







4227 Bridgetown Road, Cincinnati, OH 45211

PROPERTY HIGHLIGHTS

-  2nd Generation Restaurant Property w. Drive Thru
-  Valuable Monument Signage Available
-  Abundant On-Site Parking
-  Close Proximity to a Variety of Retailers & Restaurants
-  Traffic Counts - 11,886 ADT Bridgetown Road

DEMOGRAPHICS

<u>Year 2025</u>	<u>One Mile</u>	<u>Three Mile</u>	<u>Five Mile</u>
Estimated Population	17,893	89,981	224,865
Median Income	\$62,512	\$68,800	\$68,574
Average HH Income	\$75,160	\$90,361	\$89,952
Daytime Population	6,523	31,640	97,922



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[CLICK HERE TO VIEW OUR OTHER LISTINGS!](#)



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WESTERN HILLS PLAZA

- TARGET
- rue21
- COSMO PROF
- GNC LIVE WELL
- TJ-maxx
- Bath & Body Works
- PETSMART
- CITY G.E.R.R.
- Michaels
- DOLLAR TREE
- Foot Locker
- tropical CAFE
- OLD NAVY
- Sleep & Outfitter
- Buff City Soap
- OUTBACK STEAKHOUSE
- PIADI



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OnSite
Retail Group



11,886 ADT '25

Bridgetown Rd

Bridgetown Rd

Bridgetown Rd

Available
5,183 SF/1.36 AC



Frances Ave

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Summary Profile

2010-2020 Census, 2025 Estimates with 2030 Projections
 Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 39.1578/-84.6199

4227 Bridgetown Rd Cincinnati, OH 45211	1 mi radius	3 mi radius	5 mi radius
Population			
2025 Estimated Population	17,893	89,981	224,865
2030 Projected Population	17,297	87,269	219,753
2020 Census Population	18,082	90,686	224,186
2010 Census Population	17,579	88,408	220,693
Projected Annual Growth 2025 to 2030	-0.7%	-0.6%	-0.5%
Historical Annual Growth 2010 to 2025	0.1%	0.1%	0.1%
2025 Median Age	36.9	38.6	37.7
Households			
2025 Estimated Households	7,865	38,395	93,183
2030 Projected Households	7,653	37,422	91,468
2020 Census Households	7,982	38,601	92,135
2010 Census Households	7,678	37,341	89,840
Projected Annual Growth 2025 to 2030	-0.5%	-0.5%	-0.4%
Historical Annual Growth 2010 to 2025	0.2%	0.2%	0.2%
Race and Ethnicity			
2025 Estimated White	74.1%	64.8%	63.9%
2025 Estimated Black or African American	19.6%	28.6%	28.1%
2025 Estimated Asian or Pacific Islander	0.8%	1.3%	1.6%
2025 Estimated American Indian or Native Alaskan	0.2%	0.1%	0.2%
2025 Estimated Other Races	5.4%	5.1%	6.1%
2025 Estimated Hispanic	3.5%	3.6%	4.7%
Income			
2025 Estimated Average Household Income	\$75,160	\$90,361	\$89,952
2025 Estimated Median Household Income	\$62,512	\$68,800	\$68,574
2025 Estimated Per Capita Income	\$33,153	\$38,655	\$37,405
Education (Age 25+)			
2025 Estimated Elementary (Grade Level 0 to 8)	1.7%	2.3%	2.7%
2025 Estimated Some High School (Grade Level 9 to 11)	5.7%	5.7%	5.8%
2025 Estimated High School Graduate	31.6%	28.6%	29.8%
2025 Estimated Some College	19.1%	18.6%	18.6%
2025 Estimated Associates Degree Only	11.9%	11.2%	10.0%
2025 Estimated Bachelors Degree Only	22.3%	21.8%	21.2%
2025 Estimated Graduate Degree	7.6%	11.8%	11.9%
Business			
2025 Estimated Total Businesses	760	2,422	5,782
2025 Estimated Total Employees	5,394	18,738	50,493
2025 Estimated Employee Population per Business	7.1	7.7	8.7
2025 Estimated Residential Population per Business	23.5	37.2	38.9

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