



Nat Comisar Group
Nat Comisar
Executive Sales Vice President

Margie Ventre
Realtor®

COMMERCIAL

5526 GLENWAY AVE
WESTWOOD, OH 45238



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**THE NAT COMISAR GROUP & MARGIE VENTRE OF SIBCY CLINE REALTORS ARE PROUD TO PRESENT
5526 GLENWAY AVE**

**Buildings & land for sale in a strategic location.
Business is also available (information available upon request).
Sale includes paved parking with fencing.**

4 parcels included in sale: 248-0003-0277-00/248-0003-0153-00/248-0003-0152-00/248-0003-0240-00



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CONTENTS

DETAILS

PHOTOS

LOCATION INFORMATION

DEMOGRAPHICS

MAPS



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Westwood is a neighborhood with an illustrious past and an inviting presence. It is Cincinnati's largest neighborhood with 35,000 residents and was incorporated as a village in 1868 and later annexed as part of Cincinnati in 1896. The area was a residential neighborhood that grew with the expansion of the population during the 19th and mid-20th centuries. Tradesmen and professional people established residency in the "country" to get away from city smoke and odors.

The houses are typical of the architecture of the last century. Many of the palatial mansions that still grace the area were owned by some of the city's most eminent business leaders, including James Gamble or Procter & Gamble. Through the years, Westwood has remained one of Cincinnati's cleanest communities. There are many beautiful new sections on quiet, secluded streets that branch off the main thoroughfare. New houses seem to have inherited the handsome stability and well-established manner of Westwood's first homes. Those looking for something different can look in both old

and new sections of Westwood. In the heart of Westwood is a collection of buildings which are on the National Register of Historic Places.

Transportation

There are three main driving routes to the downtown area which is approximately 15 minutes away. Interstate highways 74 and 75 are approximately five minutes away. The area's main roads are Harrison and Boudinot Avenues. The Queen City Metro Bus service operates four separate bus routes to this area offering excellent public transportation.

Hospitals

Mercy Franciscan Hospital - Western Hills is located in the heart of Westwood. All of Cincinnati's main hospitals are within 20 minutes. There are a number of retirement homes in Westwood. A number of newer convalescent and assisted living facilities are also located in the area.

WESTWOOD COMMUNITY INFORMATION

Shopping

There are numerous small shopping areas in Westwood and the Western Hills-Western Woods Shopping Centers border Westwood, providing shopping facilities of major department stores, supermarkets and banks as well as many smaller shops. Glenway Crossing Shopping Center is also located in nearby Western Hills.

Recreation

Westwood has three large playgrounds, including baseball and football fields, tennis courts and swimming pools. Adjoining Westwood is McFarlan Woods, the western section of the 1,500 acre Mt. Airy Forest preserve with excellent facilities for picnics, lodges, trails and cycling. The Mt. Airy Dog Park has five acres and is a popular place for those with four-legged friends. Bracken Woods 30 acres and is home to the Robert J. Brodbeck Nature Preserve. The Gamble-Nippert YMCA offers three outdoor and one indoor swimming pool and various programs for young and old. The Western Sports Mall offers indoor soccer, basketball, volleyball as well as a health club.

Two public golf courses are 10 minutes away from Westwood: a 9-hole course at Woodland and an 18-hole course at Neuman. Another 18-hole course is located farther west at Miami Whitewater Forest. Private courses are located at Western Hills and Miamiview Country Clubs.



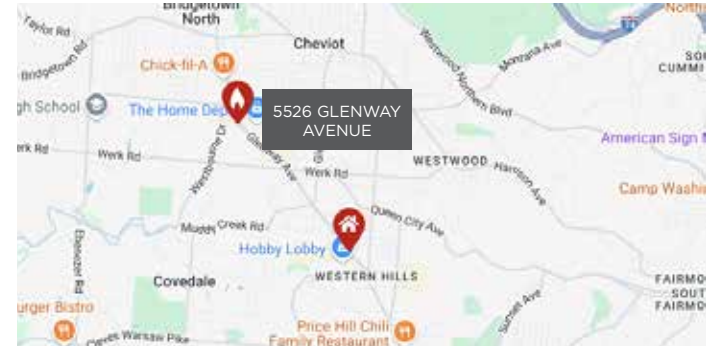
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DEMOGRAPHICS



Radius	1 Mile	3 Mile	5 Mile
Population			
2029 Projection	17,102	119,243	229,077
2024 Estimate	17,416	120,372	230,057
2020 Census	18,411	121,821	228,328
Growth 2024 - 2029	-1.80%	-0.94%	-0.43%
Growth 2020 - 2024	-5.40%	-1.19%	0.76%
Households			
2029 Projection	7,521	48,566	94,788
2024 Estimate	7,664	49,065	95,242
2020 Census	8,119	49,858	94,823
Growth 2024 - 2029	-1.87%	-1.02%	-0.48%
Growth 2020 - 2024	-5.60%	-1.59%	0.44%
Owner Occupied	3,169-41.35%	25,055-51.06%	47,239-49.60%
Renter Occupied	4,494-58.64%	24,010-48.94%	48,002-50.40%
2024 Households by HH Income			
Income: <\$25,000	1,945-25.39%	13,166-26.83%	26,665-28.00%
Income: \$25,000 - \$50,000	2,030-26.49%	11,838-24.13%	20,967-22.01%
Income: \$50,000 - \$75,000	1,283-16.74%	8,307-16.93%	15,483-16.26%
Income: \$75,000 - \$100,000	946-12.35%	5,329-10.86%	9,850-10.34%
Income: \$100,000 - \$125,000	614-8.01%	4,267-8.70%	8,384-8.80%
Income: \$125,000 - \$150,000	458-5.98%	2,872-5.85%	5,039-5.29%
Income: \$150,000 - \$200,000	221-2.88%	1,678-3.42%	3,897-4.09%
Income: \$200,000+	165-2.15%	1,608-3.28%	4,956-5.20%
Avg Household Income	\$63,358	\$66,443	\$71,321
2024 Med Household Income	\$47,198	\$48,722	\$49,981

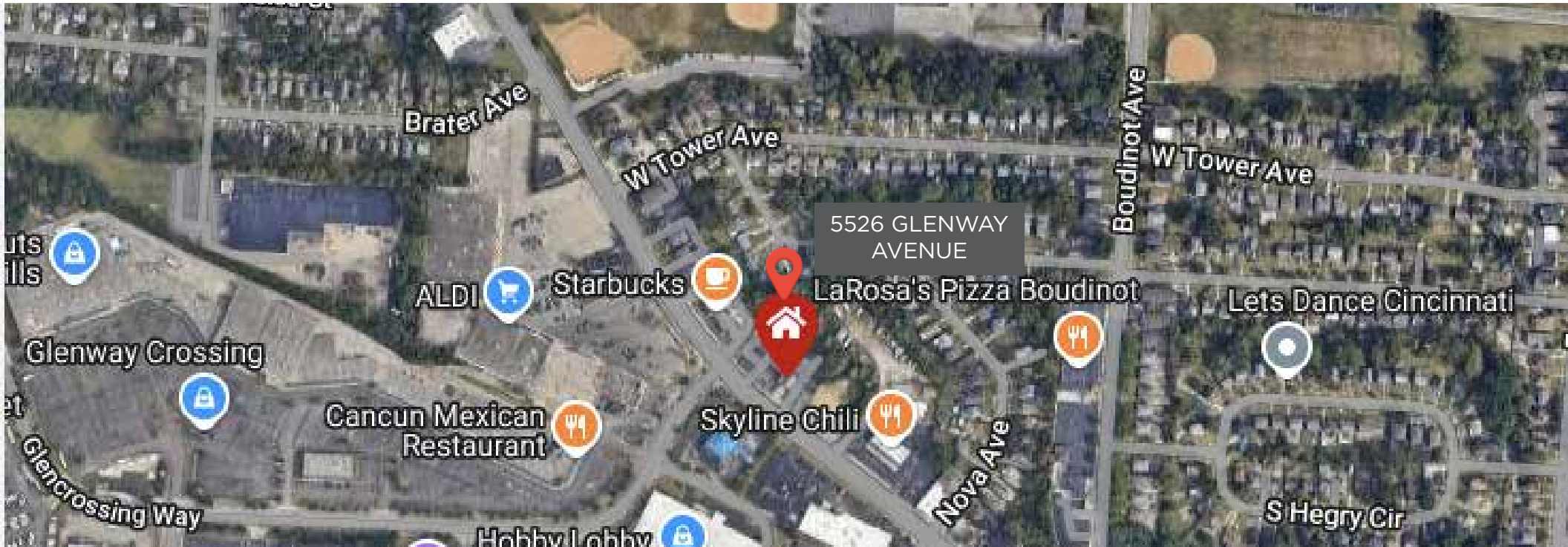


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Map courtesy of Google



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