

Click Here
to View
Video of
First Floor



4089 S Langland Street, Cincinnati, OH 45223

PROPERTY HIGHLIGHTS

- First Floor Creative Space Below 2 Residential Units and Large Office Space
- In the Heart of Northside's Business District
- Comes with Several Dedicated Parking Spots
- Includes Rooftop Patio on Second Floor
- Features 5 Unique Roll-Up Garage Doors
- Eclectic Mix of Shops, Restaurants, & Boutiques
- Building is Fully Renovated, Sprinklered & Includes ADA Restrooms
- Traffic Count - 10,969 ADT Hamilton Ave

DEMOGRAPHICS

<u>Year 2025</u>	<u>One Mile</u>	<u>Three Mile</u>	<u>Five Mile</u>
Estimated Population	9,652	112,383	352,071
Median Income	\$74,443	\$48,548	\$60,172
Average HH Income	\$104,874	\$68,415	\$83,278
Daytime Population	4,275	44,763	184,316



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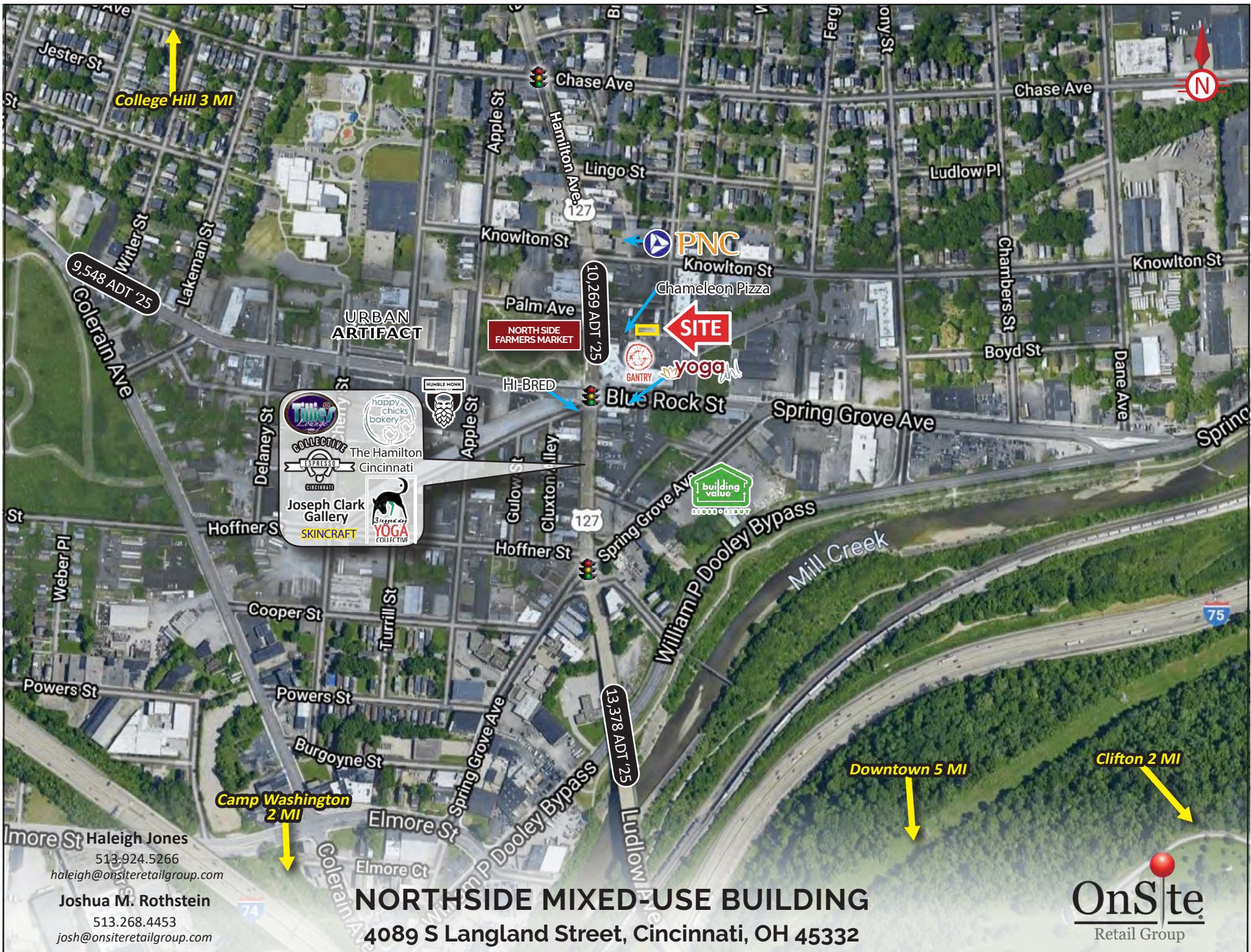


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NORTHSIDE MIXED-USE BUILDING
4089 S Langland Street, Cincinnati, OH 45332





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Blue Rock St

NORTH SIDE FARMERS MARKET



THE HOFFNER PUB



Chameleon Pizza

Available 7,134 SF



Patio 1,800 SF



2,120 SF
2,120 SF
2,894 SF

Moine Ct

S Langland St

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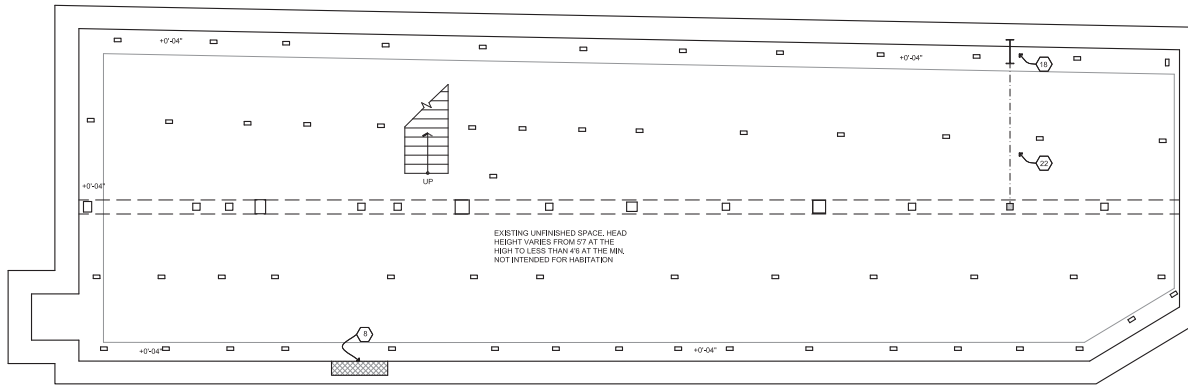
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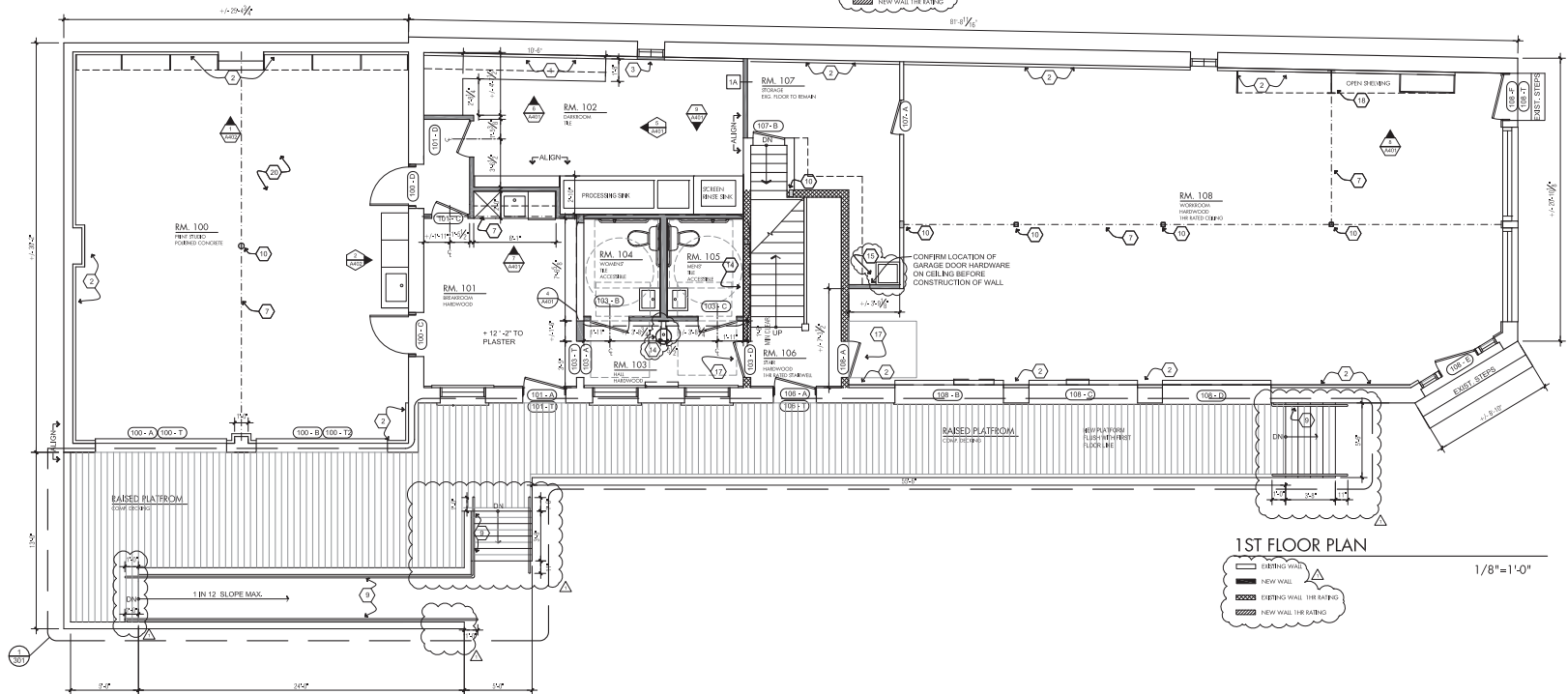
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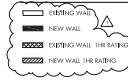
CRAWLSPACE PLAN

1/8"=1'-0"



1ST FLOOR PLAN

1/8"=1'-0"



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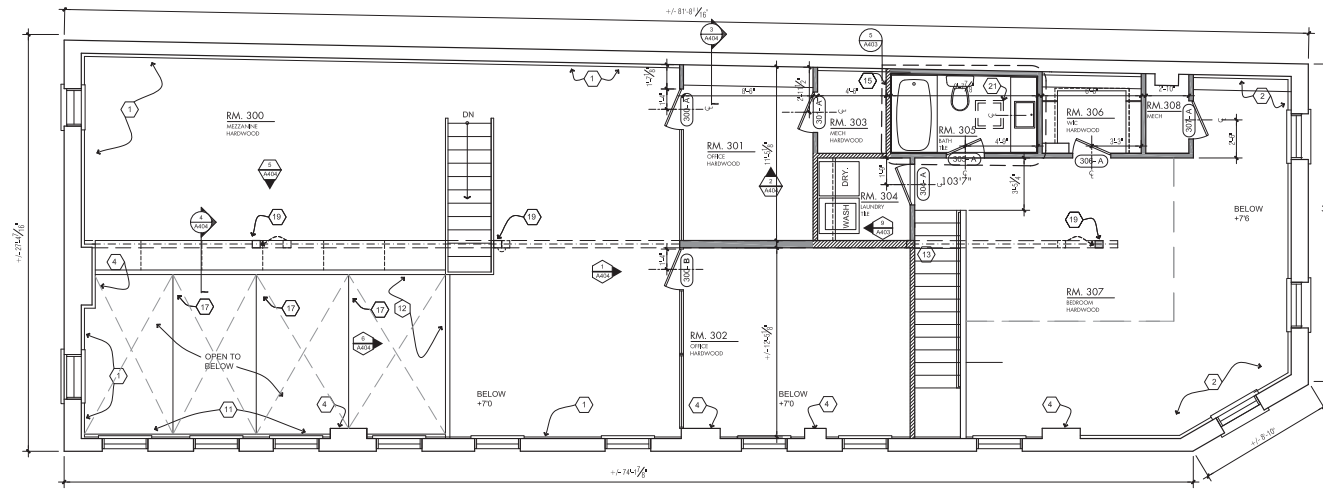
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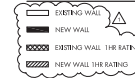
NORTHSIDE MIXED-USE BUILDING

408g S Langland Street, Cincinnati, OH 45223

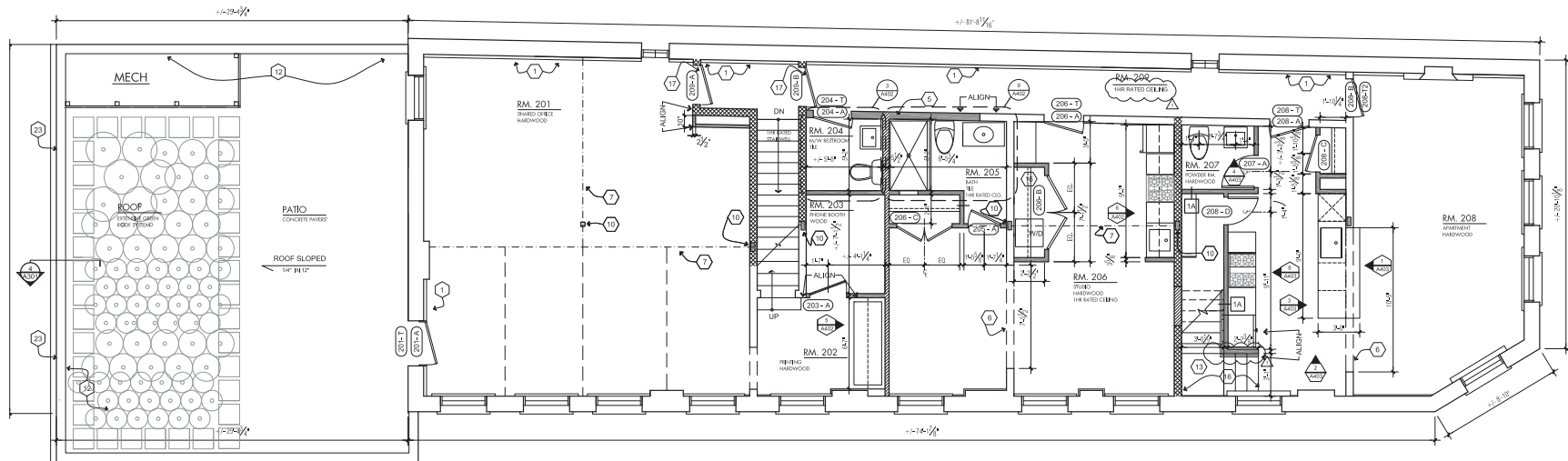




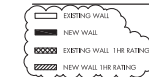
3rd FLOOR PLAN



1/8"=1'-0"



2nd FLOOR PLAN



1/8"=1'-0"

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Summary Profile

2010-2020 Census, 2025 Estimates with 2030 Projections
 Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 39.1607/-84.5387

4089 S Langland St Cincinnati, OH 45223	1 mi radius	3 mi radius	5 mi radius
Population			
2025 Estimated Population	9,652	112,383	352,071
2030 Projected Population	9,653	111,931	351,805
2020 Census Population	9,233	106,024	333,461
2010 Census Population	8,540	101,727	326,206
Projected Annual Growth 2025 to 2030	-	-	-
Historical Annual Growth 2010 to 2025	0.9%	0.7%	0.5%
2025 Median Age	38.1	31.6	34.4
Households			
2025 Estimated Households	4,871	47,385	154,319
2030 Projected Households	4,900	47,651	156,199
2020 Census Households	4,360	44,575	144,857
2010 Census Households	4,042	43,376	140,157
Projected Annual Growth 2025 to 2030	0.1%	0.1%	0.2%
Historical Annual Growth 2010 to 2025	1.4%	0.6%	0.7%
Race and Ethnicity			
2025 Estimated White	61.4%	48.2%	53.1%
2025 Estimated Black or African American	30.1%	41.9%	37.4%
2025 Estimated Asian or Pacific Islander	2.3%	3.7%	2.6%
2025 Estimated American Indian or Native Alaskan	0.2%	0.2%	0.2%
2025 Estimated Other Races	5.9%	6.0%	6.7%
2025 Estimated Hispanic	4.0%	4.4%	5.3%
Income			
2025 Estimated Average Household Income	\$104,874	\$68,415	\$83,278
2025 Estimated Median Household Income	\$74,443	\$48,548	\$60,172
2025 Estimated Per Capita Income	\$53,036	\$29,450	\$36,880
Education (Age 25+)			
2025 Estimated Elementary (Grade Level 0 to 8)	2.0%	3.0%	2.9%
2025 Estimated Some High School (Grade Level 9 to 11)	5.1%	7.0%	6.7%
2025 Estimated High School Graduate	18.9%	26.7%	27.5%
2025 Estimated Some College	13.8%	17.9%	17.5%
2025 Estimated Associates Degree Only	8.5%	7.8%	8.5%
2025 Estimated Bachelors Degree Only	28.7%	19.7%	21.2%
2025 Estimated Graduate Degree	23.0%	18.0%	15.6%
Business			
2025 Estimated Total Businesses	453	3,040	13,708
2025 Estimated Total Employees	4,275	44,763	184,316
2025 Estimated Employee Population per Business	9.4	14.7	13.4
2025 Estimated Residential Population per Business	21.3	37.0	25.7