



URBAN ARTIFACT
 The Hamilton Cincinnati
 HI-BRED
 happy chicks bakery
 SKINCRAFT
 Blue COLLECTIVE ESPRESSO
 Joseph Clark Gallery
 HUMBLE MONK
 3-legged dog YOGA COLLECTIVE

Joshua M. Rothstein
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NORTHSIDE SALON + APARTMENT BUILDING
4031 Hamilton Avenue, Cincinnati OH 45223



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NORTH SIDE FARMERS MARKET

College Hill 3 MI

VANDALIA POINT 52 UNITS

10K ADT '18

17K ADT '18

SITE

HI-BRED

Bee Haven

happy chicks bakery

The Hamilton Cincinnati

Camp Washington 2 MI

GANTRY

yoga

Tillier's

Sleggedas YOGA COLLECTIVE

Joseph Clark Gallery

SKINCRAFT

building value REUSE • REBUY

Downtown 5 MI

Clifton 2 MI

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Summary Profile

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



Lat/Lon: 39.1596/-84.5397

4031 Hamilton Ave Cincinnati, OH 45223	1 mi radius	3 mi radius	5 mi radius
Population			
2023 Estimated Population	10,149	107,932	337,936
2028 Projected Population	10,386	109,714	341,929
2020 Census Population	9,713	105,343	332,793
2010 Census Population	9,100	101,318	325,503
Projected Annual Growth 2023 to 2028	0.5%	0.3%	0.2%
Historical Annual Growth 2010 to 2023	0.9%	0.5%	0.3%
2023 Median Age	38.1	31.5	34.6
Households			
2023 Estimated Households	4,735	45,917	148,826
2028 Projected Households	4,729	46,148	148,878
2020 Census Households	4,581	44,136	144,476
2010 Census Households	4,298	43,162	139,759
Projected Annual Growth 2023 to 2028	-	0.1%	-
Historical Annual Growth 2010 to 2023	0.8%	0.5%	0.5%
Race and Ethnicity			
2023 Estimated White	57.3%	38.2%	49.7%
2023 Estimated Black or African American	35.7%	47.0%	39.5%
2023 Estimated Asian or Pacific Islander	2.2%	9.7%	4.9%
2023 Estimated American Indian or Native Alaskan	0.1%	0.2%	0.2%
2023 Estimated Other Races	4.7%	5.0%	5.7%
2023 Estimated Hispanic	2.9%	3.4%	4.4%
Income			
2023 Estimated Average Household Income	\$99,566	\$67,079	\$81,433
2023 Estimated Median Household Income	\$67,386	\$47,753	\$59,430
2023 Estimated Per Capita Income	\$46,547	\$29,077	\$36,246
Education (Age 25+)			
2023 Estimated Elementary (Grade Level 0 to 8)	2.4%	3.0%	3.2%
2023 Estimated Some High School (Grade Level 9 to 11)	5.4%	7.6%	6.9%
2023 Estimated High School Graduate	14.5%	26.0%	28.2%
2023 Estimated Some College	15.8%	19.1%	18.9%
2023 Estimated Associates Degree Only	8.8%	7.6%	7.9%
2023 Estimated Bachelors Degree Only	29.6%	19.6%	21.1%
2023 Estimated Graduate Degree	23.6%	17.2%	13.9%
Business			
2023 Estimated Total Businesses	468	2,956	13,440
2023 Estimated Total Employees	4,401	44,195	188,036
2023 Estimated Employee Population per Business	9.4	14.9	14.0
2023 Estimated Residential Population per Business	21.7	36.5	25.1