

FOR LEASE



**6470 GLENWAY AVENUE
CINCINNATI, OH 45211**

2,850 SF of retail space located on one of the strongest retail corridors in Western Cincinnati in the heart of Western Hills, providing great visibility and consistent consumer traffic. Some nearby tenants include Kroger Marketplace, Target, Home Depot, Chick-fil-a, Chipotle, Starbucks and Planet Fitness. Highly visible, large pylon signage, good sightlines and easy ingress/egress. The central location gives the advantage of short drive times for carry-out and delivery service options. Neighborhood retail center surrounded by high-density single family and multi-family residential and commercial driving stable demand from the local customer base. The site has excellent street presence and a large pylon street sign.

HIGHLIGHTS

Lease Rate: \$15.50/SF
NNN's: \$3.32
Available: 2,850 SF
GLA: 7,566 SF
Traffic Counts: 33,276
Pop. 3 mile: 87,910
Households 3 mile: 36,262
Income 3 mile: \$80,477
Large Pylon Sign
TI Available
High Density Market
Parking: 22 spaces

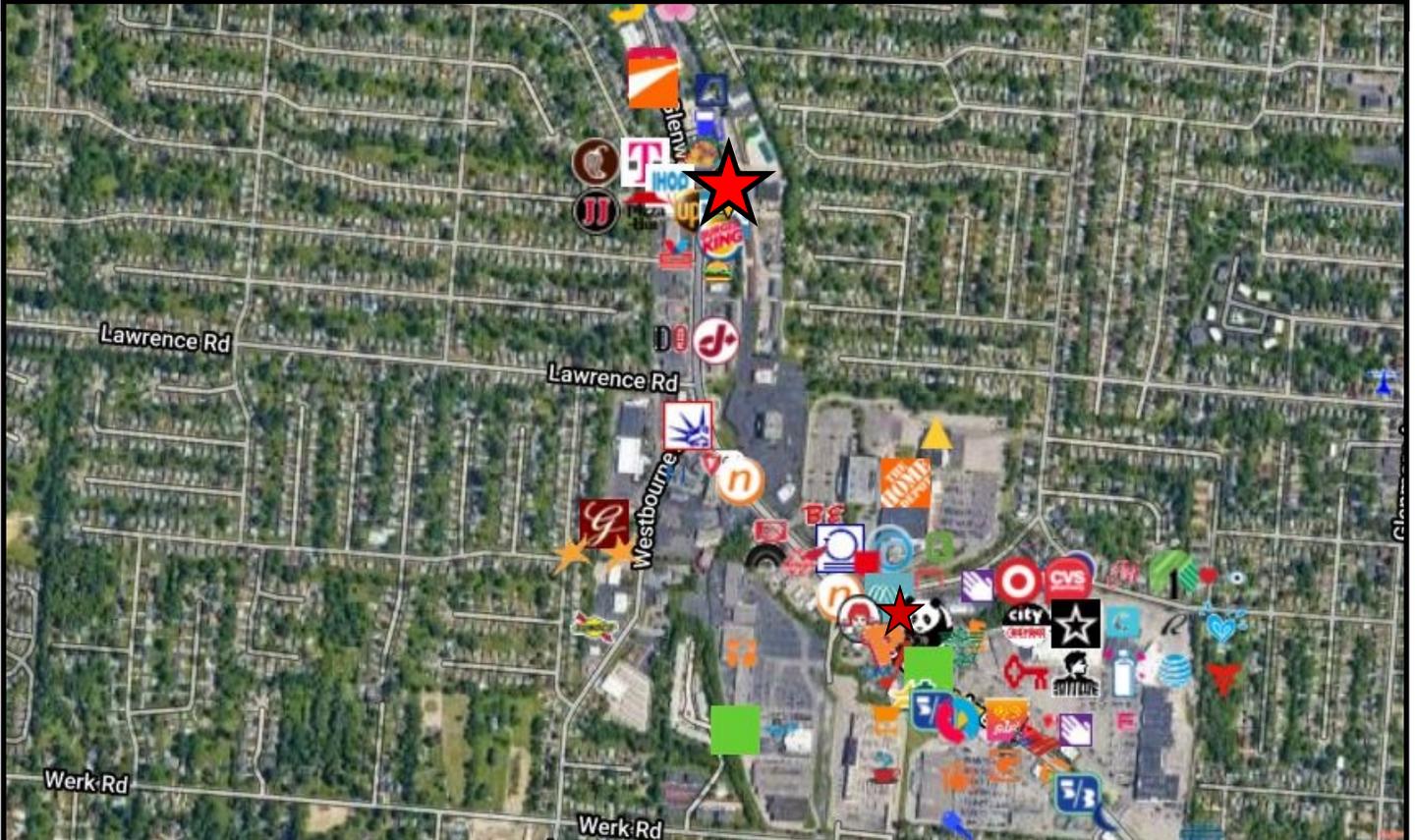
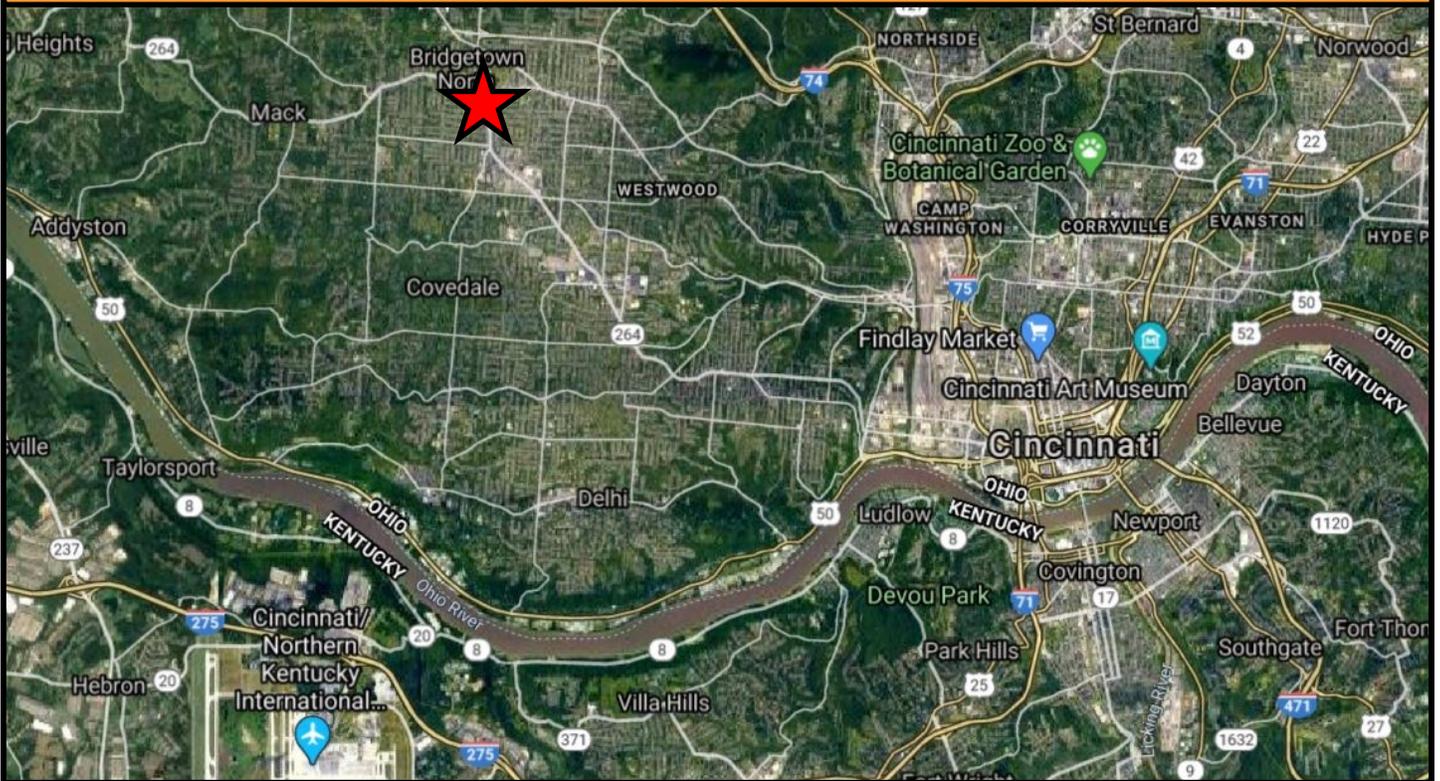
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LOCATION



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