

FOR SALE OR LEASE

4497-4499 Harrison Avenue Cincinnati, OH 45211



**0.923+ AC
3,040 SF
AVAILABLE**

WILD MIKE'S
PERMANENT POSSESSION

envy Salons
SIBCY CLINE
Little Caesars
Esther Price
The Cheesecake

CareFirst Urgent Care

Guardian SAVINGS BANK

RACE RD

HARRISON AVE

23,832 CPD's

27,355 CPD

Land | 0.923+ Acres

- Great Retail Corner Opportunity! Green Twp. / Hamilton Co.
- .923+ Acre Pad - Busy Corner of Harrison & Race
- Potential for Additional Acreage - All Utilities
- 3,040 sf Building on Premises
- Strong Traffic (27,355+); Strong Population (3 mi- 78,959)



DEMOGRAPHICS		
STATS	POPULATION	AVG. HH INCOME
1 MILE	12,830	\$82,174
3 MILES	78,959	\$84,580
5 MILES	212,544	\$80,096

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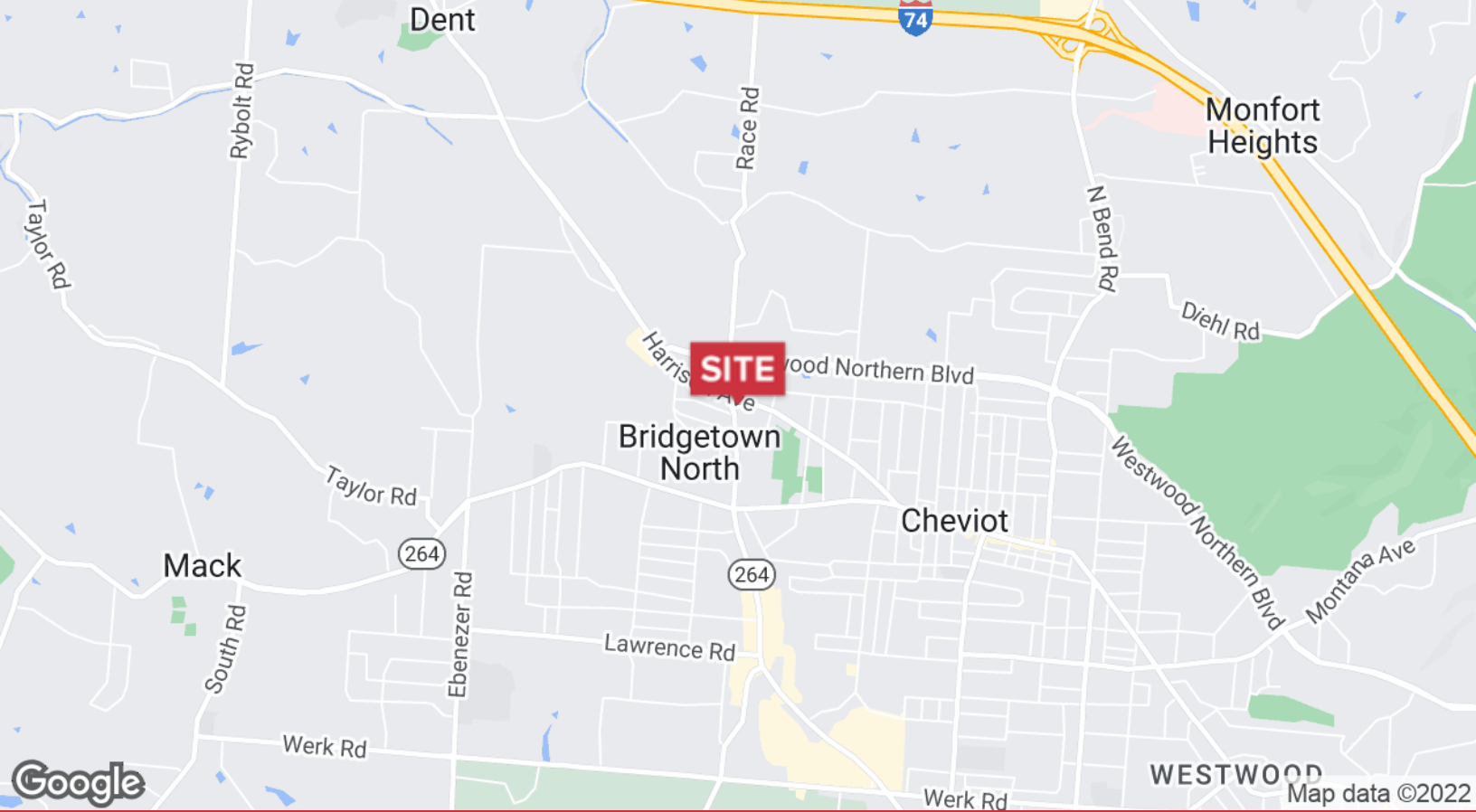
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NABergman

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Summary Profile

2010-2020 Census, 2022 Estimates with 2027 Projections
Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 39.1637/-84.6293

4497 Harrison Ave Cincinnati, OH 45211	1 mi radius	3 mi radius	5 mi radius
Population			
2022 Estimated Population	13,235	83,294	211,980
2027 Projected Population	13,354	83,484	213,475
2020 Census Population	13,384	84,170	213,224
2010 Census Population	13,008	81,259	208,354
Projected Annual Growth 2022 to 2027	0.2%	-	0.1%
Historical Annual Growth 2010 to 2022	0.1%	0.2%	0.1%
2022 Median Age	37.0	38.2	36.7
Households			
2022 Estimated Households	5,672	35,665	87,254
2027 Projected Households	5,652	35,304	86,822
2020 Census Households	5,710	35,869	87,373
2010 Census Households	5,454	34,345	84,733
Projected Annual Growth 2022 to 2027	-	-0.2%	-
Historical Annual Growth 2010 to 2022	0.3%	0.3%	0.2%
Income			
2022 Estimated Average Household Income	\$73,223	\$80,080	\$79,229
2022 Estimated Median Household Income	\$64,534	\$65,991	\$63,951
2022 Estimated Per Capita Income	\$31,472	\$34,368	\$32,722
Education (Age 25+)			
2022 Estimated Elementary (Grade Level 0 to 8)	1.8%	1.9%	2.7%
2022 Estimated Some High School (Grade Level 9 to 11)	4.9%	4.7%	5.7%
2022 Estimated High School Graduate	34.8%	30.6%	30.9%
2022 Estimated Some College	20.0%	18.3%	19.2%
2022 Estimated Associates Degree Only	11.0%	9.3%	9.0%
2022 Estimated Bachelors Degree Only	17.5%	22.8%	21.5%
2022 Estimated Graduate Degree	10.0%	12.3%	11.1%
Business			
2022 Estimated Total Businesses	504	2,309	4,927
2022 Estimated Total Employees	4,565	20,183	49,657
2022 Estimated Employee Population per Business	9.1	8.7	10.1
2022 Estimated Residential Population per Business	26.3	36.1	43.0

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