

RETAIL SPACE FOR LEASE

GLENBRIDGE CROSSING

5527 Bridgetown Rd, Cincinnati, OH 45248



Katie Crowl
kcrowl@lee-associates.com
D 513.588.1138

 **LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES

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GLENBRIDGE CROSSING

FOR LEASE: 1,000 SF, 1,300 SF & 10,836 SF

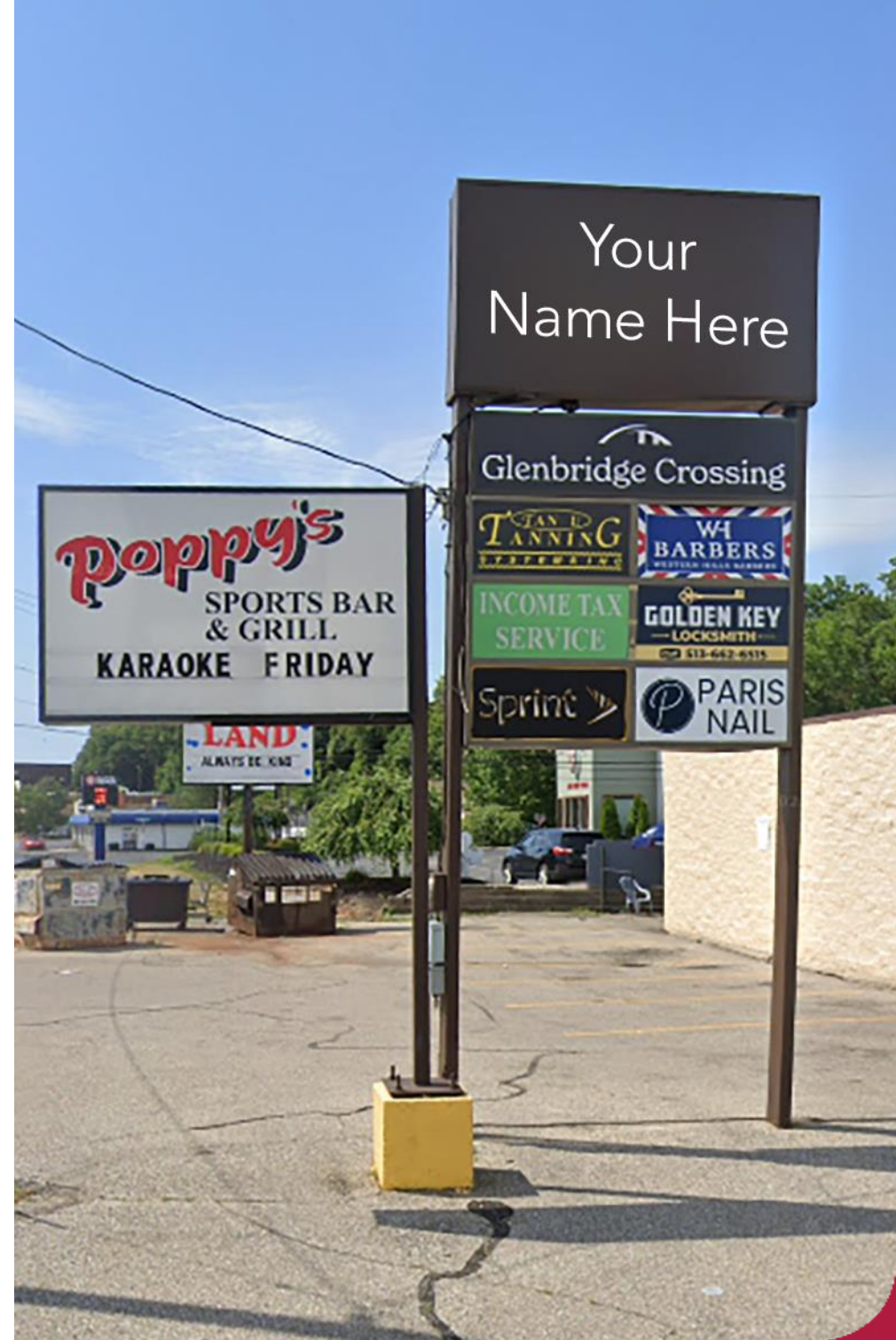
PRICING:

- 10,836 SF Space: \$10.00 PSF NNN (\$3.50)
- 1,000 and 1,300 SF Spaces: \$15.00 PSF NNN (\$3.50)

- Pylon Signage available along busy Glenway Ave
- Full access via Glenway Avenue or Bridgetown Road
- Large parking lot
- Street visibility along Bridgetown Road
- Heavy residential area
- Various other retailers in the area including Skyline, Raising Cane's, Ron's Roost, Poppy's Sports Bar & Grill and many others.

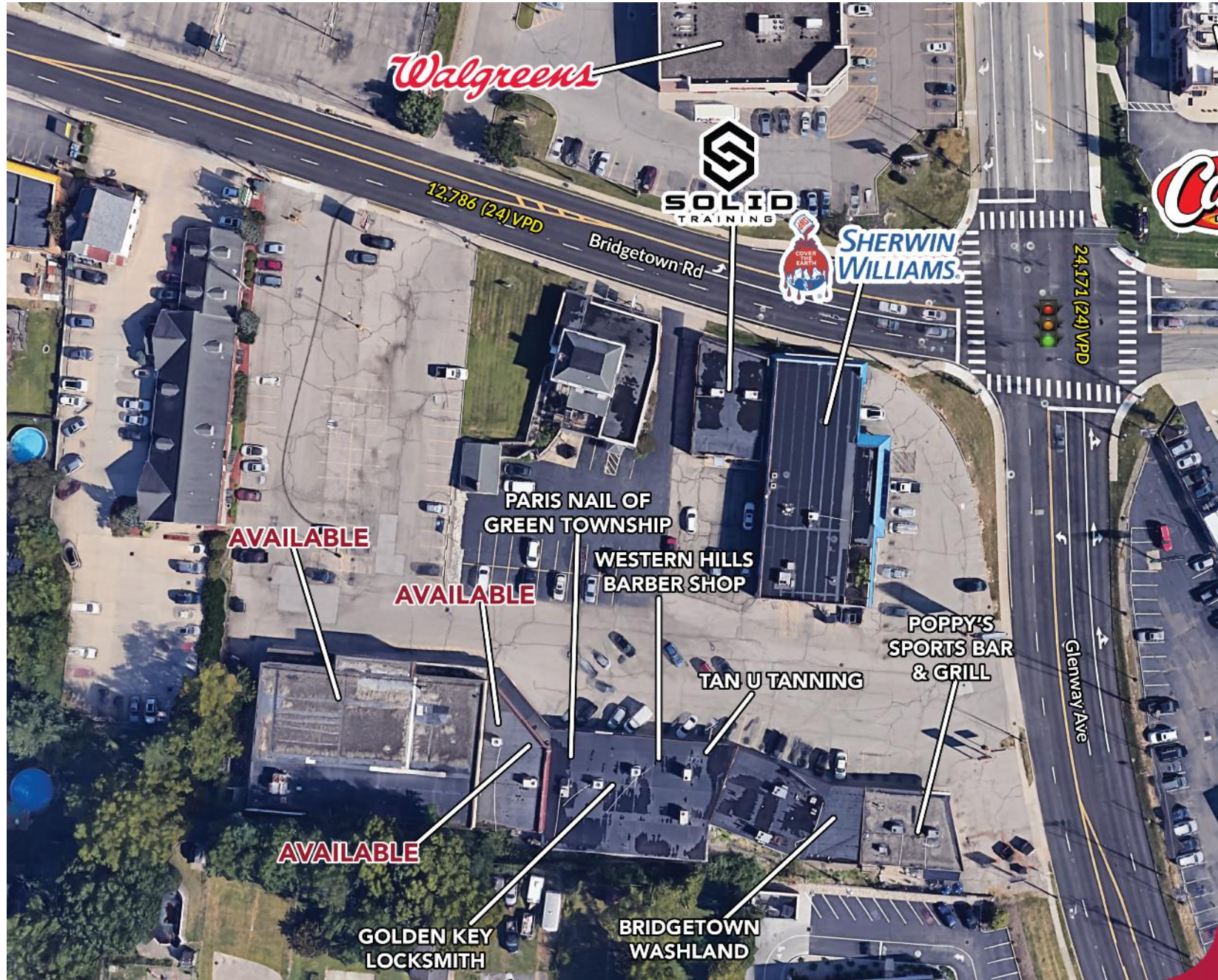
TRAFFIC COUNTS:

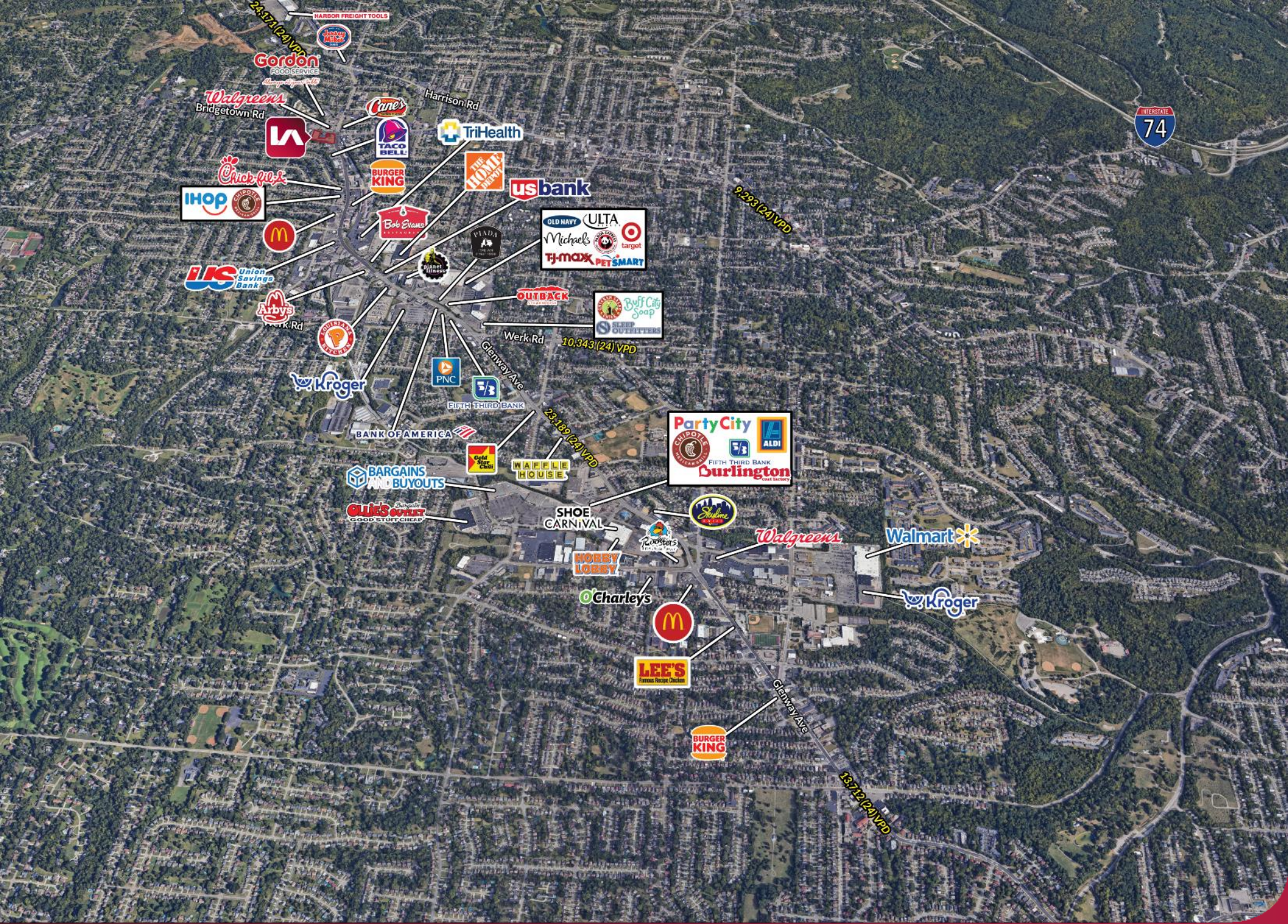
- Bridgetown Rd - 12,786 (24) VPD
- Glenway Ave - 24,171 (24) VPD



SITE PLAN

TENANT	SF
Sherwin Williams	7,800
Poppy's Sports Bar & Grill	2,970
Bridgetown Washland	3,250
Tan U Tanning	2,094
Western Hills Barber Shop	1,200
Golden Key Locksmith	1,140
Paris Nail of Green Twp	1,200
AVAILABLE	1,000
AVAILABLE	1,300
AVAILABLE	10,836
Solid Training	2,450





Gordon
FOOD SERVICE

Walgreens
Bridgetown Rd



Cane's



Harrison Rd

TriHealth

BURGER KING

THE HOME DEPOT

usbank

ihop

Chick-fil-A



Bob Evans

OLD NAVY ULTA
Michaels target
TJ-MAXX PET SMART

U.S. Union Savings Bank

Arbys



OUTBACK

Buff City Soap
SLEEP OUTLET

Werk Rd

10,343 (24) VPD

Kroger

PNC

FIFTH THIRD BANK

BANK OF AMERICA

Gold Star Chili

Waffle House

BARGAINS AND BUYOUTS

OLLIE'S OUTLET
GOOD STUFF CHEAP

SHOE CARNIVAL

Party City
CHIPOTE
ALDI
FIFTH THIRD BANK
Burlington
Cost Factory



Walgreens

Walmart

HOBBY LOBBY

Charleys



LEE'S
Foreign Recipe Chicken

BURGER KING

Kroger

Glenway Ave

13,712 (24) VPD

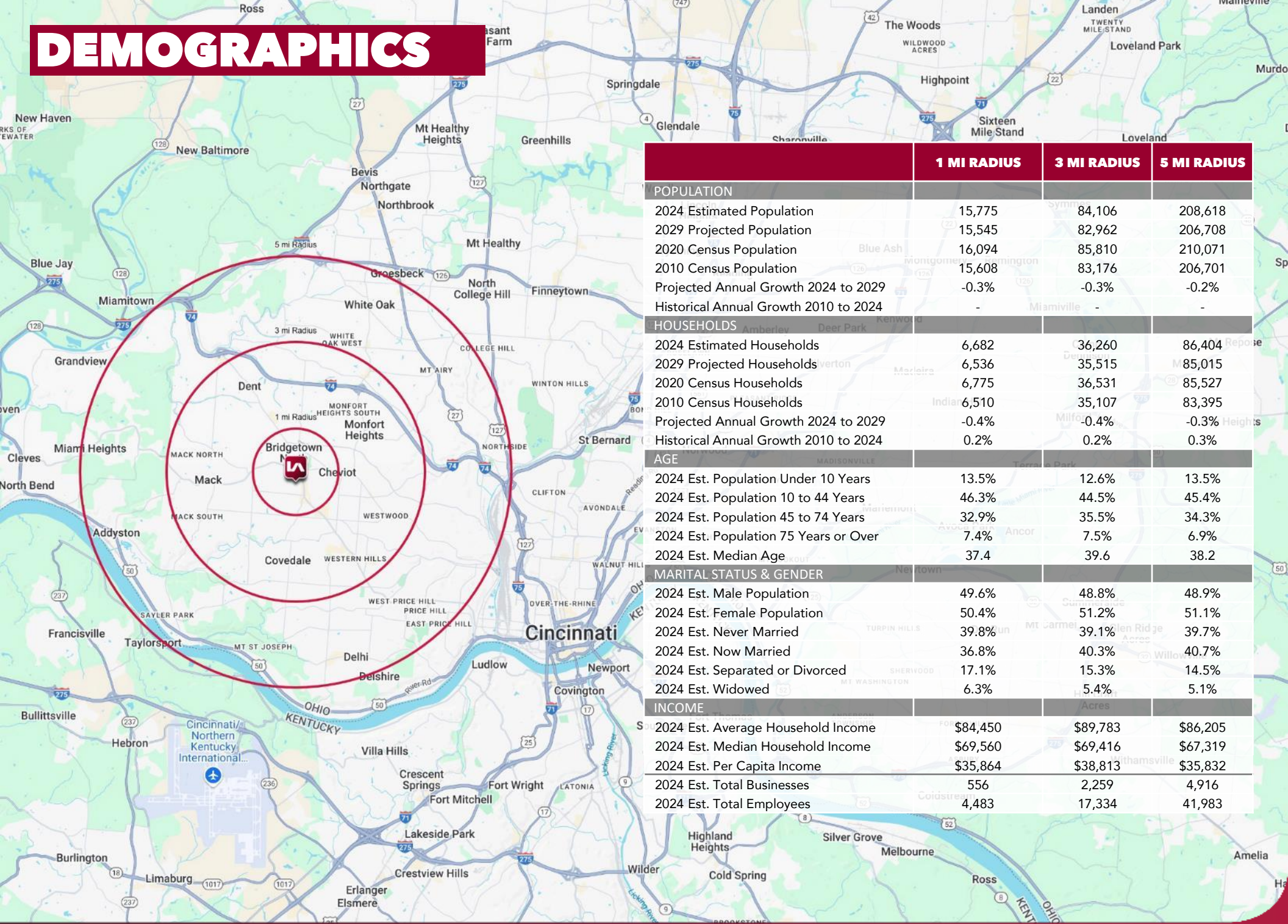


9,293 (24) VPD

Glenway Ave

22,189 (24) VPD

DEMOGRAPHICS



	1 MI RADIUS	3 MI RADIUS	5 MI RADIUS
POPULATION			
2024 Estimated Population	15,775	84,106	208,618
2029 Projected Population	15,545	82,962	206,708
2020 Census Population	16,094	85,810	210,071
2010 Census Population	15,608	83,176	206,701
Projected Annual Growth 2024 to 2029	-0.3%	-0.3%	-0.2%
Historical Annual Growth 2010 to 2024	-	-	-
HOUSEHOLDS			
2024 Estimated Households	6,682	36,260	86,404
2029 Projected Households	6,536	35,515	85,015
2020 Census Households	6,775	36,531	85,527
2010 Census Households	6,510	35,107	83,395
Projected Annual Growth 2024 to 2029	-0.4%	-0.4%	-0.3%
Historical Annual Growth 2010 to 2024	0.2%	0.2%	0.3%
AGE			
2024 Est. Population Under 10 Years	13.5%	12.6%	13.5%
2024 Est. Population 10 to 44 Years	46.3%	44.5%	45.4%
2024 Est. Population 45 to 74 Years	32.9%	35.5%	34.3%
2024 Est. Population 75 Years or Over	7.4%	7.5%	6.9%
2024 Est. Median Age	37.4	39.6	38.2
MARITAL STATUS & GENDER			
2024 Est. Male Population	49.6%	48.8%	48.9%
2024 Est. Female Population	50.4%	51.2%	51.1%
2024 Est. Never Married	39.8%	39.1%	39.7%
2024 Est. Now Married	36.8%	40.3%	40.7%
2024 Est. Separated or Divorced	17.1%	15.3%	14.5%
2024 Est. Widowed	6.3%	5.4%	5.1%
INCOME			
2024 Est. Average Household Income	\$84,450	\$89,783	\$86,205
2024 Est. Median Household Income	\$69,560	\$69,416	\$67,319
2024 Est. Per Capita Income	\$35,864	\$38,813	\$35,832
2024 Est. Total Businesses	556	2,259	4,916
2024 Est. Total Employees	4,483	17,334	41,983