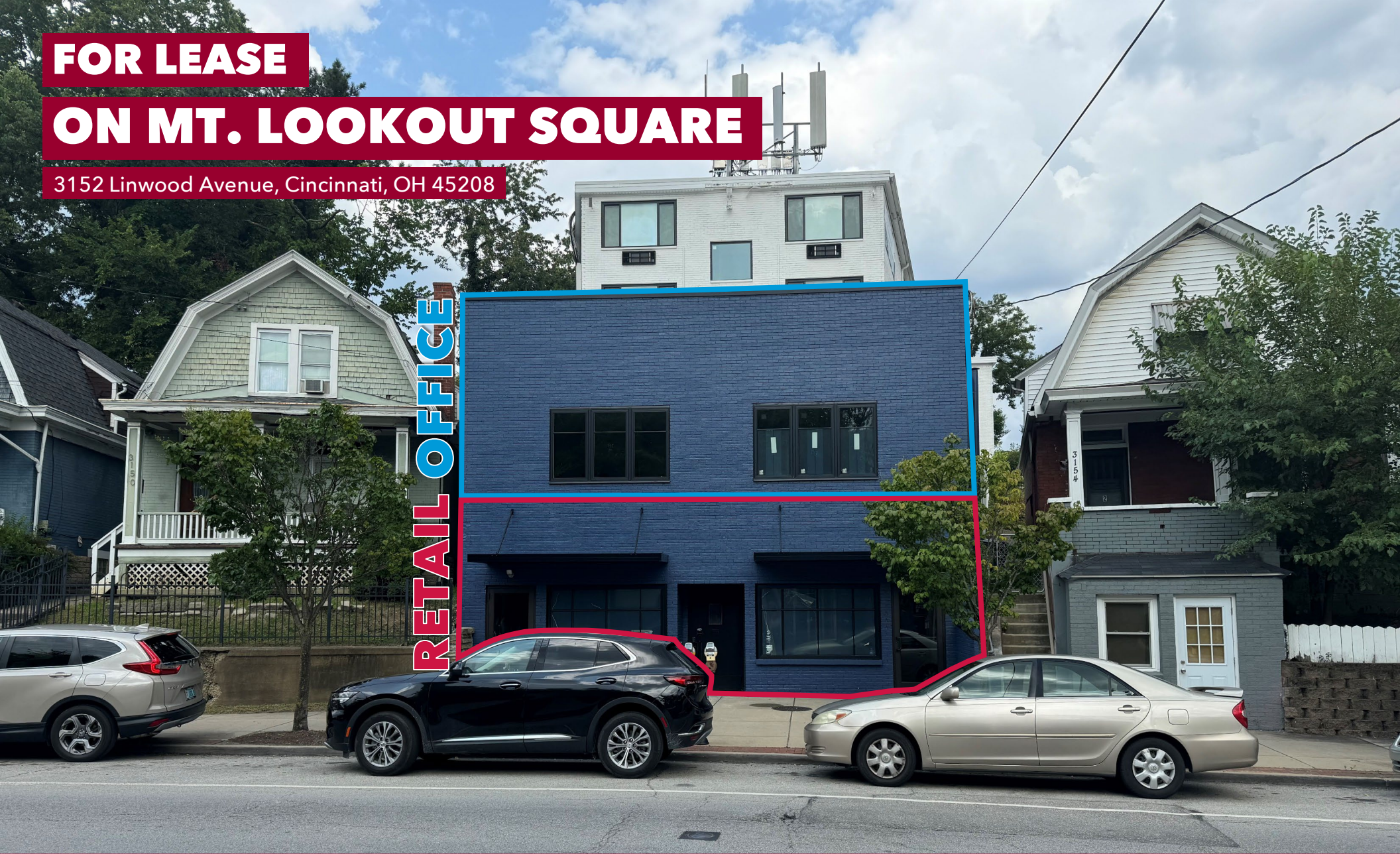


FOR LEASE

ON MT. LOOKOUT SQUARE

3152 Linwood Avenue, Cincinnati, OH 45208



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LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

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OFFICE / RETAIL FOR LEASE ON MT. LOOKOUT SQUARE

3152 Linwood Avenue, Cincinnati, OH 45208

FOR LEASE: Retail – 888 SF & 888 SF (up to 1,776 SF Total)
Office – 1,259 SF

PRICING: Retail - \$2,220 - \$4,440 / month
Office – \$3,145.50 / month

PROPERTY HIGHLIGHTS:

- First floor retail available
 - Two spaces (888 SF & 888 SF)
- Second floor office available (1,259 SF)
- Located in the heart of popular Mount Lookout Square
- Walking distance to Hyde Park Square
- Average 1-mile household income: \$186,169
- Close proximity to I-71 & US-50

TRAFFIC COUNTS:

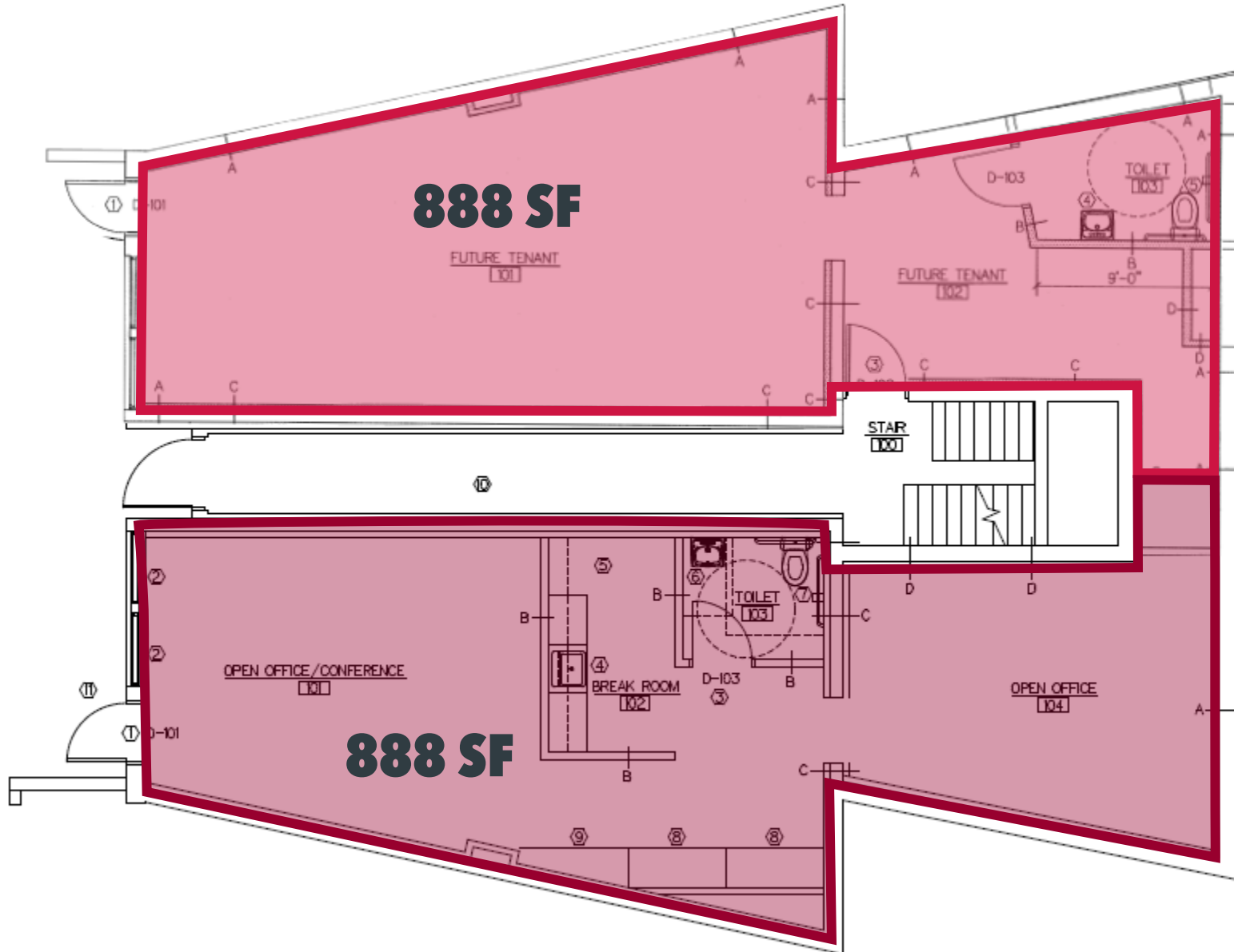
- Linwood Ave – 14,364 VPD



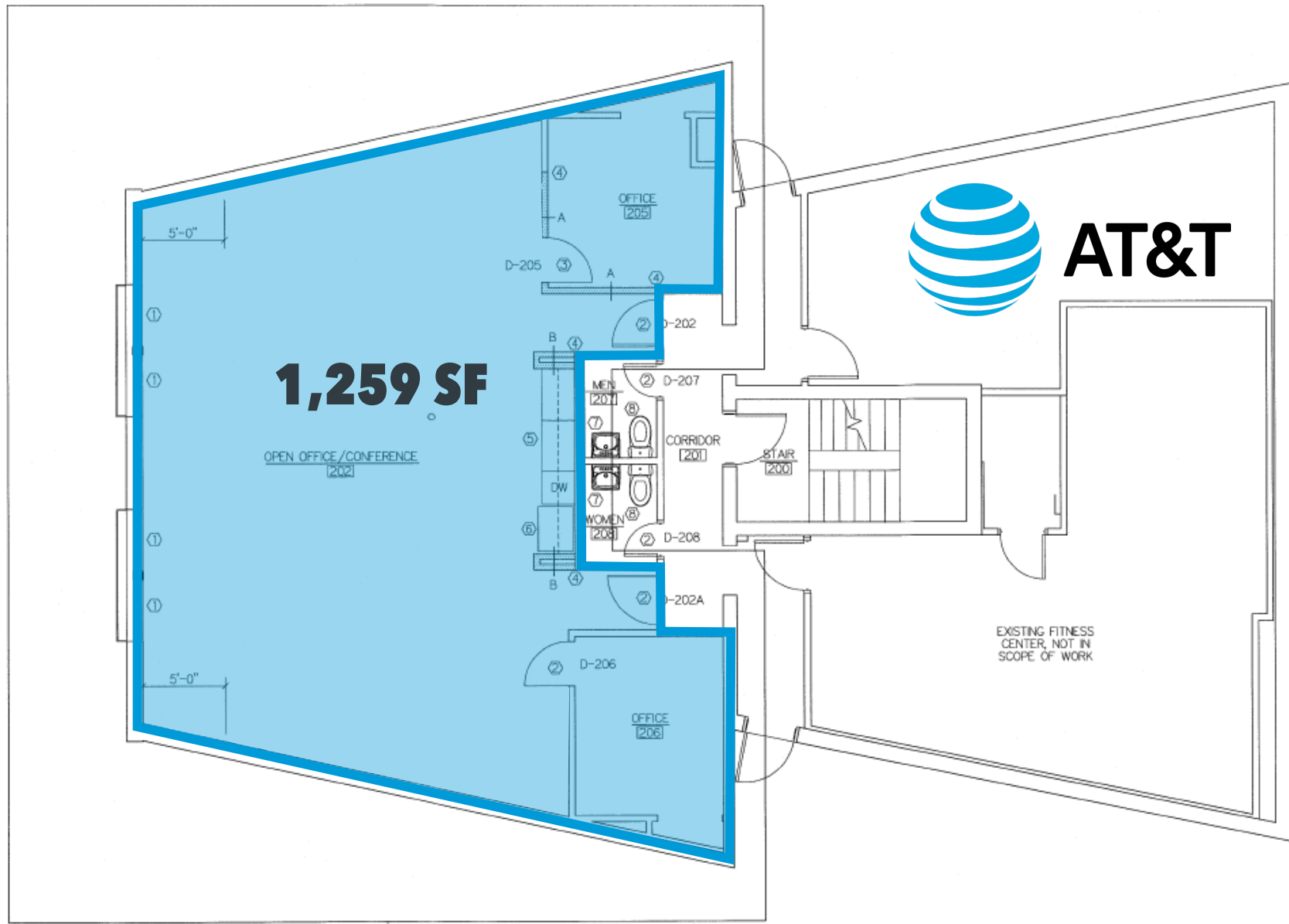
*Photos of second floor office space

FIRST FLOOR - RETAIL

CAN BE COMBINED UP TO 1,776 SF



SECOND FLOOR - OFFICE

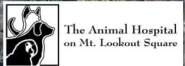




14,598 VPD



United Dairy Farmers



LOOKOUT JOE
MOUNTAIN LOOKOUT COFFEE ROASTERS

REDMOOR
EVENT HOUSE

PROOF
BAR

CVS



一番 ICHIBAN



cloud9
sushi

LASH
ROUQUET SPA

DELWOOD
BREWING

SAGO



LINWOOD AVENUE

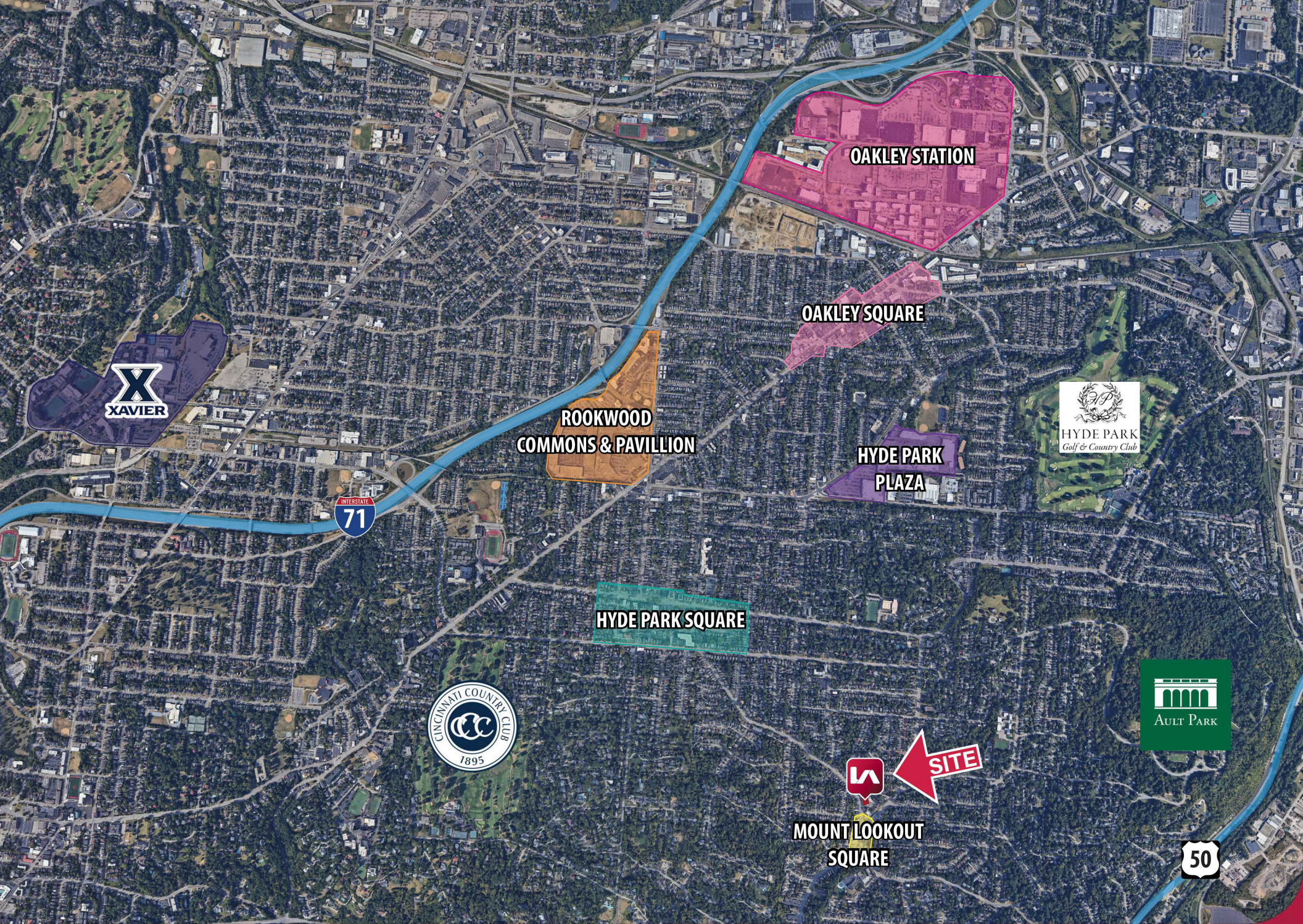
MLT
MT. LOOKOUT TAVERN

CHASE

DELTA AVENUE

DELTA AVENUE

LINWOOD AVENUE



OAKLEY STATION

OAKLEY SQUARE

ROOKWOOD
COMMONS & PAVILLION

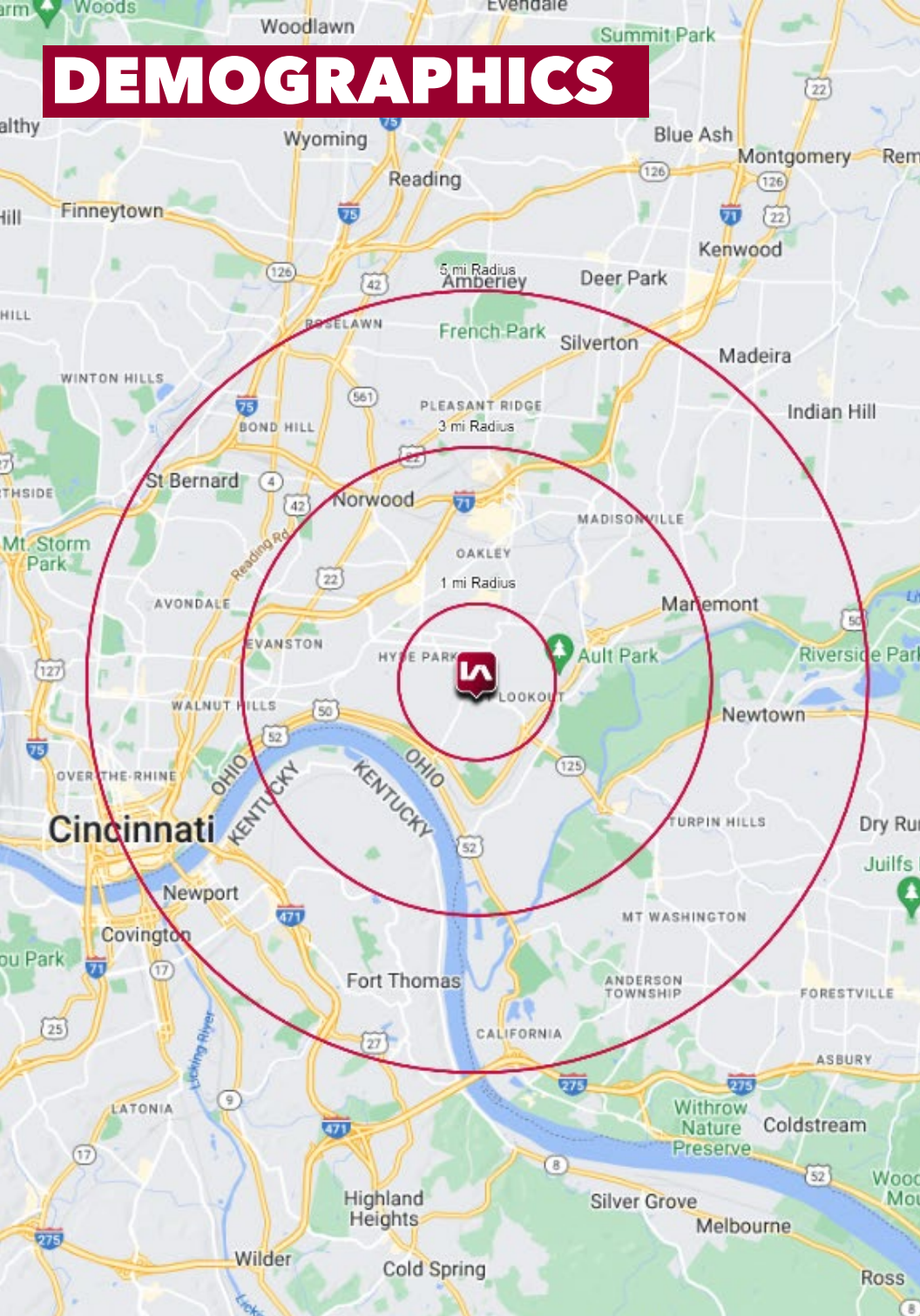
HYDE PARK
PLAZA

HYDE PARK SQUARE

MOUNT LOOKOUT
SQUARE



DEMOGRAPHICS



	1 MI RADIUS	3 MI RADIUS	5 MI RADIUS
POPULATION			
2024 Estimated Population	14,735	90,780	273,569
2029 Projected Population	14,754	92,194	276,833
2020 Census Population	14,975	89,768	267,583
2010 Census Population	14,099	85,595	257,966
Projected Annual Growth 2024 to 2029	-	0.3%	0.2%
Historical Annual Growth 2010 to 2024	0.3%	0.4%	0.4%
HOUSEHOLDS			
2024 Estimated Households	6,873	43,066	125,317
2029 Projected Households	6,840	43,606	126,903
2020 Census Households	7,237	41,952	120,325
2010 Census Households	6,829	39,664	114,573
Projected Annual Growth 2024 to 2029	-	0.3%	0.3%
Historical Annual Growth 2010 to 2024	-	0.6%	0.7%
AGE			
2024 Est. Population Under 10 Years	12.8%	10.7%	10.6%
2024 Est. Population 10 to 19 Years	9.7%	11.1%	11.9%
2024 Est. Population 20 to 29 Years	16.0%	18.8%	18.6%
2024 Est. Population 30 to 44 Years	25.0%	23.2%	21.8%
2024 Est. Population 45 to 59 Years	16.2%	15.1%	15.8%
2024 Est. Population 60 to 74 Years	14.5%	15.2%	15.5%
2024 Est. Population 75 Years or Over	5.8%	6.0%	5.8%
2024 Est. Median Age	34.9	35.1	35.8
MARITAL STATUS & GENDER			
2024 Est. Male Population	48.8%	50.5%	51.7%
2024 Est. Female Population	51.2%	49.5%	48.3%
2024 Est. Never Married	39.3%	45.9%	46.3%
2024 Est. Now Married	49.0%	37.1%	34.9%
2024 Est. Separated or Divorced	9.2%	12.7%	14.0%
2024 Est. Widowed	2.4%	4.3%	4.8%
INCOME			
2024 Est. HH Income \$200,000 or More	28.4%	13.8%	11.7%
2024 Est. HH Income \$150,000 to \$199,999	13.1%	10.3%	8.7%
2024 Est. HH Income \$100,000 to \$149,999	16.0%	14.2%	13.9%
2024 Est. HH Income \$75,000 to \$99,999	11.7%	12.5%	11.6%
2024 Est. HH Income \$50,000 to \$74,999	11.8%	15.3%	15.0%
2024 Est. HH Income \$35,000 to \$49,999	6.6%	11.1%	11.0%
2024 Est. HH Income \$25,000 to \$34,999	5.4%	7.3%	8.1%
2024 Est. HH Income \$15,000 to \$24,999	2.2%	6.0%	6.8%
2024 Est. HH Income Under \$15,000	4.8%	9.5%	13.2%
2024 Est. Average Household Income	\$186,169	\$126,117	\$112,761
2024 Est. Median Household Income	\$132,798	\$85,144	\$76,702
2024 Est. Per Capita Income	\$86,893	\$60,098	\$52,017
2024 Est. Total Businesses	568	4,148	12,991
2024 Est. Total Employees	3,613	53,723	177,080