

RETAIL SPACE FOR LEASE **MARIEMONT PROMENADE**

7201 Wooster Pike, Cincinnati, OH 45227



**CONFIDENTIAL - BUSINESS
STILL OPERATING**

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**LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES

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RETAIL SPACE FOR LEASE

MARIEMONT PROMENADE

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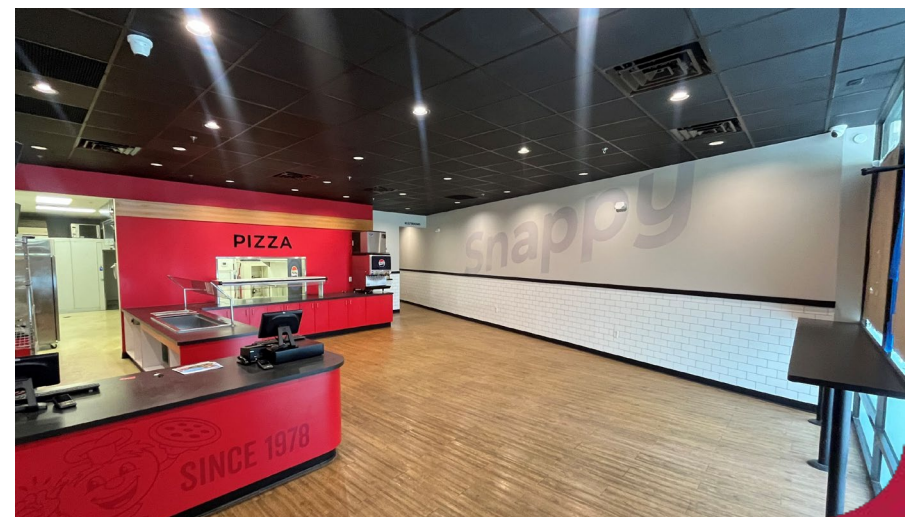
FOR LEASE: 1,300 SF & 1,938 SF | \$22.00 PSF + \$5.00 NNN

3,350 SF | \$18 PSF + \$5.00 NNN

- 1,938 SF: in-line, former restaurant
- 3,350 SF: endcap space
- 1,300 SF: in-line (still operating)
- Co-tenants include Ace Hardware, Anytime Fitness, Tri-Health, Mango Tree and Magic Wok
- Direct traffic light access to Wooster Pike
- Abundant parking
- Upscale market with very strong rush hour traffic
- Walking distance to all of Mariemont and Mariemont schools

TRAFFIC COUNTS:

- Wooster Pike 20,527 VPD

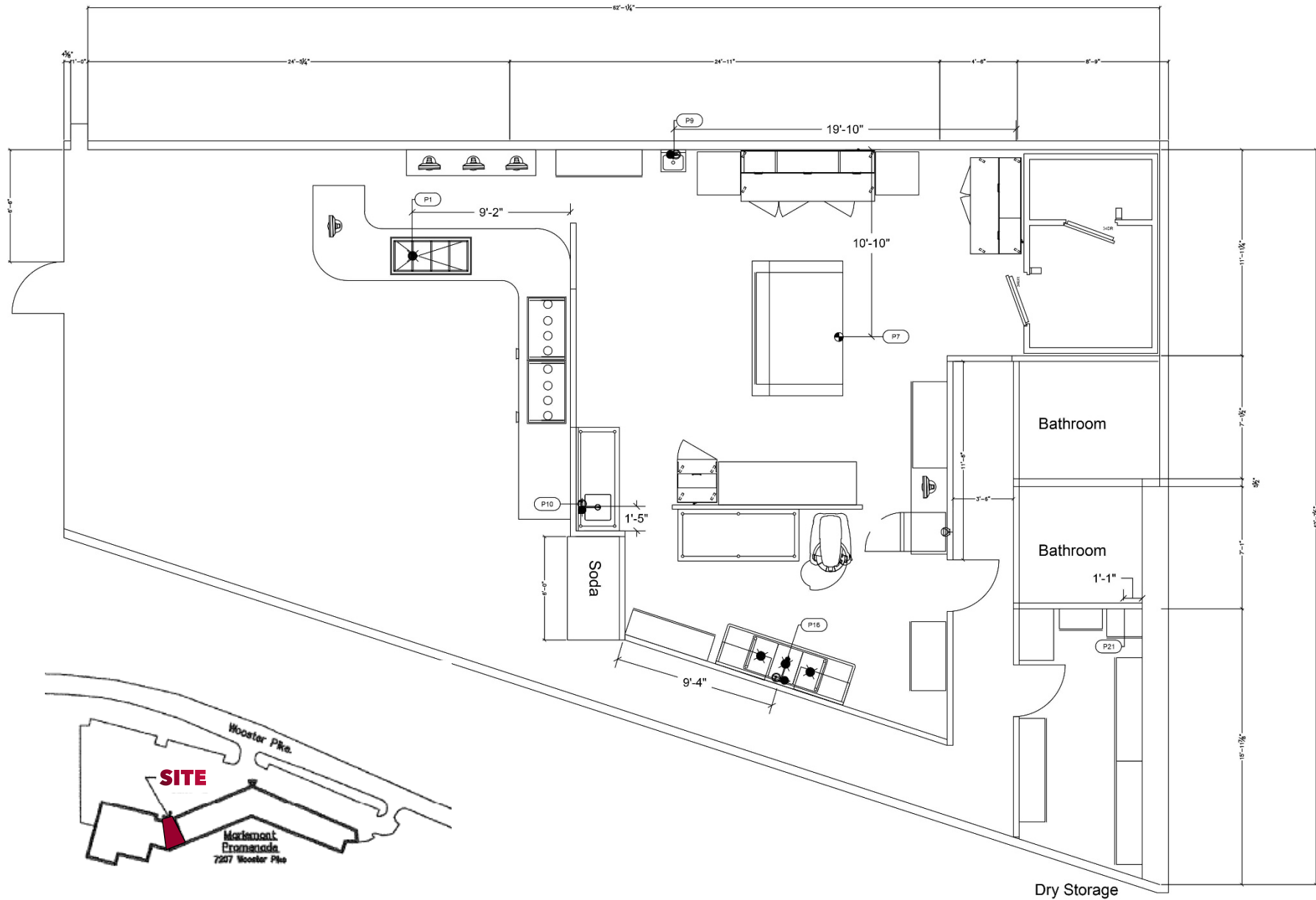


3,350 SF | \$18 PSF + \$5.00 NNN



RESTAURANT SPACE FOR LEASE

1,938 SF | \$22.00 PSF + \$5.00 NNN



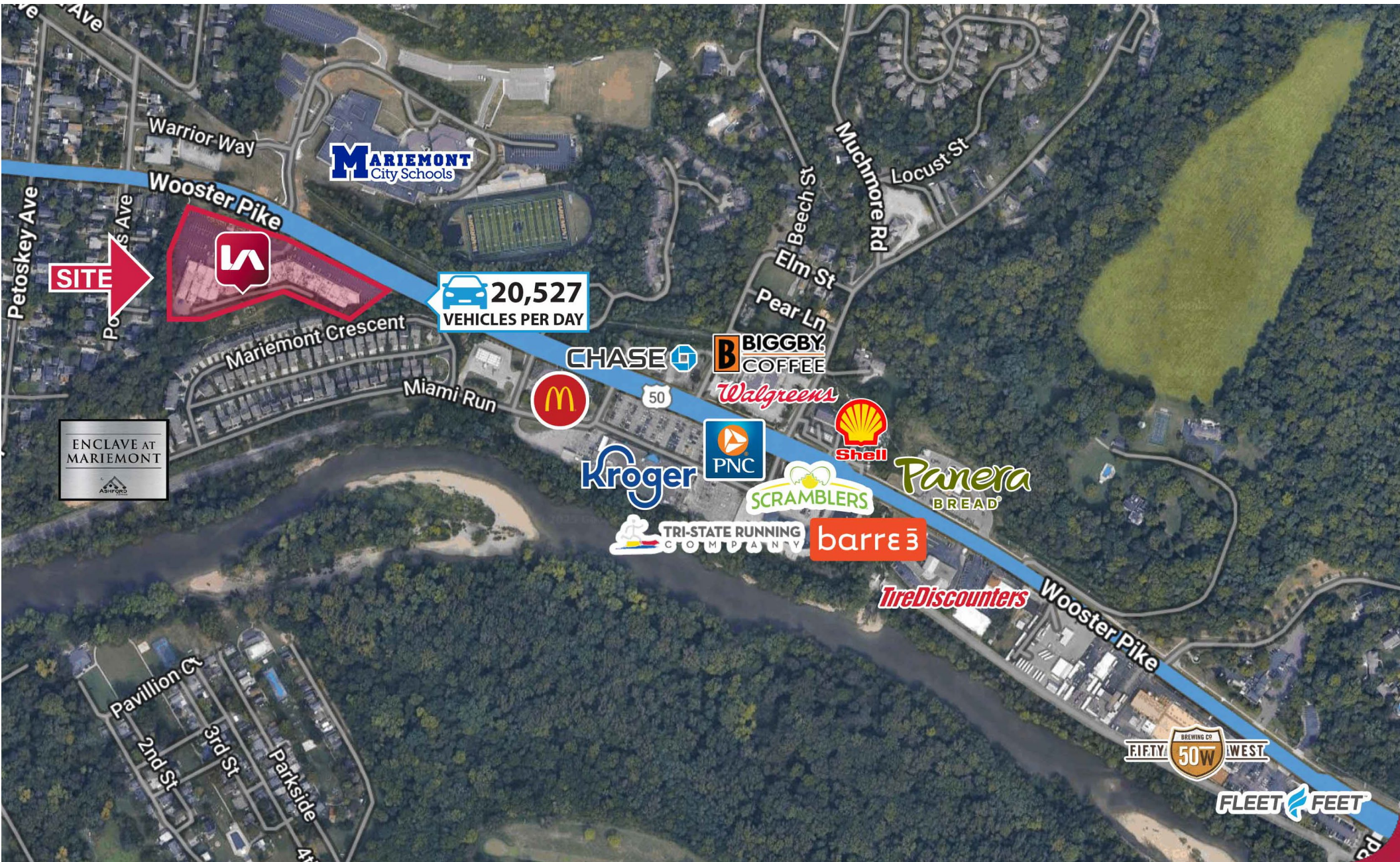
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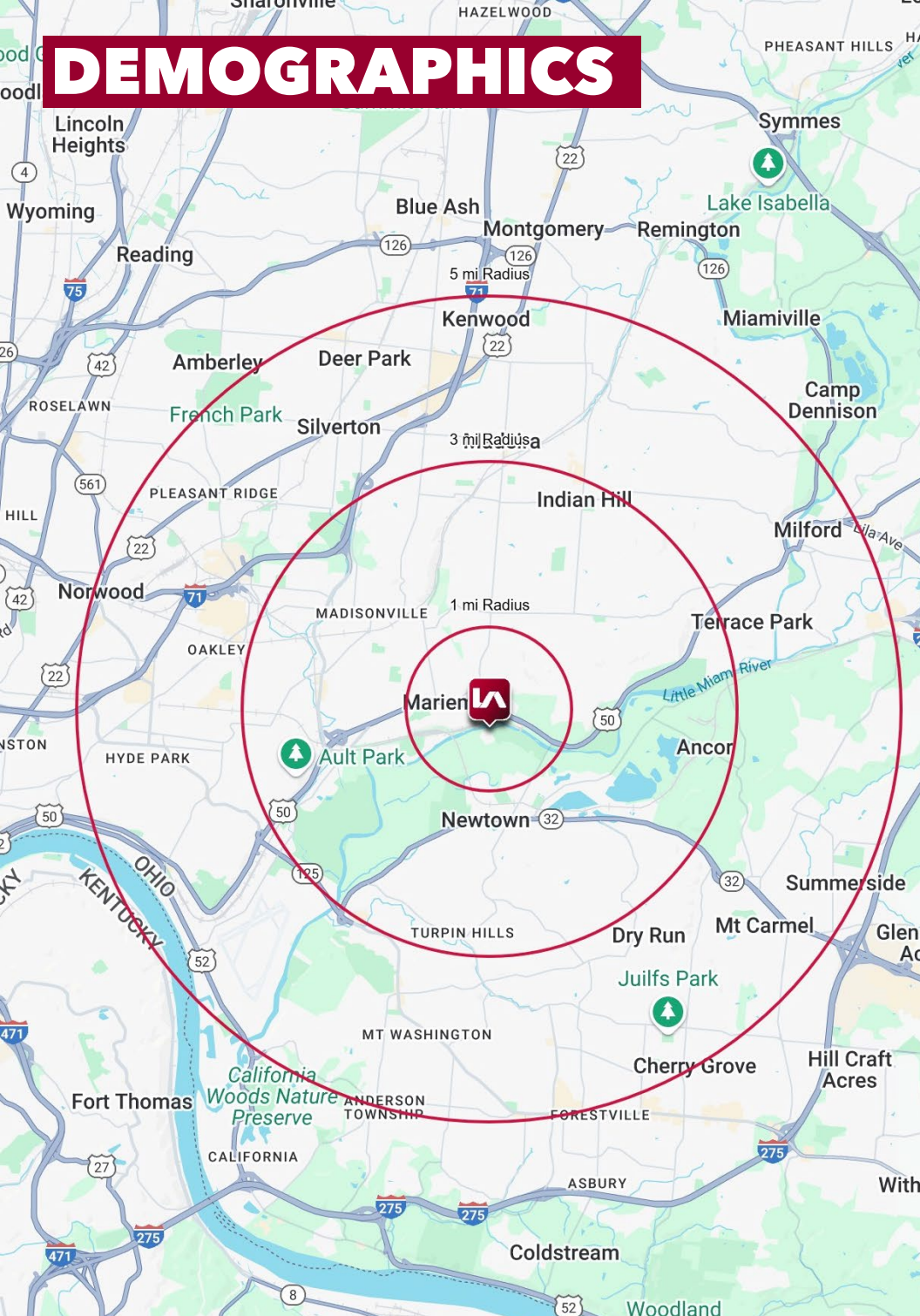


RETAIL SPACE FOR LEASE

MARIEMONT PROMENADE



DEMOGRAPHICS



	1 MI RADIUS	3 MI RADIUS	5 MI RADIUS
POPULATION^S			
2025 Estimated Population	5,766	42,312	171,101
2030 Projected Population	5,687	42,358	168,876
2020 Census Population	5,736	41,797	172,747
2010 Census Population	5,574	39,220	165,302
Projected Annual Growth 2025 to 2030	-0.3%	-	-0.3%
Historical Annual Growth 2010 to 2025	0.2%	0.5%	0.2%
HOUSEHOLDS			
2025 Estimated Households	2,426	18,333	76,353
2030 Projected Households	2,392	18,518	75,797
2020 Census Households	2,453	17,821	76,760
2010 Census Households	2,436	17,047	73,299
Projected Annual Growth 2025 to 2030	-0.3%	0.2%	-0.1%
Historical Annual Growth 2010 to 2025	-	0.5%	0.3%
AGE²⁸			
2025 Est. Population Under 10 Years	12.6%	12.2%	12.1%
2025 Est. Population 10 to 19 Years	12.7%	12.1%	11.4%
2025 Est. Population 20 to 29 Years	9.9%	12.2%	13.1%
2025 Est. Population 30 to 44 Years	22.3%	21.5%	22.3%
2025 Est. Population 45 to 59 Years	18.1%	16.6%	16.7%
2025 Est. Population 60 to 74 Years	17.3%	17.2%	16.8%
2025 Est. Population 75 Years or Over	7.1%	8.3%	7.5%
2025 Est. Median Age	39.8	39.1	38.3
MARITAL STATUS & GENDER			
2025 Est. Male Population	48.1%	49.5%	49.2%
2025 Est. Female Population	51.9%	50.5%	50.8%
2025 Est. Never Married	27.6%	34.1%	34.2%
2025 Est. Now Married	55.1%	48.7%	47.0%
2025 Est. Separated or Divorced	13.2%	12.2%	13.2%
2025 Est. Widowed	4.1%	5.0%	5.6%
INCOME			
2025 Est. HH Income \$200,000 or More	27.4%	23.4%	19.3%
2025 Est. HH Income \$150,000 to \$199,999	11.3%	11.0%	11.5%
2025 Est. HH Income \$100,000 to \$149,999	13.1%	15.2%	15.6%
2025 Est. HH Income \$75,000 to \$99,999	7.6%	9.3%	10.7%
2025 Est. HH Income \$50,000 to \$74,999	17.5%	16.2%	15.5%
2025 Est. HH Income \$35,000 to \$49,999	9.3%	9.4%	9.2%
2025 Est. HH Income \$25,000 to \$34,999	3.0%	4.1%	5.6%
2025 Est. HH Income \$15,000 to \$24,999	4.8%	4.0%	4.4%
2025 Est. HH Income Under \$15,000	6.0%	7.4%	8.1%
2025 Est. Average Household Income	\$216,230	\$175,482	\$148,929
2025 Est. Median Household Income	\$127,451	\$116,297	\$103,437
2025 Est. Per Capita Income	\$91,070	\$76,231	\$66,587
2025 Est. Total Businesses	299	1,925	7,494
2025 Est. Total Employees	2,574	24,245	88,154