

## WEST TOWN CENTRE - GROUND FLOOR RETAIL

6290 Glenway Avenue, Cincinnati, OH 45211

Up to 66,784 SF Available for LEASE or SALE



### Property Details:

- Ground floor of former Dillards in Western Hills available for lease or sale.
- Building under full renovation.
- Potential to demise to smaller suites as desired.
- Located in the heart of the Western Hills retail corridor.

### Area retailers include:



### Demographics:

2021 Estimates	1 Mile	3 Mile	5 Mile
Population	18,729	95,809	212,986
Households	8,059	39,985	86,498
Average Household Income	\$68,334	\$78,669	\$78,842
Total Number of Employees	5,772	19,200	49,212

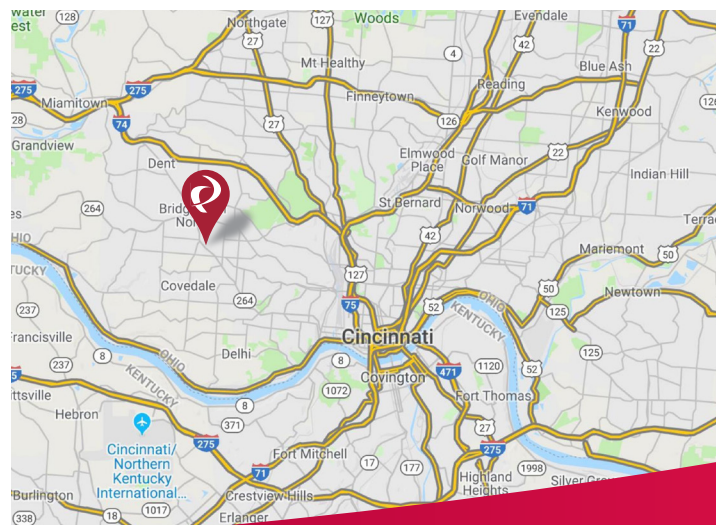
### Traffic Counts:

ODOT 2021	ADT
Glenway Avenue	23,541

### Contact:

**Zachary Schunn**

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

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Market Aerial



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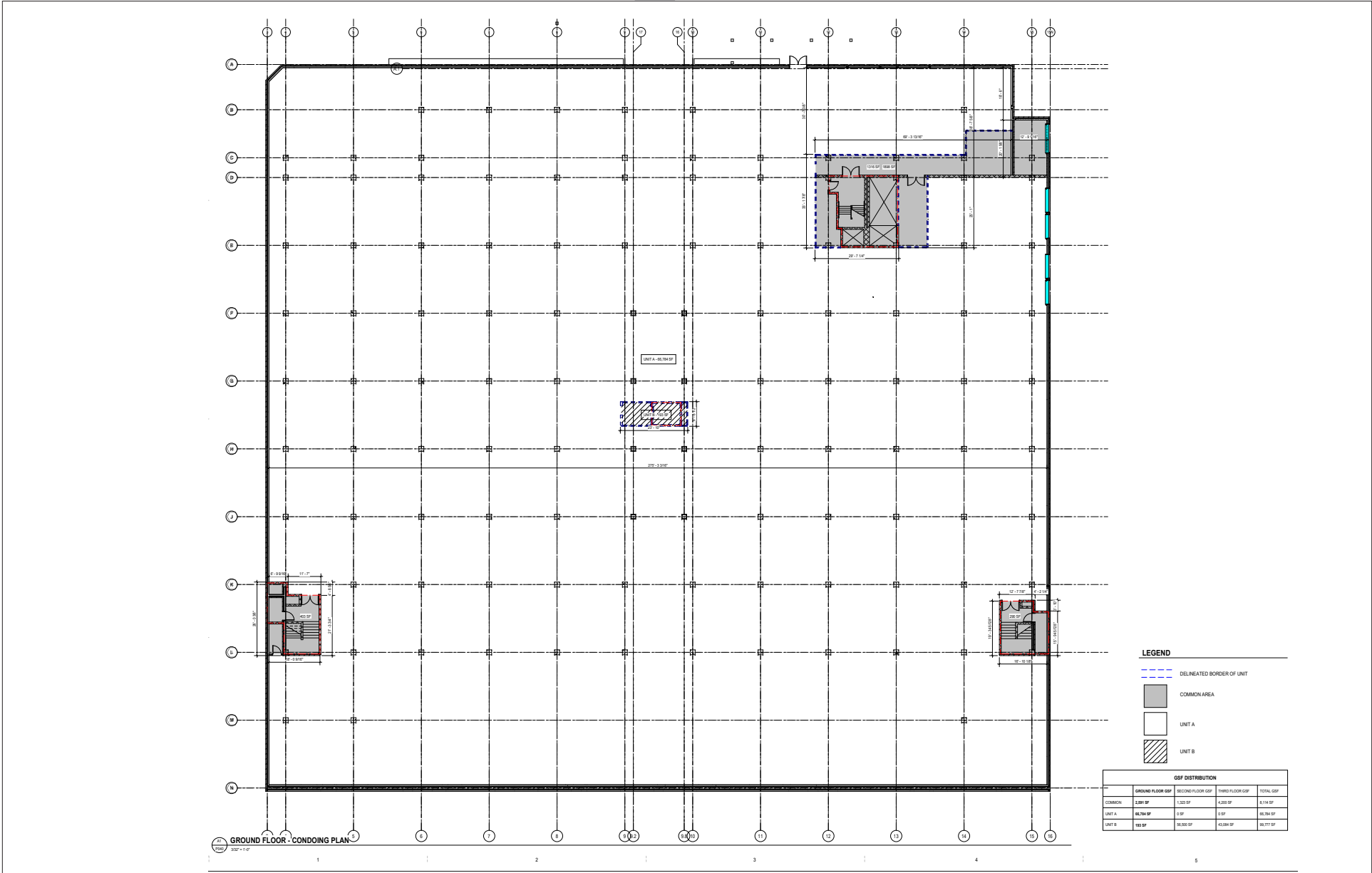
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Floor Plan



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## Summary Profile

2010-2020 Census, 2021 Estimates with 2026 Projections  
Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 39.1478/-84.6242

6290 Glenway Ave Cincinnati, OH 45211	1 mi radius	3 mi radius	5 mi radius
<b>Population</b>			
2021 Estimated Population	18,729	95,809	212,986
2026 Projected Population	18,801	96,126	214,322
2020 Census Population	18,719	95,804	213,094
2010 Census Population	18,142	93,516	211,169
Projected Annual Growth 2021 to 2026	-	-	0.1%
Historical Annual Growth 2010 to 2021	0.3%	0.2%	-
2021 Median Age	35.9	37.6	36.9
<b>Households</b>			
2021 Estimated Households	8,059	39,985	86,498
2026 Projected Households	8,137	40,367	87,655
2020 Census Households	8,066	39,998	86,614
2010 Census Households	7,781	38,873	85,313
Projected Annual Growth 2021 to 2026	0.2%	0.2%	0.3%
Historical Annual Growth 2010 to 2021	0.3%	0.3%	0.1%
<b>Race and Ethnicity</b>			
2021 Estimated White	80.8%	71.1%	68.4%
2021 Estimated Black or African American	11.1%	20.4%	22.3%
2021 Estimated Asian or Pacific Islander	1.3%	1.6%	1.7%
2021 Estimated American Indian or Native Alaskan	0.2%	0.2%	0.3%
2021 Estimated Other Races	6.6%	6.7%	7.4%
2021 Estimated Hispanic	3.5%	3.5%	4.0%
<b>Income</b>			
2021 Estimated Average Household Income	\$68,334	\$78,669	\$78,842
2021 Estimated Median Household Income	\$60,304	\$61,360	\$61,772
2021 Estimated Per Capita Income	\$29,438	\$32,918	\$32,140
<b>Education (Age 25+)</b>			
2021 Estimated Elementary (Grade Level 0 to 8)	1.8%	2.0%	2.5%
2021 Estimated Some High School (Grade Level 9 to 11)	5.4%	5.8%	7.1%
2021 Estimated High School Graduate	36.5%	32.9%	31.9%
2021 Estimated Some College	21.0%	19.9%	19.9%
2021 Estimated Associates Degree Only	9.0%	9.1%	8.9%
2021 Estimated Bachelors Degree Only	19.1%	20.2%	19.6%
2021 Estimated Graduate Degree	7.3%	10.0%	10.0%
<b>Business</b>			
2021 Estimated Total Businesses	656	2,059	4,662
2021 Estimated Total Employees	5,772	19,200	49,212
2021 Estimated Employee Population per Business	8.8	9.3	10.6
2021 Estimated Residential Population per Business	28.6	46.5	45.7

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<b>CUBESMART</b> self storage
<b>TENANT 1</b>
<b>TENANT 2</b>



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