

FOR SALE/LEASE

Pilot Inn - Freestanding Bar/Restaurant at Rookwood



3921 Edwards Rd., Norwood, OH 45209

PROPERTY HIGHLIGHTS

- Dynamite Location in Highly Sought-After Trade Area
- Mixed-Use Restaurant Building with Apartments & Parking
- Liquor License, Furniture, Fixtures & Equipment Included
- Signalized Corner with On-Site Parking at Rookwood's Entrance
- Directly Off I-71 at Hyde Park/Norwood/Oakley's Exit
- Surrounded by Top Area Retailers and Restaurants
- A Cincinnati Favorite Neighborhood Tavern Since 1937
- Traffic Counts: 18,665 ADT Edwards Rd.

DEMOGRAPHICS

Year 2023	One Mile	Three Mile	Five Mile
Estimated Population	19,244	120,377	279,916
Median Income	\$94,900	\$80,743	\$77,470
Average HH Income	\$140,160	\$116,624	\$111,611
Daytime Population	12,400	64,549	184,749



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LOWER MILCREST PARK

SITE

CINCINNATI METROPOLITAN AUTH

AVONDALE BRANCH LIBRARY

WOODWARD PARK

WALNUT HILLS HIGH SCHOOL

CALVARY CEMETERY

WITHROW UNIVERSITY HIGH SCHOOL

HYDE PARK SQUARE

ROOKWOOD COMMONS

- BED BATH & BEYOND
- GAP
- ULTA BEAUTY
- OLD NAVY
- west elm
- DSW
- WHOLE FOODS MARKET
- REI

ROOKWOOD PAVILION

- NORDSTROM
- rack
- HomeGoods
- TJ-maxx
- SHOE CARNIVAL
- SEPHORA

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3921 Edwards Road
Cincinnati, OH 45209





ROOKWOOD COMMONS

- FIVE GUYS
- MATTRESS FIRM
- yagoot
- GameStop
- claire's
- DSW
- QDOBA MEXICAN EATS
- ULTA
- OLD NAVY
- WHOLE FOODS
- carhartt
- REI
- verizon
- BUFFALO BEVERAGE

ROOKWOOD PAVILION

- LONGHORN STEAKHOUSE
- FirstWatch The Daytime Cafe
- DONATOS PIZZA SUBS SALADS
- rack
- SIERRA
- RALLY HOUSE
- SHOE CARNIVAL
- TJ-maxx
- HomeGoods
- Ford's GARAGE
- Starbucks
- WALGREENS

HYDE PARK PLAZA

- Jersey Mito's SUBS
- FUSIAN
- Starbucks
- Panera BREAD
- Staples
- ACE Hardware
- SERVATI
- BRUEGGER'S BAKED FRESH
- Marshall's
- CLOTHES MENTOR
- COSMO PROF
- JOANN

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J. ALEXANDER'S RESTAURANT

THE CAPITAL GRILL & STEAK

Seasons FRESH GRILL

COURTYARD Marriott

Agave & Rye Epic Mezcal Tequila & Bourbon Hall



T.J. Maxx

NORDSTROM rack

WHOLE FOODS MARKET

REI

Joseph-Beth Booksellers JB

Starbucks

Ford's GARAGE

THE VITAMIN SHOPPE

Ambiance NAIL SALON & SPA



TASTE OF BELGIUM

3,072 SF/0.223 AC



Asiana Thai and Sushi

PILOT Inn BEER FOOD WHISKEY

Edwards Rd

18,665 ADT '23

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OnSite Retail Group

Summary Profile

2010-2020 Census, 2023 Estimates with 2028 Projections
 Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 39.1507/-84.4426

3921 Edwards Rd	1 mi	3 mi	5 mi
Cincinnati, OH 45209	radius	radius	radius
Population			
2023 Estimated Population	19,244	120,377	279,916
2028 Projected Population	18,802	120,723	286,636
2020 Census Population	19,579	120,020	275,752
2010 Census Population	18,589	116,405	265,088
Projected Annual Growth 2023 to 2028	-0.5%	-	0.5%
Historical Annual Growth 2010 to 2023	0.3%	0.3%	0.4%
2023 Median Age	33.9	36.7	35.9
Households			
2023 Estimated Households	10,204	57,237	128,549
2028 Projected Households	9,768	56,564	130,135
2020 Census Households	10,470	56,701	124,293
2010 Census Households	9,711	54,453	118,683
Projected Annual Growth 2023 to 2028	-0.9%	-0.2%	0.2%
Historical Annual Growth 2010 to 2023	0.4%	0.4%	0.6%
Race and Ethnicity			
2023 Estimated White	83.3%	56.7%	59.0%
2023 Estimated Black or African American	8.3%	34.6%	30.0%
2023 Estimated Asian or Pacific Islander	2.9%	3.7%	5.9%
2023 Estimated American Indian or Native Alaskan	0.2%	0.2%	0.2%
2023 Estimated Other Races	5.3%	4.9%	5.0%
2023 Estimated Hispanic	4.4%	3.7%	3.8%
Income			
2023 Estimated Average Household Income	\$140,160	\$116,624	\$111,661
2023 Estimated Median Household Income	\$94,900	\$80,743	\$77,470
2023 Estimated Per Capita Income	\$74,386	\$55,702	\$51,688
Education (Age 25+)			
2023 Estimated Elementary (Grade Level 0 to 8)	1.8%	2.4%	2.2%
2023 Estimated Some High School (Grade Level 9 to 11)	2.5%	5.4%	5.4%
2023 Estimated High School Graduate	13.5%	20.8%	21.0%
2023 Estimated Some College	12.1%	15.0%	15.9%
2023 Estimated Associates Degree Only	4.9%	7.5%	7.2%
2023 Estimated Bachelors Degree Only	37.3%	27.6%	27.8%
2023 Estimated Graduate Degree	28.1%	21.2%	20.5%
Business			
2023 Estimated Total Businesses	1,220	5,008	13,080
2023 Estimated Total Employees	12,400	64,549	184,749
2023 Estimated Employee Population per Business	10.2	12.9	14.1
2023 Estimated Residential Population per Business	15.8	24.0	21.4