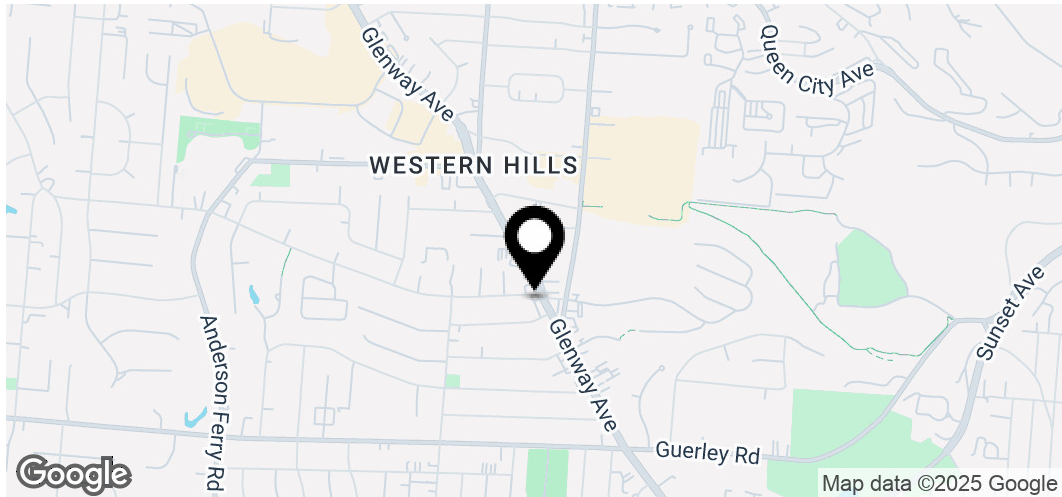


5209 Glenway Ave

Cincinnati, OH 45238

FOR SALE

Executive Summary



Offering Summary

Price	\$677,000
Price / GSF	\$169.29
GSF	3,999 SF
Occupancy	100%
NOI	\$54,160.00
Year Built	1959

Property Overview

Discover a rare opportunity to acquire a well-located four-tenant retail building on the bustling west side of Cincinnati, at 5209 Glenway Ave. Situated on the primary Glenway Avenue corridor, this asset boasts strong visibility, excellent frontage, and an established tenant base. Ideal for investors seeking stable cash flow in a value-add retail asset with long-term upside. With multiple tenants in place, this four-tenant building offers immediate income with potential upside through lease re-negotiations, rental repositioning, or tenant mix optimization. For an investor willing to apply an active management or light value-add strategy, there is considerable upside in improving signage, façade and ingress/egress to further enhance tenant performance and property value.

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Cincinnati, OH 45238

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Property Details & Highlights

Property Type	Retail
Property Subtype	Street Retail
APN	01830002070100
Building Size	3,999 SF
Lot Size	7,745 SF
Year Built	1959
Number of Floors	1
Number of Buildings	1



- Prime retail frontage on Glenway Avenue – one of Cincinnati's major west-side thoroughfares.
- Four distinct tenant spaces, diversifying risk and providing superb tenant mix potential.
- Established neighborhood shopping corridor with deep local roots and loyal consumer base.
- Excellent visibility and access: high daily traffic counts, strong drive-by exposure and commuter flow.
- Located in a dense residential catchment area – with strong daytime and evening population in West Price Hill and surrounding markets.
- Flexible retail zoning—ideal for food & beverage, service clients, specialty retail, wellness, or neighborhood-serving uses

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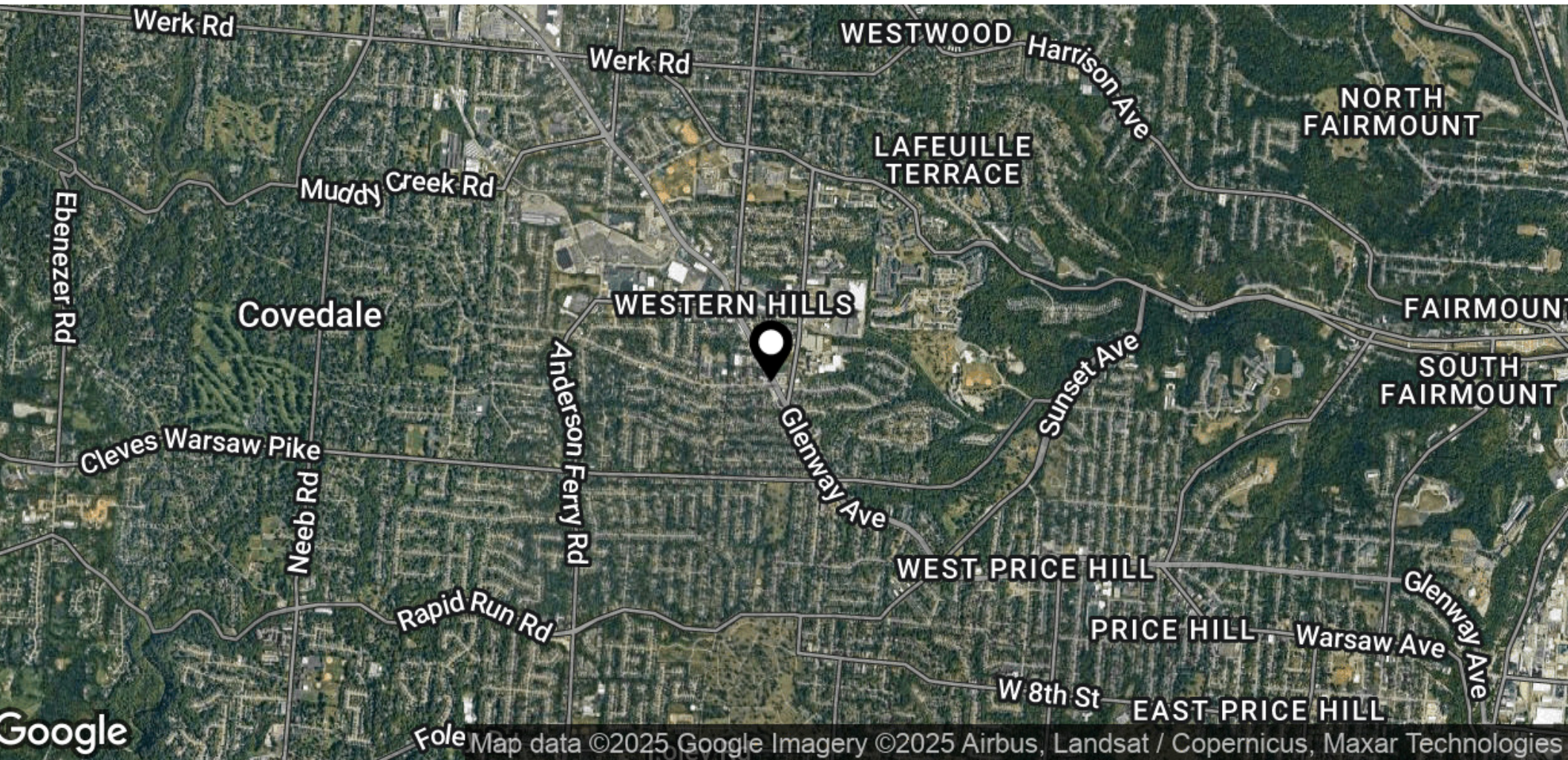
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Location Map



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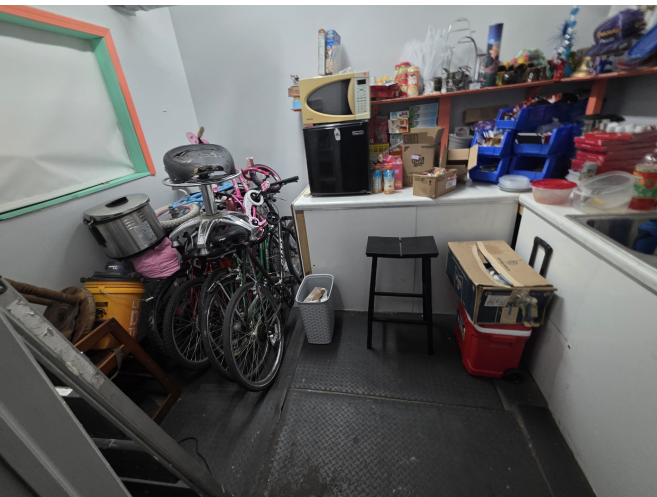
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Additional Photos



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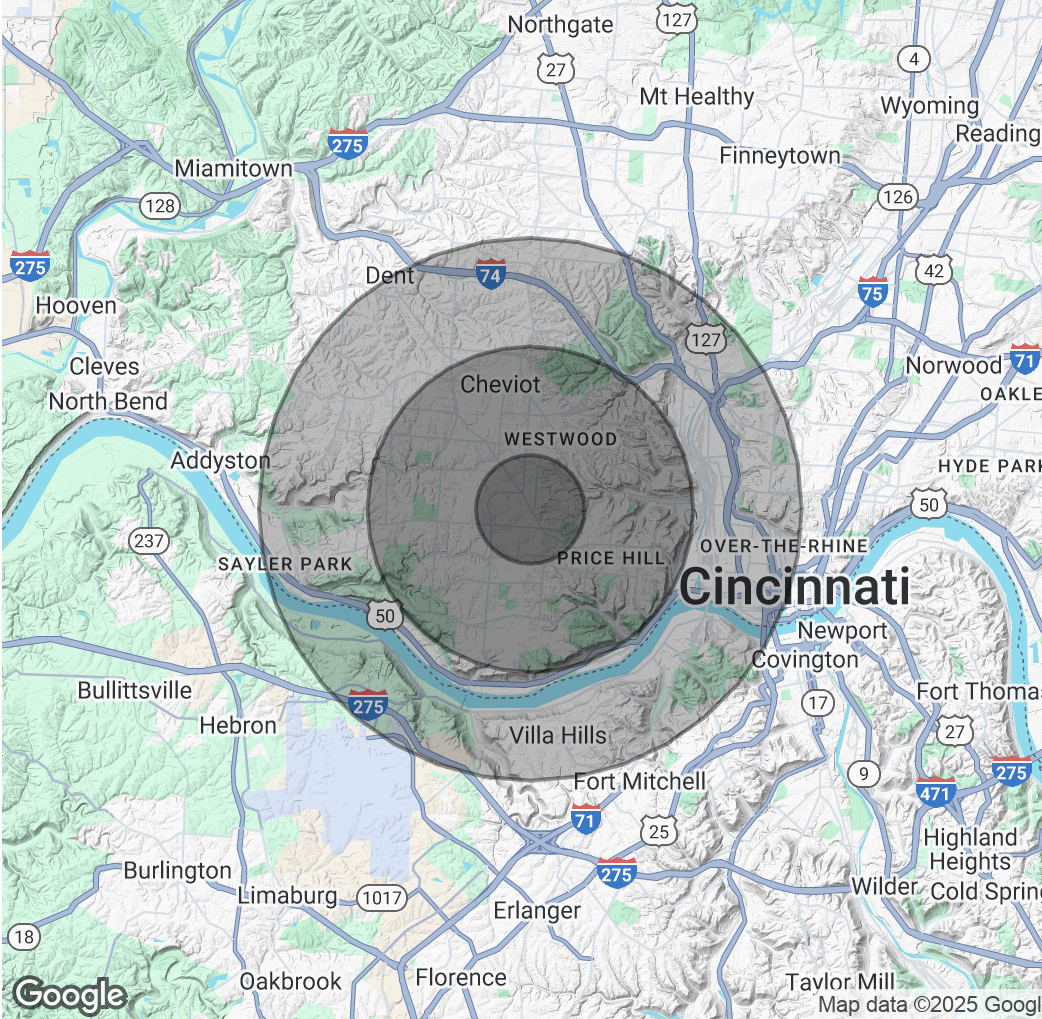
FOR SALE

Demographics Map & Report

Population	1 Mile	3 Miles	5 Miles
Total Population	19,227	120,907	250,067
Average Age	37	38	38
Average Age (Male)	36	37	37
Average Age (Female)	38	39	39

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	8,307	49,528	104,641
# of Persons per HH	2.3	2.4	2.4
Average HH Income	\$68,628	\$70,918	\$80,628
Average House Value	\$160,259	\$179,807	\$241,673

Demographics data derived from AlphaMap



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