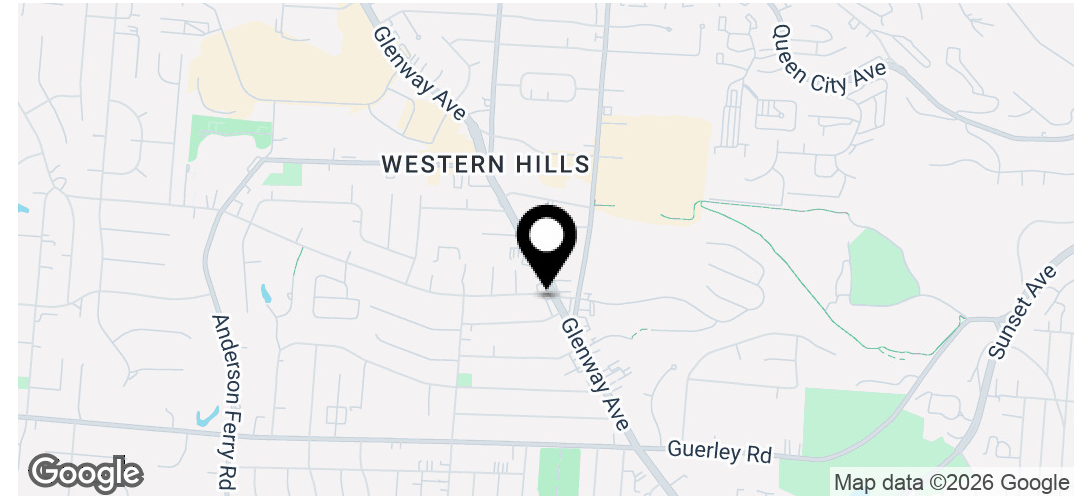


5209 Glenway Ave

Cincinnati, OH 45238

FOR SALE

Executive Summary



Offering Summary

Price	\$621,900
Price / GSF	\$155.51
GSF	3,999 SF
NOI	\$55,970.00
Cap Rate	9%
Year Built	1959

Property Highlights

- Prime retail frontage on Glenway Avenue – one of Cincinnati’s major west-side thoroughfares.
- Established neighborhood shopping corridor with deep local roots and loyal consumer base.
- Flexible retail zoning—ideal for food & beverage, service clients, specialty retail, wellness, or neighborhood-serving uses.
- Excellent visibility and access: high daily traffic counts, strong drive-by exposure and commuter flow.

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Property Details & Highlights

Discover a rare opportunity to acquire a well-located four-tenant retail building on the bustling west side of Cincinnati, at 5209 Glenway Ave. Situated on the primary Glenway Avenue corridor, this asset boasts strong visibility, excellent frontage, and an established tenant base. Ideal for investors seeking stable cash flow in a value-add retail asset with long-term upside.

Located in a dense residential catchment area – with strong daytime and evening population in West Price Hill and surrounding markets.

Flexible retail zoning—ideal for food & beverage, service clients, specialty retail, wellness, or neighborhood-serving uses.

Location / Demographics:

West Price Hill and the Glenway Avenue zone represent one of Cincinnati's most active older retail corridors—anchored by longtime small-business uses and supported by stable household incomes. The 5209 Glenway address places the asset right in the heart of that trade area. The tenant at 5209 (one of the spaces) has longstanding recognition in the community, underscoring the vitality of the location.

Investment Rationale:

With multiple tenants in place, this four-tenant building offers immediate income with potential upside through lease re-negotiations, rental repositioning, or tenant mix optimization. For an investor willing to apply an active management or light value-add strategy, there is considerable upside in improving signage, façade and ingress/egress to further enhance tenant performance and property value.



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FOR SALE

Income & Expenses

Income Summary

Vacancy Cost	\$0
Gross Income	\$74,400

Expenses Summary

Property Tax	\$11,600
Operating Expenses	\$6,830
Operating Expenses	\$18,430
Net Operating Income	\$55,970

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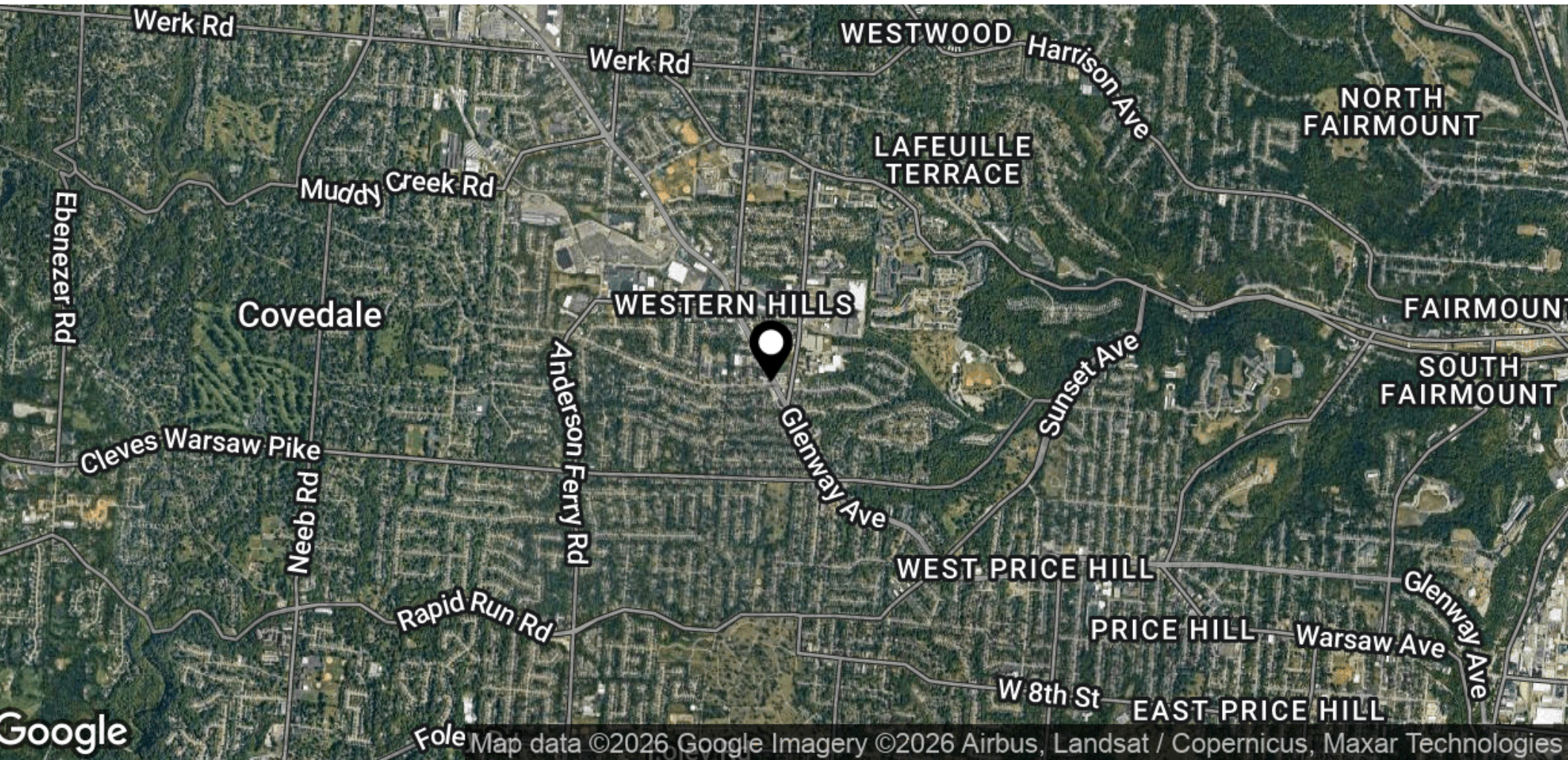
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Location Map



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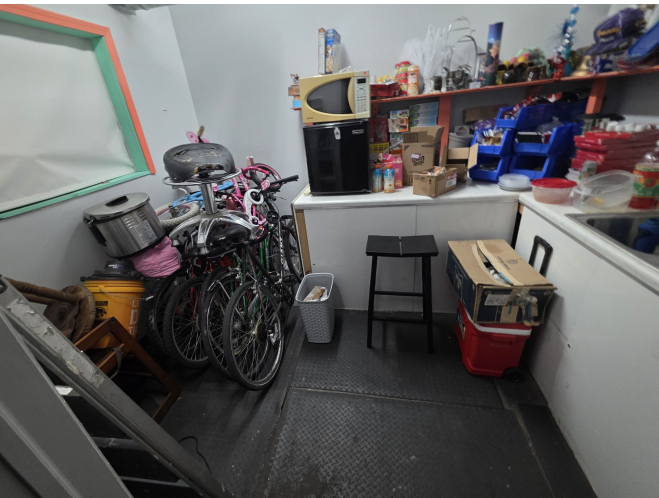
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Additional Photos



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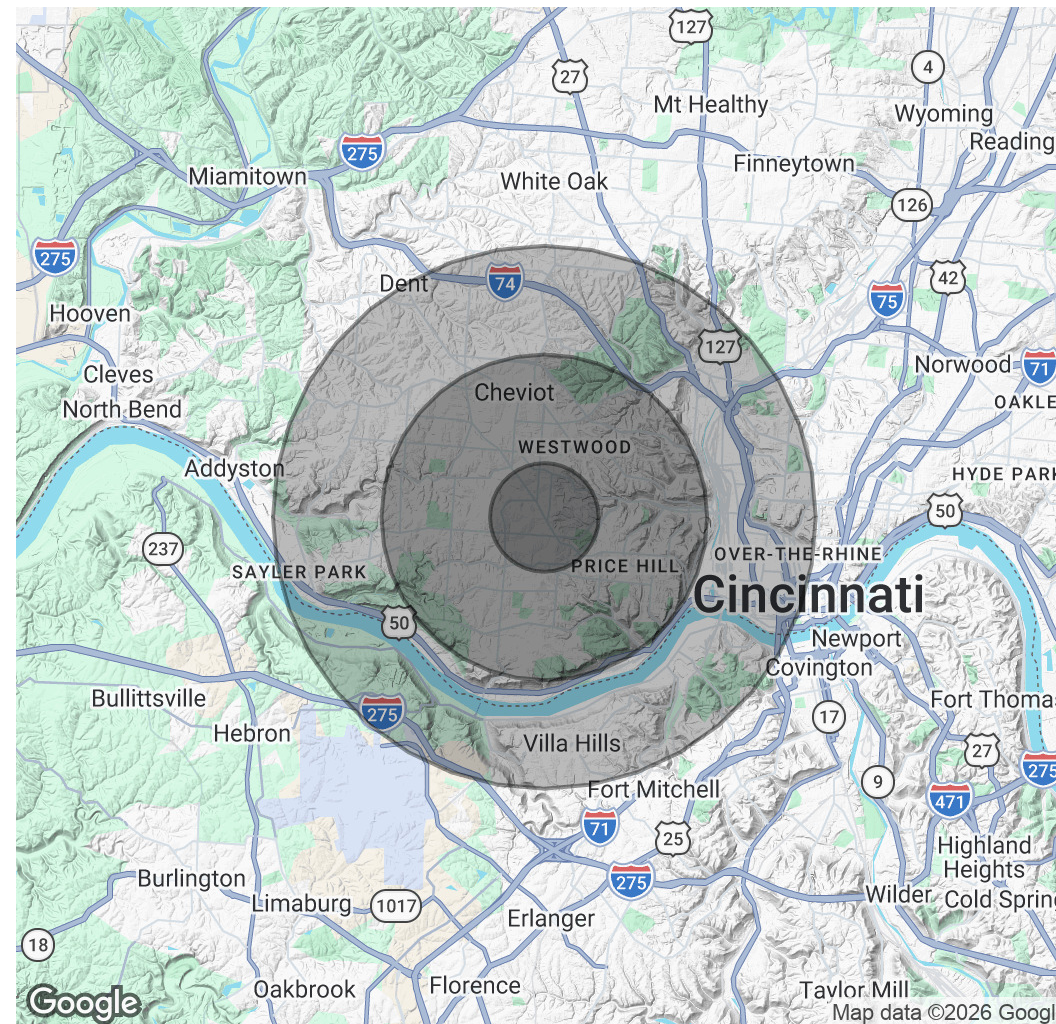
FOR SALE

Demographics Map & Report

Population	1 Mile	3 Miles	5 Miles
Total Population	19,227	120,907	250,067
Average Age	37	38	38
Average Age (Male)	36	37	37
Average Age (Female)	38	39	39

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	8,307	49,528	104,641
# of Persons per HH	2.3	2.4	2.4
Average HH Income	\$68,628	\$70,918	\$80,628
Average House Value	\$160,259	\$179,807	\$241,673

2020 American Community Survey (ACS)



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