-3.26%		-3.67%		-1.47%	
Owner Occupied	4,298	69.38%	23,683	65.66%	50,629	60.92%
Renter Occupied	1,897	30.62%	12,386	34.34%	32,481	39.08%
2019 Households by HH Income	6,196		36,071		83,108	
Income: <\$25,000	1,204	19.43%	8,209	22.76%	22,316	26.85%
Income: \$25,000 - \$50,000	1,707	27.55%	8,818	24.45%	19,578	23.56%
Income: \$50,000 - \$75,000	1,346	21.72%	6,458	17.90%	14,430	17.36%
Income: \$75,000 - \$100,000	1,079	17.41%	5,000	13.86%	10,243	12.32%
Income: \$100,000 - \$125,000	360	5.81%	2,543	7.05%	5,707	6.87%
Income: \$125,000 - \$150,000	306	4.94%	2,072	5.74%	4,181	5.03%
Income: \$150,000 - \$200,000	130	2.10%	1,491	4.13%	3,746	4.51%
Income: \$200,000+	64	1.03%	1,480	4.10%	2,907	3.50%
2019 Avg Household Income	\$62,357		\$71,252		\$67,389	
2019 Med Household Income	\$53,450		\$53,605		\$49,547	



The Following Information Has Been Prepared By The Everest Group
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3/11/2020