

# Restaurant Space Available in Camp Washington



2963 Colerain Avenue, Cincinnati, OH 45223

## PROPERTY HIGHLIGHTS

-  2,500 SF of Retail Space on First Floor
-  Available Liquor Licenses and Present Hood Ventilation System Ideal for a Restaurant
-  Incredible Frontage with Windows Along Colerain Avenue
-  Multi-Level Building Located in the Neighborhood Entertainment District
-  Convenient & Immediate Access to I-75 and I-74
-  Signalized Intersection with Heavy Traffic
-  Located in a Designated Lift Neighborhood by the City of Cincinnati
-  Located in a Federal Opportunity Zone
-  Across from Camp Washington Chili
-  Traffic Counts: 23,042 ADT Hopple St.

## DEMOGRAPHICS

<u>Year 2023</u>	<u>One Mile</u>	<u>Three Mile</u>	<u>Five Mile</u>
Estimated Population	14,842	140,075	336,650
Median Income	\$49,705	\$52,258	\$61,707
Average HH Income	\$65,846	\$72,890	\$84,470
Daytime Population	7,400	114,528	191,344



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Mt. Echo Park



Cincinnati Christian University



Available  
2,500 SF



TQL Stadium

Duke Energy Convention Center  
**CINCINNATI**



Mt. Storm Park

Northside Yacht Club



Burnet Woods

University of CINCINNATI

taft  
MUSEUM OF ART



Cincinnati Art Museum



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# CAMP WASHINGTON RETAIL SPACE

2963 Colerain Avenue, Cincinnati, OH 45223





Available  
2,500 SF

Hopple St

Camp Washington  
since 1940



Colerain Ave



FIFTH THIRD BANK

23,042 ADT '23

Hopple St



75

127

US Hwy 27

Alley

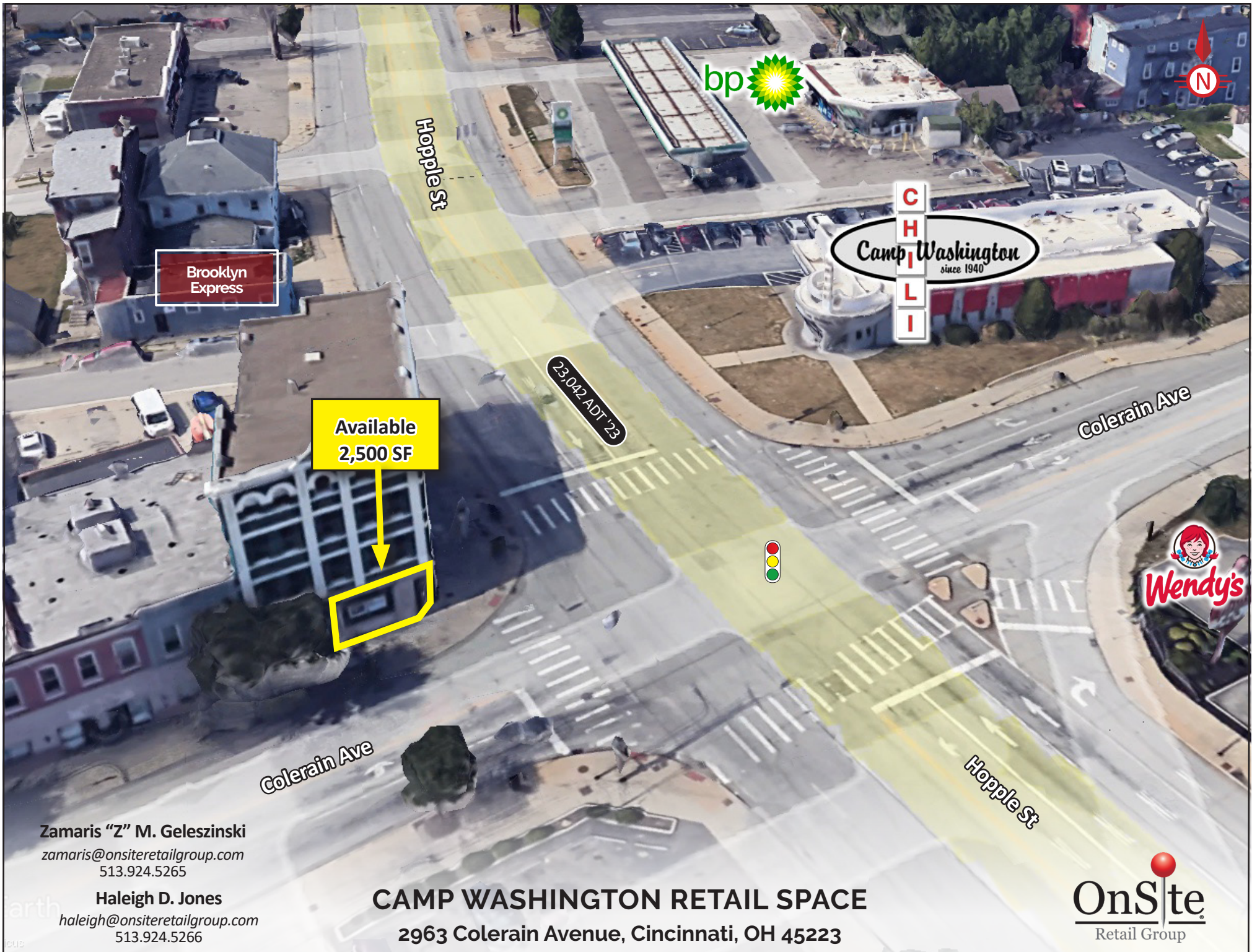
Martin Luther King Dr

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Brooklyn Express

Available  
2,500 SF

23,042 ADT '23



Colerain Ave



Colerain Ave

Hopple St

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## Summary Profile

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



Lat/Lon: 39.1368/-84.5376

2963 Colerain Ave Cincinnati, OH 45225	1 mi radius	3 mi radius	5 mi radius
<b>Population</b>			
2023 Estimated Population	14,842	140,075	336,650
2028 Projected Population	16,402	146,057	343,205
2020 Census Population	13,575	132,789	328,518
2010 Census Population	14,151	131,067	323,548
Projected Annual Growth 2023 to 2028	2.1%	0.9%	0.4%
Historical Annual Growth 2010 to 2023	0.4%	0.5%	0.3%
2023 Median Age	27.7	31.3	34.3
<b>Households</b>			
2023 Estimated Households	6,621	62,328	149,747
2028 Projected Households	7,272	64,659	151,221
2020 Census Households	5,956	57,736	143,634
2010 Census Households	5,911	56,426	138,495
Projected Annual Growth 2023 to 2028	2.0%	0.7%	0.2%
Historical Annual Growth 2010 to 2023	0.9%	0.8%	0.6%
<b>Race and Ethnicity</b>			
2023 Estimated White	49.3%	39.3%	53.8%
2023 Estimated Black or African American	27.7%	46.4%	35.4%
2023 Estimated Asian or Pacific Islander	18.0%	8.0%	4.7%
2023 Estimated American Indian or Native Alaskan	0.1%	0.2%	0.2%
2023 Estimated Other Races	5.0%	6.1%	5.9%
2023 Estimated Hispanic	3.7%	5.1%	4.7%
<b>Income</b>			
2023 Estimated Average Household Income	\$65,846	\$72,890	\$84,470
2023 Estimated Median Household Income	\$49,705	\$52,258	\$61,707
2023 Estimated Per Capita Income	\$30,355	\$33,080	\$37,969
<b>Education (Age 25+)</b>			
2023 Estimated Elementary (Grade Level 0 to 8)	1.6%	3.7%	3.6%
2023 Estimated Some High School (Grade Level 9 to 11)	4.1%	8.5%	7.0%
2023 Estimated High School Graduate	16.4%	24.6%	27.0%
2023 Estimated Some College	16.9%	18.2%	18.2%
2023 Estimated Associates Degree Only	6.7%	6.7%	7.4%
2023 Estimated Bachelors Degree Only	25.4%	21.8%	21.8%
2023 Estimated Graduate Degree	28.9%	16.6%	15.0%
<b>Business</b>			
2023 Estimated Total Businesses	475	7,160	13,978
2023 Estimated Total Employees	7,400	114,528	191,344
2023 Estimated Employee Population per Business	15.6	16.0	13.7
2023 Estimated Residential Population per Business	31.2	19.6	24.1