



Morgan Busam – REALTOR®
Nat Comisar – Nat Comisar Group
Executive Sales Vice President

COMMERCIAL: FOR SALE OR LEASE

3425-A GLENMORE AVENUE
CHEVIOT, OHIO 45211



MORGAN BUSAM NAT COMISAR
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PRESENTING: 3415-A GLENMORE AVENUE – MLS# 1841146

BEAUTIFULLY RENOVATED COMMERCIAL PROPERTY – TURNKEY OPPORTUNITY

This fully updated commercial building is ready for immediate use, offering a rare turnkey opportunity with premium upgrades throughout. Major improvements include a new roof, updated electrical and plumbing, and new HVAC and water heater (2022) for reliable, efficient operation. The interior features 2 full bathrooms, a half bath, a modern kitchen, washer and dryer, and a Ring security system for added peace of mind. Enjoy a fenced outdoor space, a small patio, and potential for up to 8 additional parking spots. Currently configured as a single-tenant building on its own parcel, this property offers flexible future use potential.

Zoned for Daycare. Agent is related to the seller. Seller is a licensed agent.



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All information is believed to be accurate but not guaranteed. 



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CHEVIOT

Cheviot was founded in 1818 by John Craig and became a city in 1932. The name Cheviot derives from the Cheviot Tavern built in 1800.

Cheviot is located on a high plateau and is known for its scenic beauty and timeless character. It began as a pleasant community of unpretentious prosperity. The conservative living habits of its residents are reflected in the simple but solid character of their homes, and the meticulous manner in which they have been preserved. One- and two-family houses are situated on shaded avenues with well-kept lawns, and a look of fresh paint is everywhere. Cheviot is a stable oasis in a fast-changing world. People of all ages are attracted by the simple quality of life and homes that range from fine, older properties that have been smartly updated, to charming Colonial and English Tudor styles.

Transportation

Queen City Metro Bus service provides very good public transportation to and from Cheviot. There are several main auto routes to the downtown area which is only 15 minutes away. It is conveniently located near I-74, I-75 and I-275.

Hospitals

An urgent care facility is located at the corner of Harrison and Race. There are also outpatient facilities for Christ Hospital and Children's Medical Center close by. Mercy Health West Hospital is approximately 15 minutes away. Other Cincinnati hospitals including The University Hospital, Good Samaritan Hospital, The Christ Hospital and Children's Hospital Medical Center are within 20 minutes of the area.

Shopping

There are convenient neighborhood shopping areas near Cheviot. At the southwest edge of Cheviot is the Western Hills Plaza offering a wide variety of stores. Cheviot has several local restaurants and pubs to enjoy.

Recreation

A yearly tradition in Cheviot is the Harvest Home Parade and Fair. Held the weekend after Labor Day, this event is the true marker of the beginning of fall to many west-siders. Marking their seating spaces the evening before the parade, thousands of spectators line the streets to greet the floats and other parade participants. This annual community reunion has been dubbed "the biggest little fair and parade in Ohio" and features more than 200 units in 10 divisions in a procession that includes marching bands, antique cars and clowns. Following the parade, the fair opens for the weekend with games, livestock and rides held at the Harvest Home Park.

The Bicentennial Splash Park is located at Harvest Home Park providing cool fun throughout the warmer months. A community swimming pool is also located in Harvest Home Park.

The Cheviot Memorial Fieldhouse has basketball and volleyball facilities as well as a meeting hall. Nearby athletic fields are available for baseball, football and soccer.

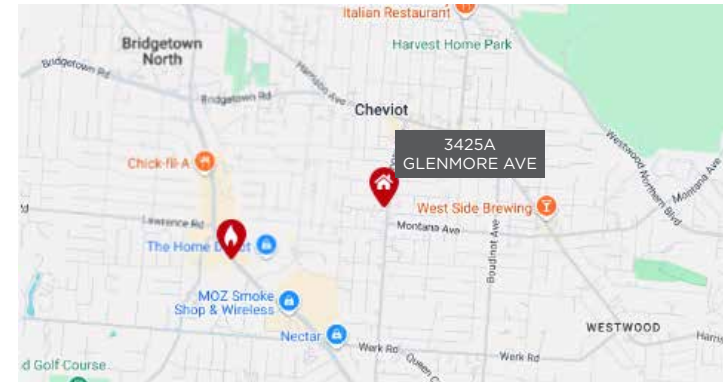


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DEMOGRAPHICS



Map courtesy of Google

Radius	1 Mile	3 Mile	5 Mile
Population			
2029 Projection	18,103	98,343	229,624
2024 Estimate	18,509	99,472	231,355
2020 Census	19,934	101,696	231,873
Growth 2024 - 2029	-2.19%	-1.13%	-0.75%
Growth 2020 - 2024	-7.15%	-2.19%	-0.22%
Households			
2029 Projection	8,113	40,743	94,997
2024 Estimate	8,309	41,243	95,789
2020 Census	9,022	42,334	96,391
Growth 2024 - 2029	-2.36%	-1.21%	-0.83%
Growth 2020 - 2024	-7.90%	-2.58%	-0.62%
Owner Occupied	4,184 –50.36%	22,031–53.42%	50,718–52.95%
Renter Occupied	4,125–49.64%	19,213–46.58%	45,07–47.05%
2024 Households by HH Income			
Income: <\$25,000	2,129–25.62%	10,388–25.19%	25,034–26.13%
Income: \$25,000 - \$50,000	2,258–27.18%	9,846–23.87%	20,957–21.88%
Income: \$50,000 - \$75,000	1,379–16.60%	6,928–16.80%	15,638–16.33%
Income: \$75,000 - \$100,000	915–11.01%	4,265–10.34%	10,389–10.85%
Income: \$100,000 - \$125,000	755–9.09%	3,689–8.94%	9,057–9.46%
Income: \$125,000 - \$150,000	416–5.01%	2,534–6.14%	5,476–5.72%
Income: \$150,000 - \$200,000	251–3.02%	1,626–3.94%	4,391–4.58%
Income: \$200,000+	206–2.48%	1,965–4.76%	4,846–5.06%
2024 Avg Household Income	\$63,886	\$71,796 \$	73,323
2024 Med Household Income	\$47,637	\$51,354	\$53,001



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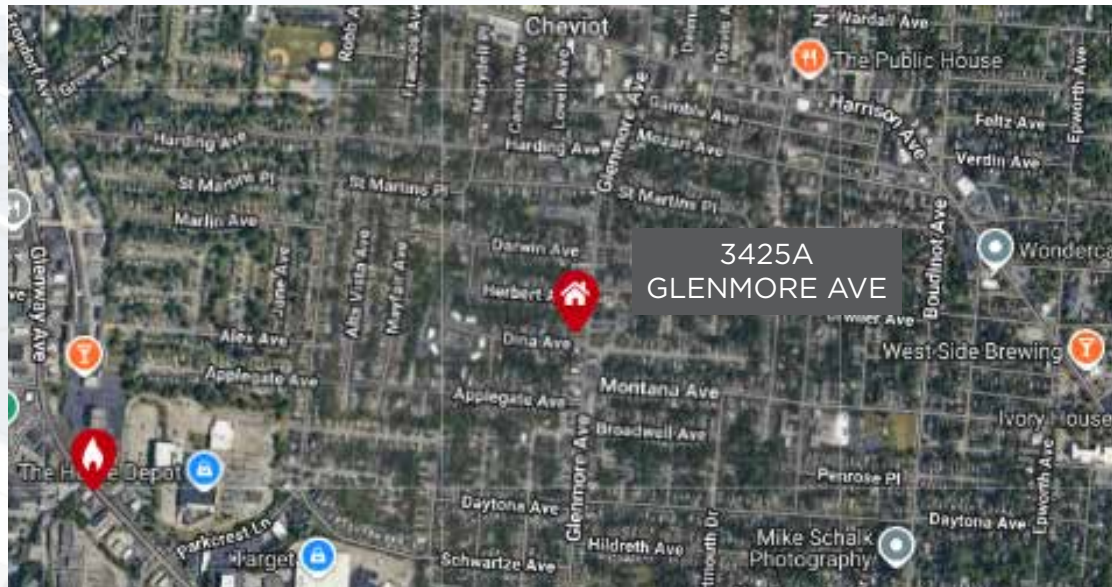
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