

FORMER CREDIT UNION FOR SALE

3287 Werk Road, Cincinnati, OH 45211

3,483 SF on 0.54 Acres Available For SALE



Property Details:

- Former credit union available in the heart of the Western Hills area of Cincinnati
- Signalized intersection with over 20,000 cars/day
- Curb cuts off both Werk Road and Glenmore Avenue
- Existing drive-through and ATM lanes

Surrounding retailers include:



Demographics:

2024 Estimates	1 Mile	3 Mile	5 Mile
Population	16,518	109,656	224,605
Households	7,443	46,183	94,529
Average Household Income	\$68,998	\$79,035	\$81,080
Total Number of Employees	4,480	19,725	57,931

Traffic Counts:

Inrix 2024	ADT
Werk Road	13,815
Glenmore Road	10,986

Contact: Zachary Schunn

513.489.3343 x5
zschunn@edgegp.com



LET US GIVE YOU AN EDGE



128 East Second Street | Suite B | Covington, KY 41011 | 513.489.3343 | edgegp.com

Information and any imagery is proprietary to Edge Real Estate Group and confidential. Information contained herein has been obtained from sources deemed reliable, but is not guaranteed and is subject to change.

FORMER CREDIT UNION FOR SALE

3287 Werk Road, Cincinnati, OH 45211



Market Aerial

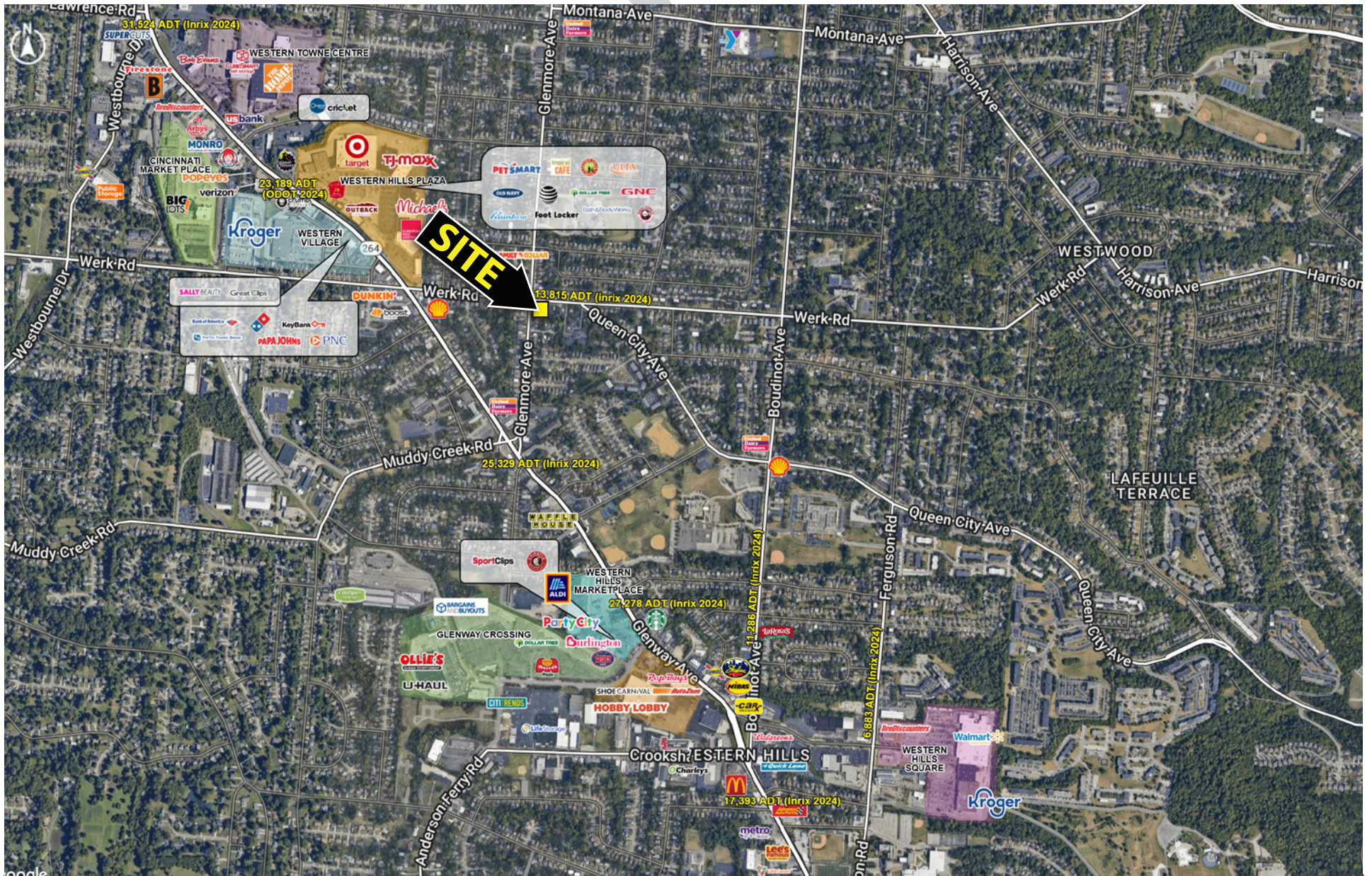


128 East Second Street | Suite B | Covington, KY 41011 | 513.489.3343 | edgegp.com

Information and any imagery is proprietary to Edge Real Estate Group and confidential. Information contained herein has been obtained from sources deemed reliable, but is not guaranteed and is subject to change.

FORMER CREDIT UNION FOR SALE
3287 Werk Road, Cincinnati, OH 45211

Overview Aerial

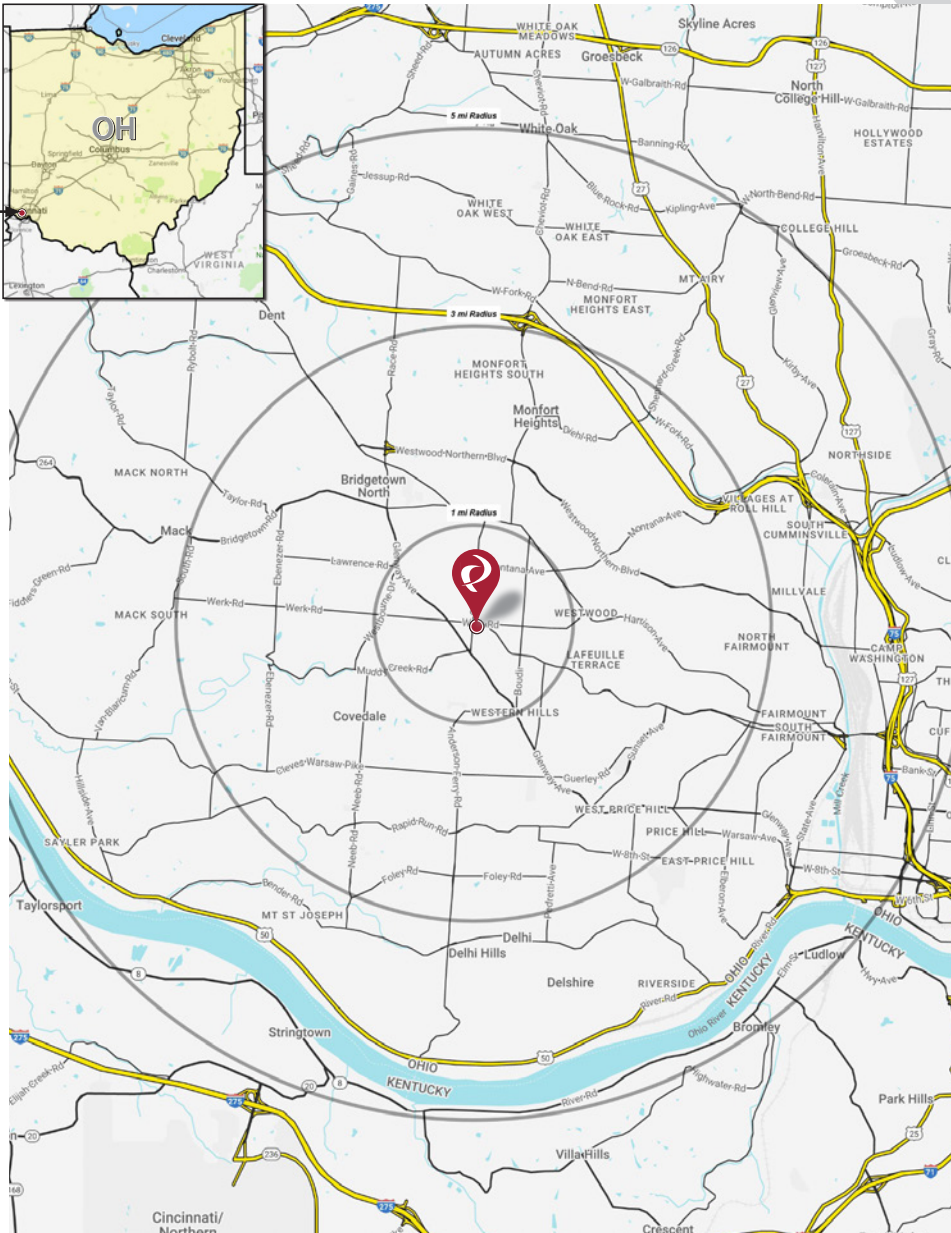


128 East Second Street | Suite B | Covington, KY 41011 | 513.489.3343 | edgegp.com

FORMER CREDIT UNION FOR SALE

3287 Werk Road, Cincinnati, OH 45211

Market Map and Demographics



Summary Profile

2010-2020 Census, 2024 Estimates with 2029 Projections
 Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 39.1407/-84.6131

3287 Werk Rd Cincinnati, OH 45211	1 mi radius	3 mi radius	5 mi radius
Population			
2024 Estimated Population	16,518	109,656	224,605
2029 Projected Population	16,022	108,276	222,891
2020 Census Population	16,915	109,862	224,356
2010 Census Population	16,284	107,874	222,851
Projected Annual Growth 2024 to 2029	-0.6%	-0.3%	-0.2%
Historical Annual Growth 2010 to 2024	0.1%	0.1%	-
2024 Median Age	36.9	37.2	36.8
Households			
2024 Estimated Households	7,443	46,183	94,529
2029 Projected Households	7,170	45,271	93,186
2020 Census Households	7,710	45,823	92,706
2010 Census Households	7,395	44,618	90,906
Projected Annual Growth 2024 to 2029	-0.7%	-0.4%	-0.3%
Historical Annual Growth 2010 to 2024	-	0.3%	0.3%
Race and Ethnicity			
2024 Estimated White	61.2%	62.4%	64.5%
2024 Estimated Black or African American	31.9%	30.1%	27.8%
2024 Estimated Asian or Pacific Islander	1.0%	1.0%	1.9%
2024 Estimated American Indian or Native Alaskan	0.2%	0.2%	0.2%
2024 Estimated Other Races	5.8%	6.3%	5.7%
2024 Estimated Hispanic	3.9%	4.8%	4.0%
Income			
2024 Estimated Average Household Income	\$68,998	\$79,035	\$81,080
2024 Estimated Median Household Income	\$53,456	\$62,105	\$62,564
2024 Estimated Per Capita Income	\$31,104	\$33,407	\$34,307
Education (Age 25+)			
2024 Estimated Elementary (Grade Level 0 to 8)	4.4%	4.4%	3.4%
2024 Estimated Some High School (Grade Level 9 to 11)	5.6%	6.2%	6.3%
2024 Estimated High School Graduate	35.0%	35.7%	33.5%
2024 Estimated Some College	19.3%	19.0%	18.9%
2024 Estimated Associates Degree Only	7.8%	8.8%	8.7%
2024 Estimated Bachelors Degree Only	19.5%	17.3%	18.3%
2024 Estimated Graduate Degree	8.2%	8.7%	10.9%
Business			
2024 Estimated Total Businesses	568	2,464	5,794
2024 Estimated Total Employees	4,480	19,725	57,931
2024 Estimated Employee Population per Business	7.9	8.0	10.0
2024 Estimated Residential Population per Business	29.1	44.5	38.8

©2024, Sites USA, Chandler, Arizona, 480-491-1112 Demographic Source: Applied Geographic Solutions 5/2024, TIGER Geography - RS1

FORMER CREDIT UNION FOR SALE

3287 Werk Road, Cincinnati, OH 45211



Contact:
Zachary Schunn

513.489.3343 x5
zschunn@edgegp.com

128 East Second Street
Suite B
Covington, KY 41011
513.489.3343
edgegp.com

LET US GIVE YOU AN EDGE



128 East Second Street | Suite B | Covington, KY 41011 | 513.489.3343 | edgegp.com

Information and any imagery is proprietary to Edge Real Estate Group and confidential. Information contained herein has been obtained from sources deemed reliable, but is not guaranteed and is subject to change.