

STANDALONE RETAIL BUILDING FOR SALE OR LEASE

1575 W GALBRAITH ROAD

1575 W Galbraith Road | Cincinnati, OH 45231



Chris Nachtrab
cnachtrab@lee-associates.com
D 513.588.1841

TC Bartoszek
tc@lee-associates.com
D 513.588.1840

 **LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

RETAIL BUILDING FOR SALE OR LEASE

1575 W GALBRAITH ROAD

AVAILABLE: 5,226 SF | 1.29 Acres

LEASE PRICING: \$15.00 PSF + NNN

SALE PRICING: Call for Details

PROPERTY HIGHLIGHTS:

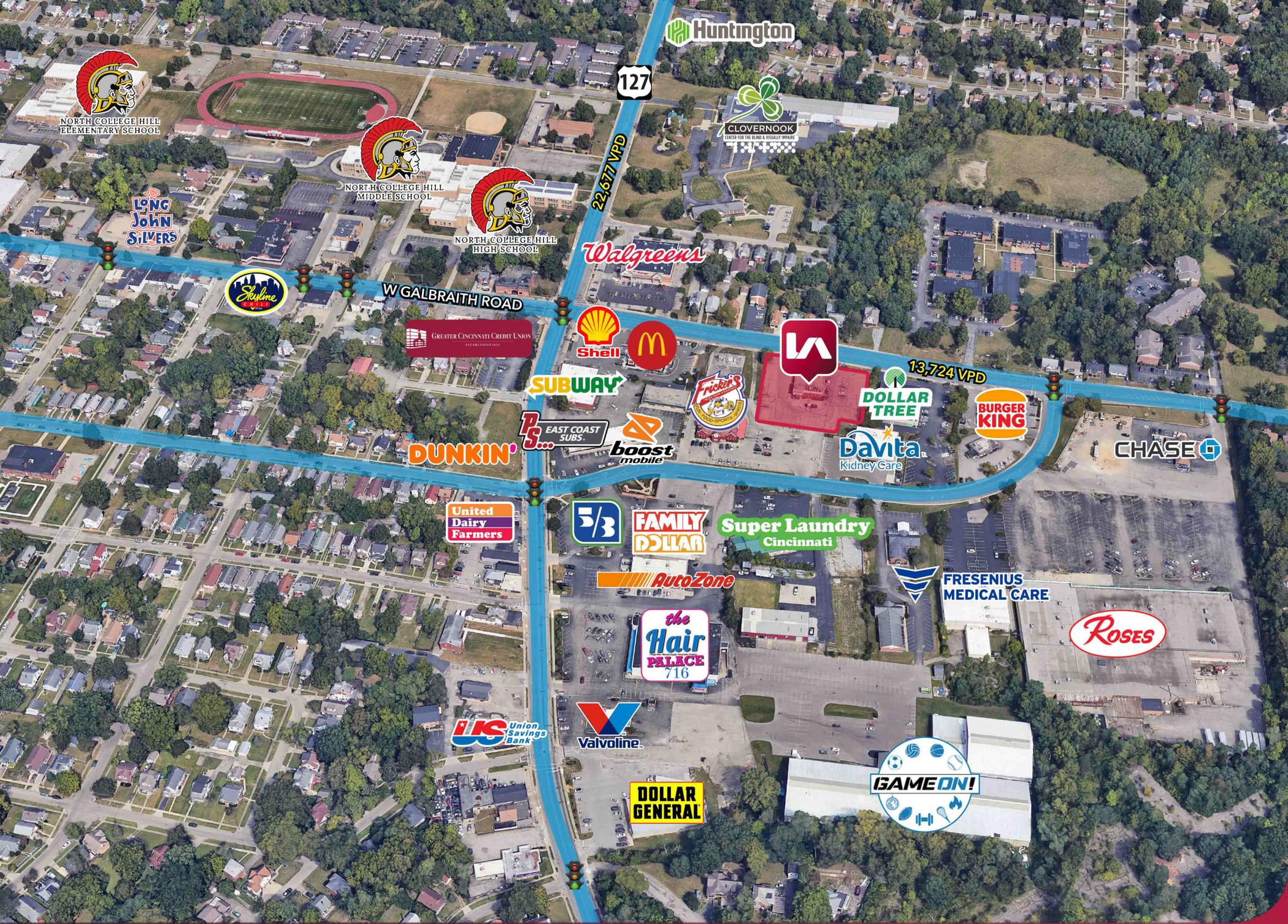
- Free standing former restaurant with drive thru
- Buffet set up inside
- Signage along Galbraith Road
- Convenient ingress and egress from Galbraith Road or Goodman Avenue
- Traffic light access via Goodman Avenue
- Minutes from Ronald Regan Cross County Highway
- Abundant parking in dedicated surface lot
- All existing restaurant equipment to remain

TRAFFIC COUNTS:

- W Galbraith Road - 13,724 VPD







Huntington

127

22,577 VPD

CLOVERNOOK
CENTER FOR THE BLIND & VISUALLY IMPAIRED

NORTH COLLEGE HILL
ELEMENTARY SCHOOL

NORTH COLLEGE HILL
MIDDLE SCHOOL

NORTH COLLEGE HILL
HIGH SCHOOL

LONG JOHN
SILVERS

Skylar
2018

W GALBRAITH ROAD

Walgreens

GREATER CINCINNATI CREDIT UNION

Shell

McDonald's

SUBWAY

Frick's

LA

13,724 VPD

DOLLAR TREE

BURGER KING

PS... EAST COAST SUBS

boost mobile

Davita
Kidney Care

CHASE

DUNKIN'

United Dairy Farmers

5/3

FAMILY DOLLAR

Super Laundry Cincinnati

AutoZone

FRESENIUS MEDICAL CARE

the Hair PALACE
716

ROSES

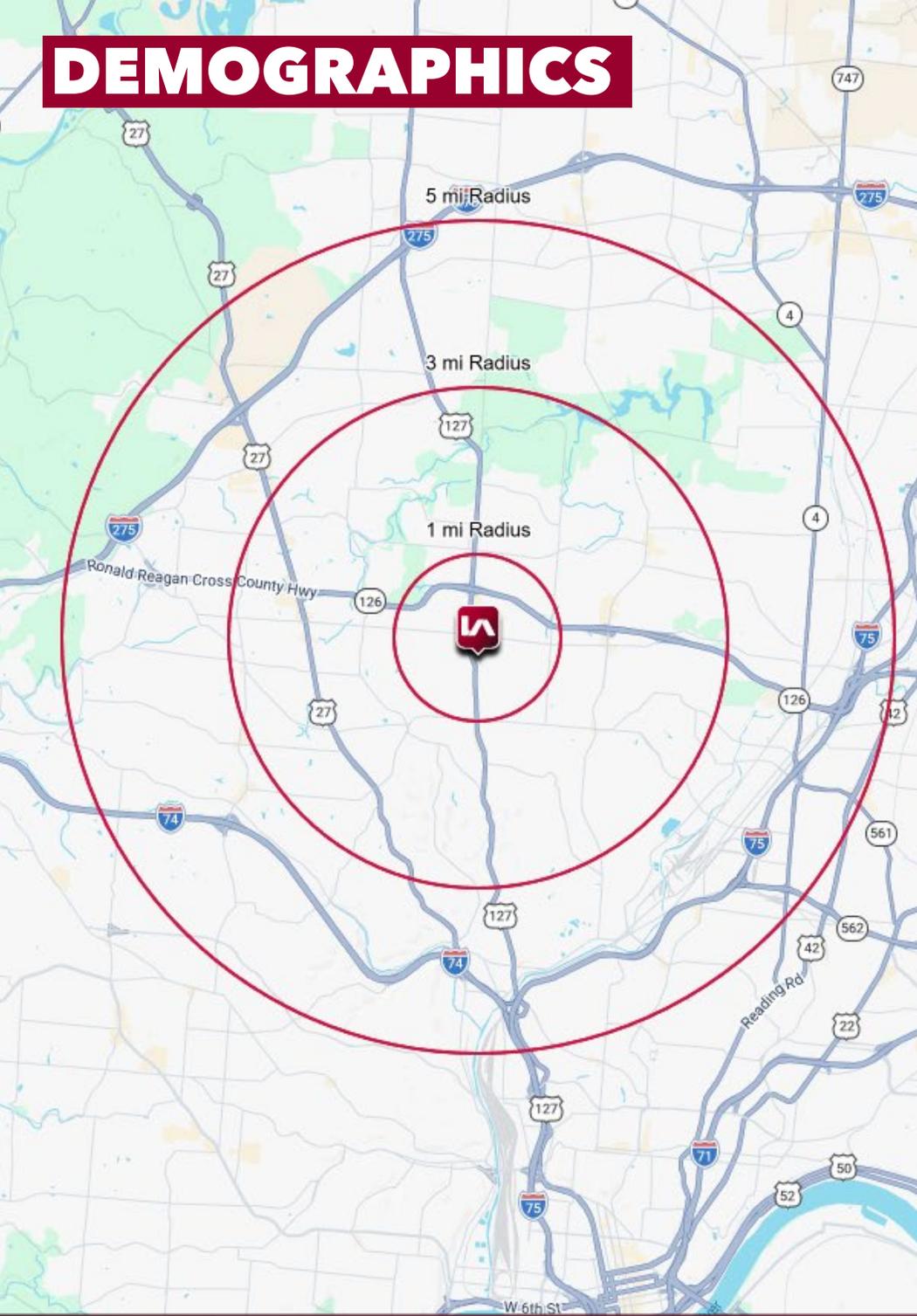
US Union Savings Bank

Valvoline

DOLLAR GENERAL

GAME ON!

DEMOGRAPHICS



	1 MI RADIUS	3 MI RADIUS	5 MI RADIUS
POPULATION			
2025 Estimated Population	16,909	96,551	211,638
2030 Projected Population	16,499	93,396	205,665
2020 Census Population	16,982	98,166	213,941
2010 Census Population	16,391	95,213	208,689
Projected Annual Growth 2025 to 2030	-0.5%	-0.7%	-0.6%
Historical Annual Growth 2010 to 2025	0.2%	-	-
HOUSEHOLDS			
2025 Estimated Households	7,058	39,758	87,673
2030 Projected Households	6,930	38,666	85,692
2020 Census Households	7,107	40,548	88,164
2010 Census Households	6,841	39,182	85,642
Projected Annual Growth 2025 to 2030	-0.4%	-0.5%	-0.5%
Historical Annual Growth 2010 to 2025	0.2%	-	0.2%
AGE			
2025 Est. Population Under 10 Years	12.6%	13.4%	13.1%
2025 Est. Population 10 to 19 Years	14.6%	14.2%	13.6%
2025 Est. Population 20 to 29 Years	11.1%	11.2%	11.6%
2025 Est. Population 30 to 44 Years	20.9%	20.2%	20.3%
2025 Est. Population 45 to 59 Years	18.1%	16.9%	16.9%
2025 Est. Population 60 to 74 Years	17.1%	16.9%	17.1%
2025 Est. Population 75 Years or Over	5.5%	7.3%	7.4%
2025 Est. Median Age	37.6	37.8	38.3
MARITAL STATUS & GENDER			
2025 Est. Male Population	46.2%	47.0%	48.0%
2025 Est. Female Population	53.8%	53.0%	52.0%
2025 Est. Never Married	42.6%	41.4%	40.5%
2025 Est. Now Married	33.6%	36.5%	38.7%
2025 Est. Separated or Divorced	17.9%	16.0%	14.3%
2025 Est. Widowed	5.9%	6.1%	6.5%
INCOME			
2025 Est. HH Income \$200,000 or More	4.1%	5.1%	7.8%
2025 Est. HH Income \$150,000 to \$199,999	4.9%	6.6%	7.6%
2025 Est. HH Income \$100,000 to \$149,999	18.5%	15.2%	15.4%
2025 Est. HH Income \$75,000 to \$99,999	13.2%	12.6%	12.6%
2025 Est. HH Income \$50,000 to \$74,999	17.4%	17.4%	16.5%
2025 Est. HH Income \$35,000 to \$49,999	10.0%	12.7%	12.0%
2025 Est. HH Income \$25,000 to \$34,999	7.1%	8.2%	8.3%
2025 Est. HH Income \$15,000 to \$24,999	4.5%	8.5%	7.4%
2025 Est. HH Income Under \$15,000	20.4%	13.7%	12.4%
2025 Est. Average Household Income	\$80,244	\$81,270	\$92,224
2025 Est. Median Household Income	\$60,719	\$61,525	\$69,938
2025 Est. Per Capita Income	\$33,671	\$33,611	\$38,371
2025 Est. Total Businesses	395	2,489	6,306
2025 Est. Total Employees	2,534	20,202	62,927