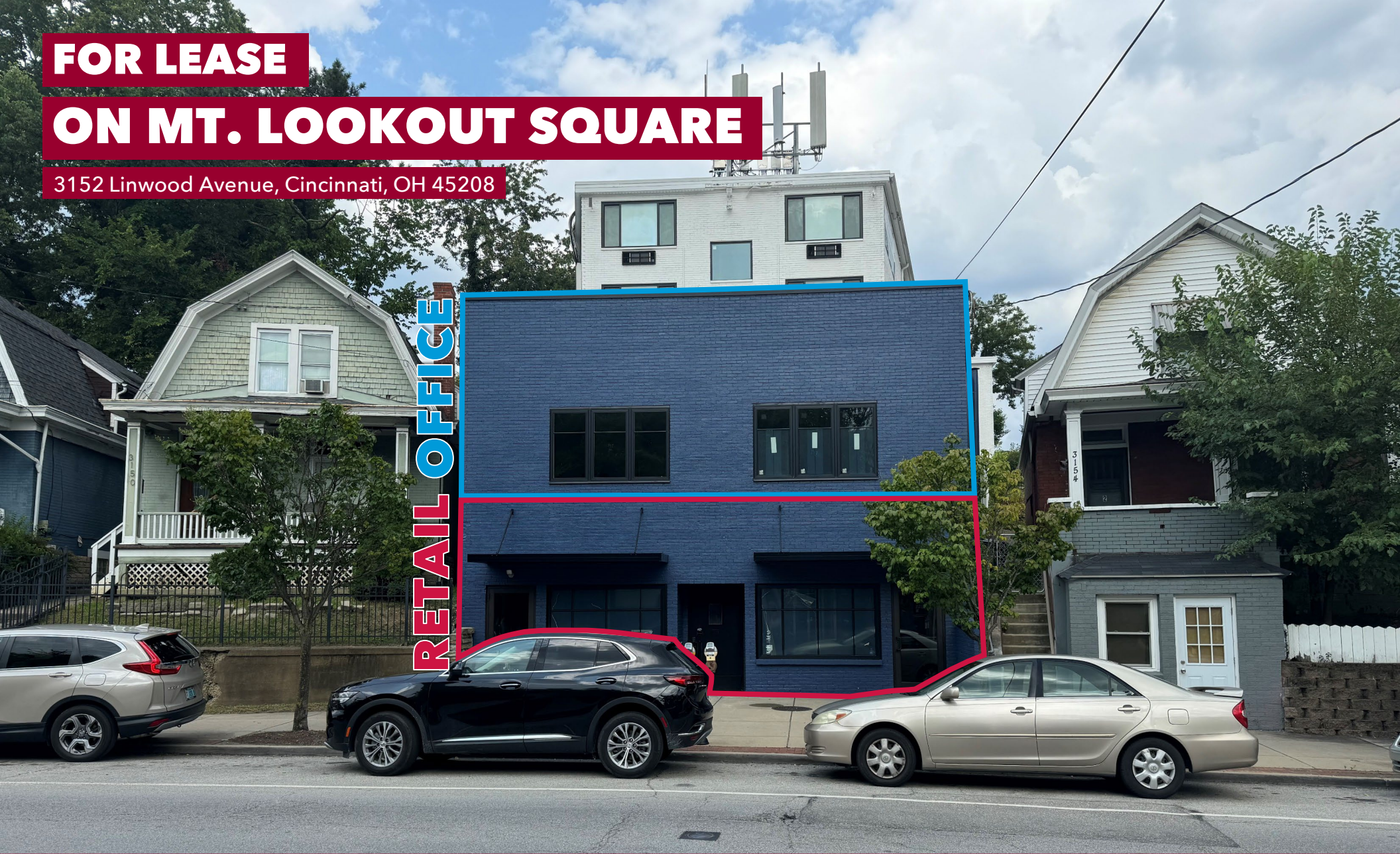


**FOR LEASE**

**ON MT. LOOKOUT SQUARE**

3152 Linwood Avenue, Cincinnati, OH 45208

**RETAIL OFFICE**



TC Bartoszek  
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D 513.588.1840

**LEE & ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES

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# OFFICE / RETAIL FOR LEASE ON MT. LOOKOUT SQUARE

3152 Linwood Avenue, Cincinnati, OH 45208

## FOR LEASE:

Retail – 888 SF & 888 SF (up to 1,776 SF Total)  
Office – 1,259 SF

## PRICING:

Retail - \$2,220 - \$4,440 / month  
Office – \$3,145.50 / month

## PROPERTY HIGHLIGHTS:

- First floor retail available
  - Two spaces (888 SF & 888 SF)
- Second floor office available (1,259 SF)
- Located in the heart of popular Mount Lookout Square
- Walking distance to Hyde Park Square
- Average 1-mile household income: \$186,169
- Close proximity to I-71 & US-50

## TRAFFIC COUNTS:

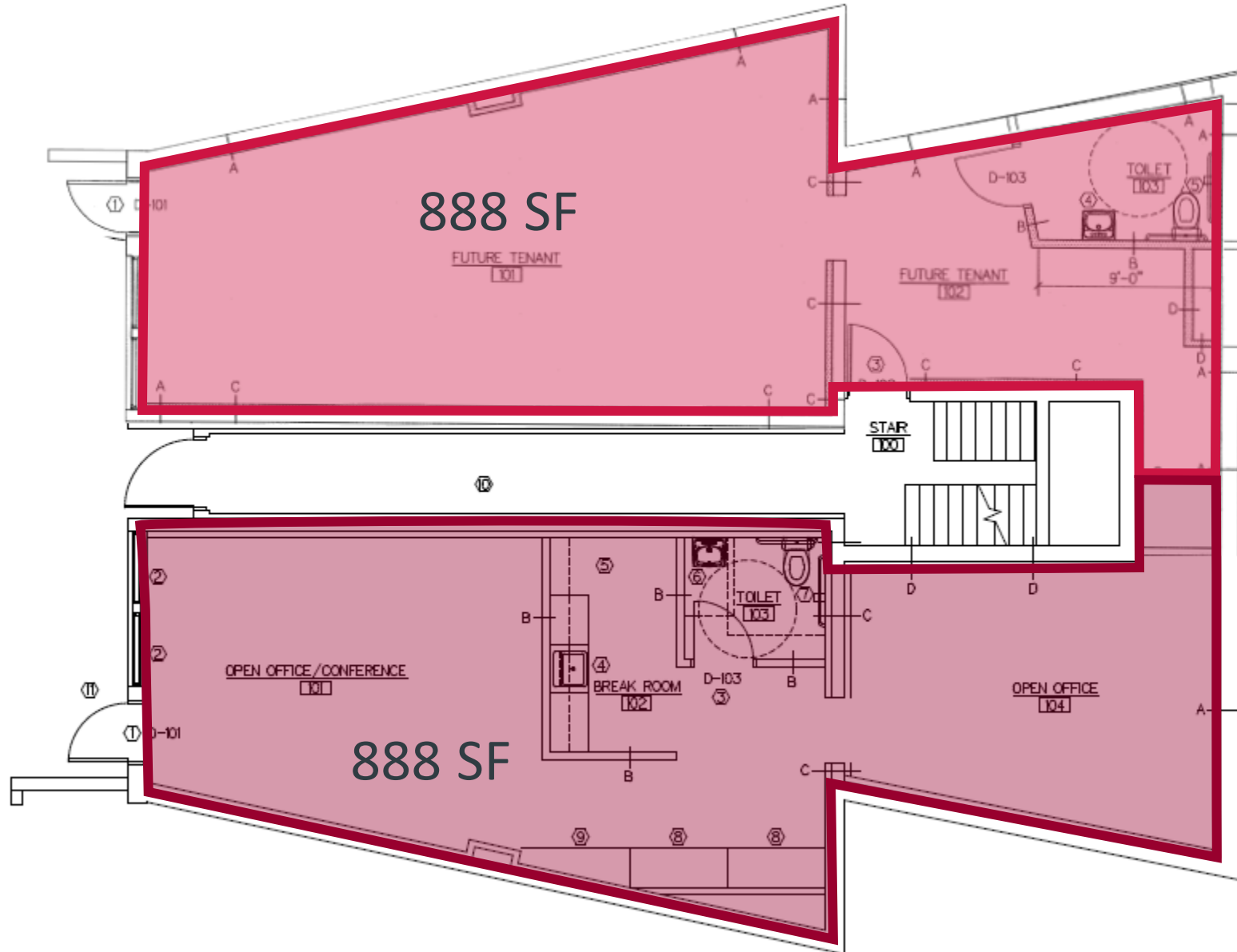
- Linwood Ave – 14,364 VPD



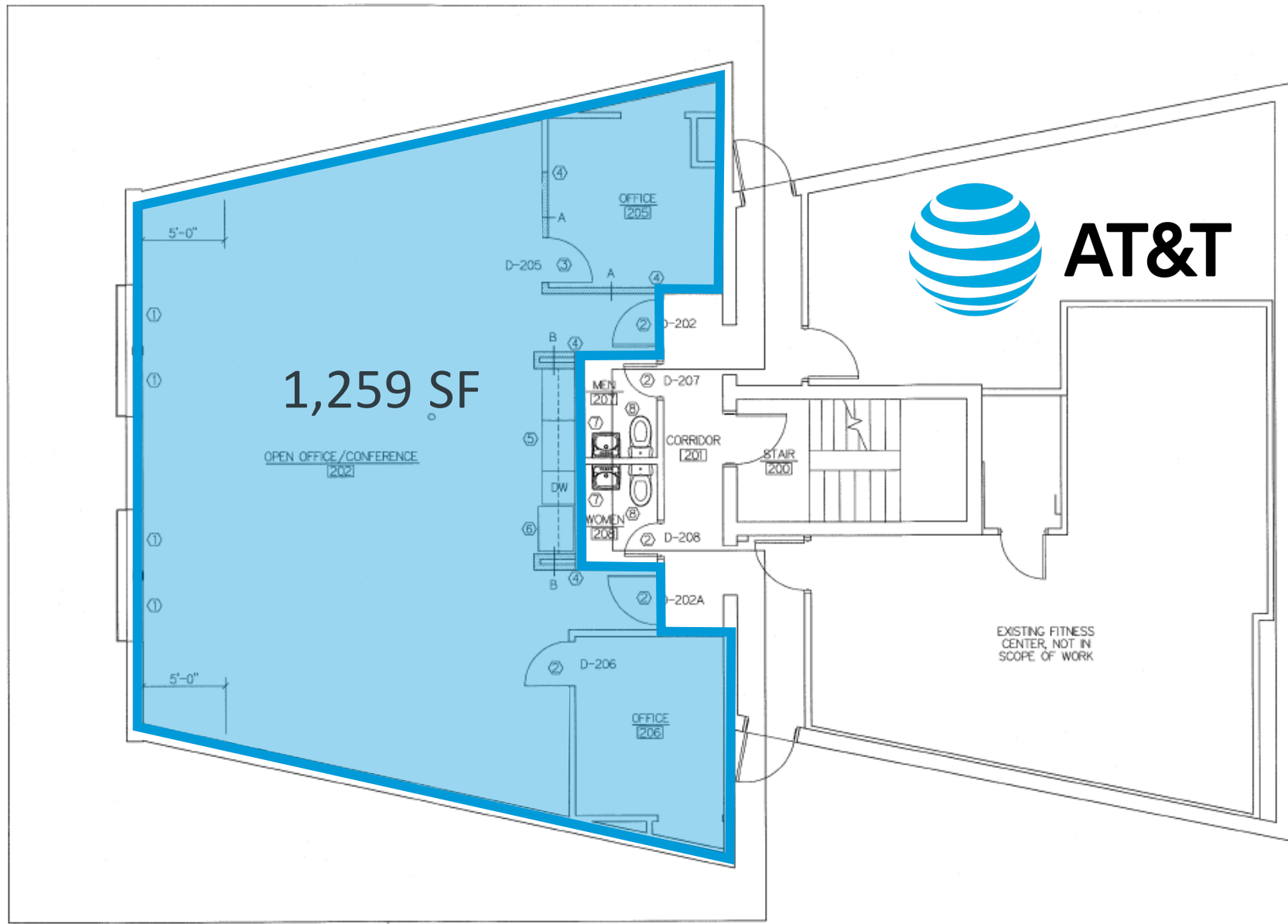
\*Photos of second floor office space

FIRST FLOOR - RETAIL

**CAN BE COMBINED UP TO 1,776 SF**



## SECOND FLOOR - OFFICE







14,598 VPD



United Dairy Farmers



The Animal Hospital on Mt. Lookout Square



LOOKOUT JOE  
MOUNT LOOKOUT COFFEE ROASTERS

REDMOOR  
EVENT HOUSE

PROOF  
BAR

CVS



一番 ICHIBAN  
Japanese Cuisine



cloud9  
rushi

LASH  
ROUTINE SPA

DELWOOD  
BREWERY

SAGO



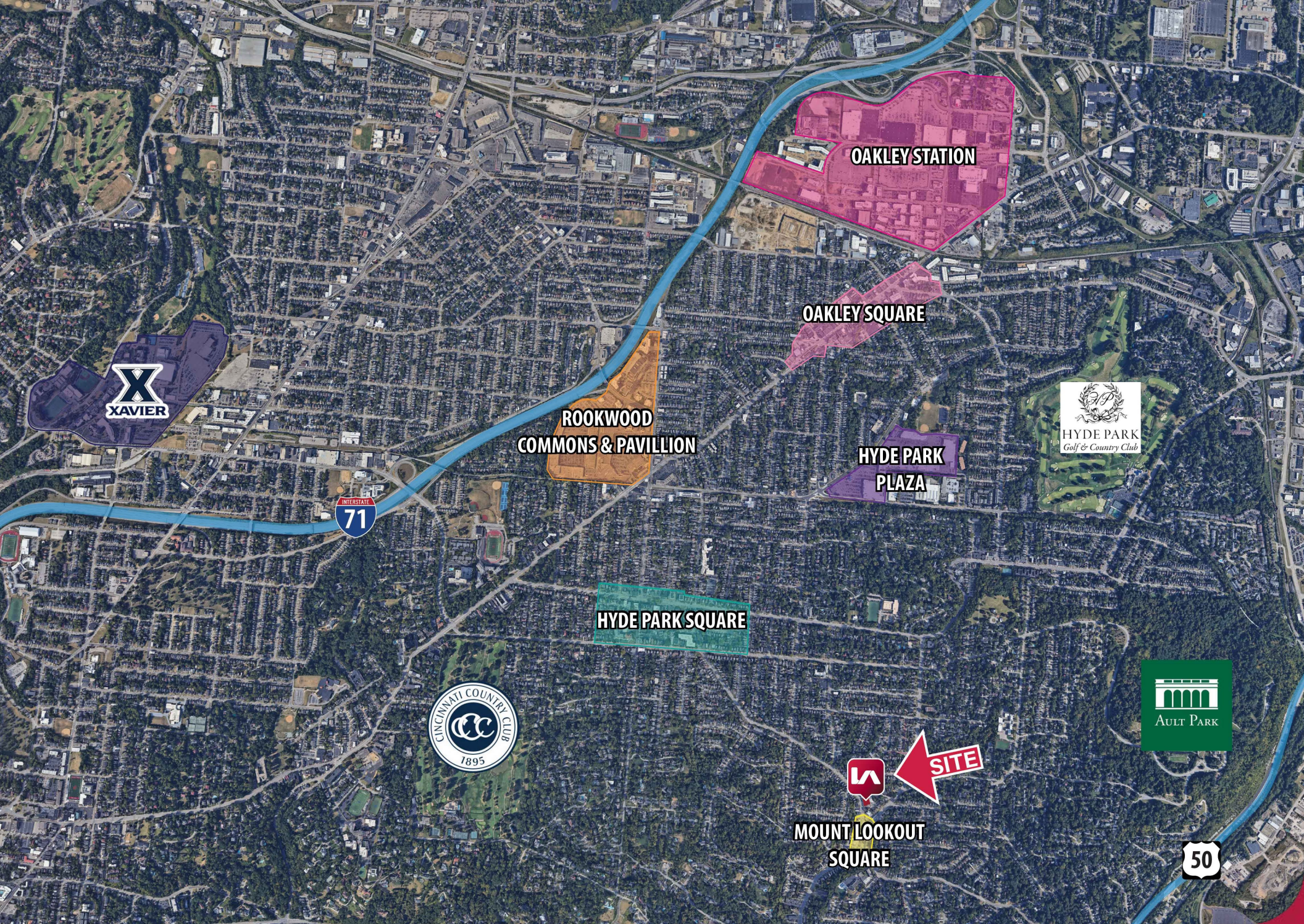
LINWOOD AVENUE

MLT  
MT LOOKOUT TAVERN

CHASE

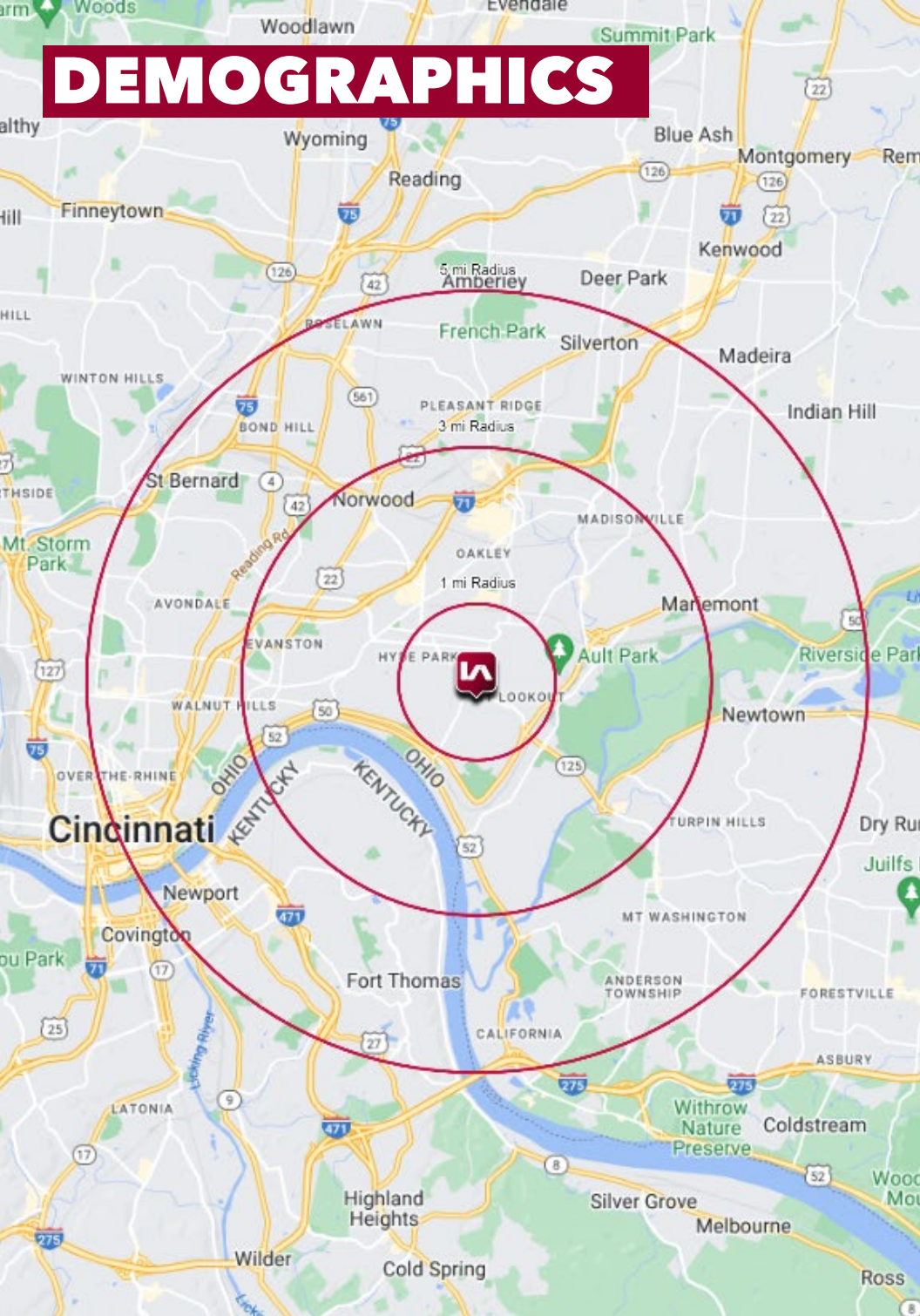
DELTA AVENUE







# DEMOGRAPHICS



|  | 1 MI RADIUS | 3 MI RADIUS | 5 MI RADIUS |
|--|-------------|-------------|-------------|
| <b>POPULATION</b>                          |             |             |             |
| 2024 Estimated Population                  | 14,735      | 90,780      | 273,569     |
| 2029 Projected Population                  | 14,754      | 92,194      | 276,833     |
| 2020 Census Population                     | 14,975      | 89,768      | 267,583     |
| 2010 Census Population                     | 14,099      | 85,595      | 257,966     |
| Projected Annual Growth 2024 to 2029       | -           | 0.3%        | 0.2%        |
| Historical Annual Growth 2010 to 2024      | 0.3%        | 0.4%        | 0.4%        |
| <b>HOUSEHOLDS</b>                          |             |             |             |
| 2024 Estimated Households                  | 6,873       | 43,066      | 125,317     |
| 2029 Projected Households                  | 6,840       | 43,606      | 126,903     |
| 2020 Census Households                     | 7,237       | 41,952      | 120,325     |
| 2010 Census Households                     | 6,829       | 39,664      | 114,573     |
| Projected Annual Growth 2024 to 2029       | -           | 0.3%        | 0.3%        |
| Historical Annual Growth 2010 to 2024      | -           | 0.6%        | 0.7%        |
| <b>AGE</b>                                 |             |             |             |
| 2024 Est. Population Under 10 Years        | 12.8%       | 10.7%       | 10.6%       |
| 2024 Est. Population 10 to 19 Years        | 9.7%        | 11.1%       | 11.9%       |
| 2024 Est. Population 20 to 29 Years        | 16.0%       | 18.8%       | 18.6%       |
| 2024 Est. Population 30 to 44 Years        | 25.0%       | 23.2%       | 21.8%       |
| 2024 Est. Population 45 to 59 Years        | 16.2%       | 15.1%       | 15.8%       |
| 2024 Est. Population 60 to 74 Years        | 14.5%       | 15.2%       | 15.5%       |
| 2024 Est. Population 75 Years or Over      | 5.8%        | 6.0%        | 5.8%        |
| 2024 Est. Median Age                       | 34.9        | 35.1        | 35.8        |
| <b>MARITAL STATUS &amp; GENDER</b>         |             |             |             |
| 2024 Est. Male Population                  | 48.8%       | 50.5%       | 51.7%       |
| 2024 Est. Female Population                | 51.2%       | 49.5%       | 48.3%       |
| 2024 Est. Never Married                    | 39.3%       | 45.9%       | 46.3%       |
| 2024 Est. Now Married                      | 49.0%       | 37.1%       | 34.9%       |
| 2024 Est. Separated or Divorced            | 9.2%        | 12.7%       | 14.0%       |
| 2024 Est. Widowed                          | 2.4%        | 4.3%        | 4.8%        |
| <b>INCOME</b>                              |             |             |             |
| 2024 Est. HH Income \$200,000 or More      | 28.4%       | 13.8%       | 11.7%       |
| 2024 Est. HH Income \$150,000 to \$199,999 | 13.1%       | 10.3%       | 8.7%        |
| 2024 Est. HH Income \$100,000 to \$149,999 | 16.0%       | 14.2%       | 13.9%       |
| 2024 Est. HH Income \$75,000 to \$99,999   | 11.7%       | 12.5%       | 11.6%       |
| 2024 Est. HH Income \$50,000 to \$74,999   | 11.8%       | 15.3%       | 15.0%       |
| 2024 Est. HH Income \$35,000 to \$49,999   | 6.6%        | 11.1%       | 11.0%       |
| 2024 Est. HH Income \$25,000 to \$34,999   | 5.4%        | 7.3%        | 8.1%        |
| 2024 Est. HH Income \$15,000 to \$24,999   | 2.2%        | 6.0%        | 6.8%        |
| 2024 Est. HH Income Under \$15,000         | 4.8%        | 9.5%        | 13.2%       |
| 2024 Est. Average Household Income         | \$186,169   | \$126,117   | \$112,761   |
| 2024 Est. Median Household Income          | \$132,798   | \$85,144    | \$76,702    |
| 2024 Est. Per Capita Income                | \$86,893    | \$60,098    | \$52,017    |
| 2024 Est. Total Businesses                 | 568         | 4,148       | 12,991      |
| 2024 Est. Total Employees                  | 3,613       | 53,723      | 177,080     |