









FOR SALE

Corner Property in College Hill



6014 Hamilton Avenue, Cincinnati, OH 45224

PROPERTY HIGHLIGHTS

-  In the Heart of College Hill's Resurgent Business District
-  Within the DORA District, Allowing Open Containers
-  Freestanding Building at Prime Corner, Across from Kiki
-  Creative Application with Five Garage Doors
-  Beautiful Mix of Old and New Businesses
-  Massive Pylon Sign Available
-  Directly Along Hamilton Ave
-  Four Convenient Curb Cuts

DEMOGRAPHICS

Year 2024	One Mile	Three Mile	Five Mile
Estimated Population	15,439	94,910	252,630
Median Income	\$52,815	\$56,946	\$59,974
Average HH Income	\$67,389	\$72,318	\$79,351
Daytime Population	2,653	27,766	83,157



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I love mac & cheese
and more

15,862 ADT '24

cincinnati
public library

W North Bend Rd

BACALD
CAFE

FERN

MOON BEAUTY
SUPPLY

Hamilton Ave

SITE

YEP
FITNESS

COLLEGE HILL
CAKERY

first
first financial bank

TORTILLERIA GARCIA

15,834 ADT '24

CATCH
FIRE PIZZA

360 BAKING
BAKING CORP.

BRINK
BREWING CO.

CINCINNATI
POLICE DISTRICT
5

CITY
G.E.A.R.

COLLEGE HILL
FUNDAMENTAL
ACADEMY

FAMILY
DOLLAR

LaRosa's
EMPOWERING TOUCH
MASSAGE THERAPY
PNC
metro
by T-Mobile

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MOON BEAUTY SUPPLY

FERN

Hamilton Ave

Available
2,128 SF/.338 AC

15,834 ADT '24

YEP
FITNESS
YOUR EXERCISE PLATFORM

COLLEGE HILL
CAKERY

PYLON
SIGNAGE

Marlowe Ave

first
first financial bank

KIKI COLLEGE
HILL

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Summary Profile

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



Lat/Lon: 39.2004/-84.5471

6014 Hamilton Ave Cincinnati, OH 45224	1 mi radius	3 mi radius	5 mi radius
Population			
2024 Estimated Population	15,439	94,410	252,630
2029 Projected Population	15,712	93,913	251,644
2020 Census Population	15,324	95,676	252,730
2010 Census Population	14,323	91,923	247,850
Projected Annual Growth 2024 to 2029	0.4%	-0.1%	-
Historical Annual Growth 2010 to 2024	0.6%	0.2%	0.1%
2024 Median Age	39.9	37.4	37.6
Households			
2024 Estimated Households	6,788	40,555	108,190
2029 Projected Households	6,857	40,088	107,060
2020 Census Households	6,671	40,148	106,359
2010 Census Households	6,277	38,538	103,767
Projected Annual Growth 2024 to 2029	0.2%	-0.2%	-0.2%
Historical Annual Growth 2010 to 2024	0.6%	0.4%	0.3%
Race and Ethnicity			
2024 Estimated White	36.1%	46.6%	50.0%
2024 Estimated Black or African American	58.4%	45.6%	41.9%
2024 Estimated Asian or Pacific Islander	0.8%	2.7%	2.7%
2024 Estimated American Indian or Native Alaskan	-	0.2%	0.2%
2024 Estimated Other Races	4.5%	5.0%	5.2%
2024 Estimated Hispanic	2.9%	3.0%	3.4%
Income			
2024 Estimated Average Household Income	\$67,389	\$72,318	\$79,351
2024 Estimated Median Household Income	\$52,815	\$56,946	\$59,974
2024 Estimated Per Capita Income	\$29,981	\$31,228	\$34,227
Education (Age 25+)			
2024 Estimated Elementary (Grade Level 0 to 8)	2.9%	3.0%	3.3%
2024 Estimated Some High School (Grade Level 9 to 11)	6.0%	6.1%	6.1%
2024 Estimated High School Graduate	35.4%	34.5%	33.1%
2024 Estimated Some College	22.1%	20.6%	20.1%
2024 Estimated Associates Degree Only	7.8%	9.4%	8.8%
2024 Estimated Bachelors Degree Only	14.8%	16.9%	17.2%
2024 Estimated Graduate Degree	11.0%	9.5%	11.4%
Business			
2024 Estimated Total Businesses	336	2,765	7,304
2024 Estimated Total Employees	2,653	27,766	83,157
2024 Estimated Employee Population per Business	7.9	10.0	11.4
2024 Estimated Residential Population per Business	45.9	34.1	34.6

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