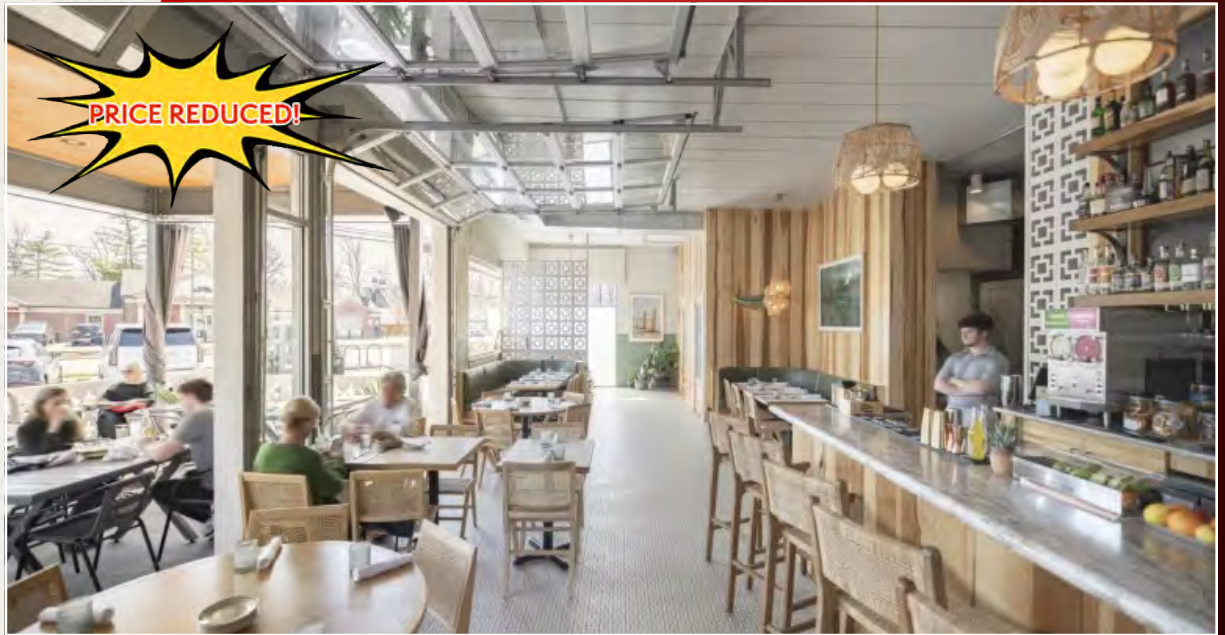










# FOR SALE

## Golden State Tacos - Full Service Bar/Restaurant



704 Wooster Pike, Terrace Park, OH 45174

### PROPERTY HIGHLIGHTS

-  Amazing Visibility at Signalized Intersection
-  Turnkey Bar/Restaurant with Liquor License, Camper and All FF&E
-  One of Cincinnati Enquirer's 2023 BEST NEW RESTAURANTS
-  Pinpoint Corner in Greater Cincinnati's Wealthiest Area
-  Two Outdoor Patios, On-Site Parking & Massive Pylon
-  Totally Redeveloped 1950's-era Service Station
-  Completely Rebuilt in 2023 with Gorgeous Decor
-  Traffic Count: 10,349 ADT Wooster Pike

**Joshua M. Rothstein**  
josh@onsiteretailgroup.com  
513.268.4453

### DEMOGRAPHICS

<u>Year 2024</u>	<u>One Mile</u>	<u>Three Mile</u>	<u>Five Mile</u>
Estimated Population	3,066	22,459	97,876
Median Income	\$127,886	\$118,024	\$103,596
Average HH Income	\$201,416	\$183,229	\$152,839
Daytime Population	882	8,472	55,610



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





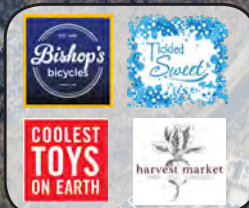
United Dairy Farmers

Terrace Park

Joshua M. Rothstein  
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704 WOOSTER PIKE  
Terrace Park, OH 45174

OnSite  
Retail Group



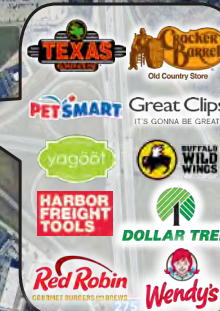
DOLLAR GENERAL



TARGET

CINEMARK

WALMART  
SUPERCENTER







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**704 WOOSTER PIKE**  
Terrace Park, OH 45174

**OnSite**  
Retail Group



Available  
1,344 SF/.69 AC

Indian Hill Rd

Wooster Pike

10,349 ADT '24

PYLON  
SIGNAGE

THE  
**BIRCH**  
IN TERRACE PARK

**United  
Dairy  
Farmers**



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Terrace Park, OH 45174

**OnSite**  
Retail Group

## Summary Profile

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



Lat/Lon: 39.1084/-84.4804

700 Fairfield Ave Bellevue, KY 41073	1 mi radius	3 mi radius	5 mi radius
<b>Population</b>			
2024 Estimated Population	15,373	153,190	300,694
2029 Projected Population	15,993	158,804	306,664
2020 Census Population	14,225	139,860	284,608
2010 Census Population	14,297	135,889	279,491
Projected Annual Growth 2024 to 2029	0.8%	0.7%	0.4%
Historical Annual Growth 2010 to 2024	0.5%	0.9%	0.5%
2024 Median Age	37.5	33.1	34.1
<b>Households</b>			
2024 Estimated Households	7,470	70,274	138,435
2029 Projected Households	7,798	73,733	141,928
2020 Census Households	6,784	62,536	129,138
2010 Census Households	6,497	58,984	123,327
Projected Annual Growth 2024 to 2029	0.9%	1.0%	0.5%
Historical Annual Growth 2010 to 2024	1.1%	1.4%	0.9%
<b>Race and Ethnicity</b>			
2024 Estimated White	90.4%	67.1%	68.1%
2024 Estimated Black or African American	4.3%	25.1%	23.6%
2024 Estimated Asian or Pacific Islander	0.9%	2.6%	2.4%
2024 Estimated American Indian or Native Alaskan	0.2%	0.1%	0.2%
2024 Estimated Other Races	4.2%	5.0%	5.7%
2024 Estimated Hispanic	3.8%	3.9%	4.5%
<b>Income</b>			
2024 Estimated Average Household Income	\$113,971	\$104,107	\$101,650
2024 Estimated Median Household Income	\$77,580	\$67,506	\$69,576
2024 Estimated Per Capita Income	\$55,534	\$48,312	\$47,156
<b>Education (Age 25+)</b>			
2024 Estimated Elementary (Grade Level 0 to 8)	1.1%	2.5%	2.7%
2024 Estimated Some High School (Grade Level 9 to 11)	3.8%	5.9%	5.6%
2024 Estimated High School Graduate	26.1%	20.8%	22.0%
2024 Estimated Some College	15.5%	15.4%	16.0%
2024 Estimated Associates Degree Only	7.0%	6.6%	6.8%
2024 Estimated Bachelors Degree Only	29.0%	27.8%	26.3%
2024 Estimated Graduate Degree	17.5%	20.9%	20.5%
<b>Business</b>			
2024 Estimated Total Businesses	613	9,000	14,529
2024 Estimated Total Employees	6,040	128,729	197,037
2024 Estimated Employee Population per Business	9.9	14.3	13.6
2024 Estimated Residential Population per Business	25.1	17.0	20.7