

# FOR SALE

## Medical Office/Commercial Building



2355 Norwood Avenue, Cincinnati, OH 45212

### PROPERTY HIGHLIGHTS

- Fully Built-Out 1st Floor Medical Space, 2,720 SF
- Dedicated Parking Lot With 19 Parking Spaces
- Just Down the Street from Factory 52
- Directly off Highway Exit between I-71 & I-75
- Close Proximity to Hyde Park and Oakley
- Great Visibility + Valuable Monument Signage
- Traffic Counts: 21,427 ADT Norwood Ave

### DEMOGRAPHICS

Year 2024	One Mile	Three Mile	Five Mile
Estimated Population	16,964	124,306	281,881
Median Income	\$59,536	\$71,555	\$71,448
Average HH Income	\$79,890	\$102,134	\$103,072
Daytime Population	11,882	65,764	162,086



Zamaris "Z" M. Geleszinski  
 zamaris@onsiteretailgroup.com  
 513.924.5265

Joshua M. Rothstein  
 josh@onsiteretailgroup.com  
 513.268.4453

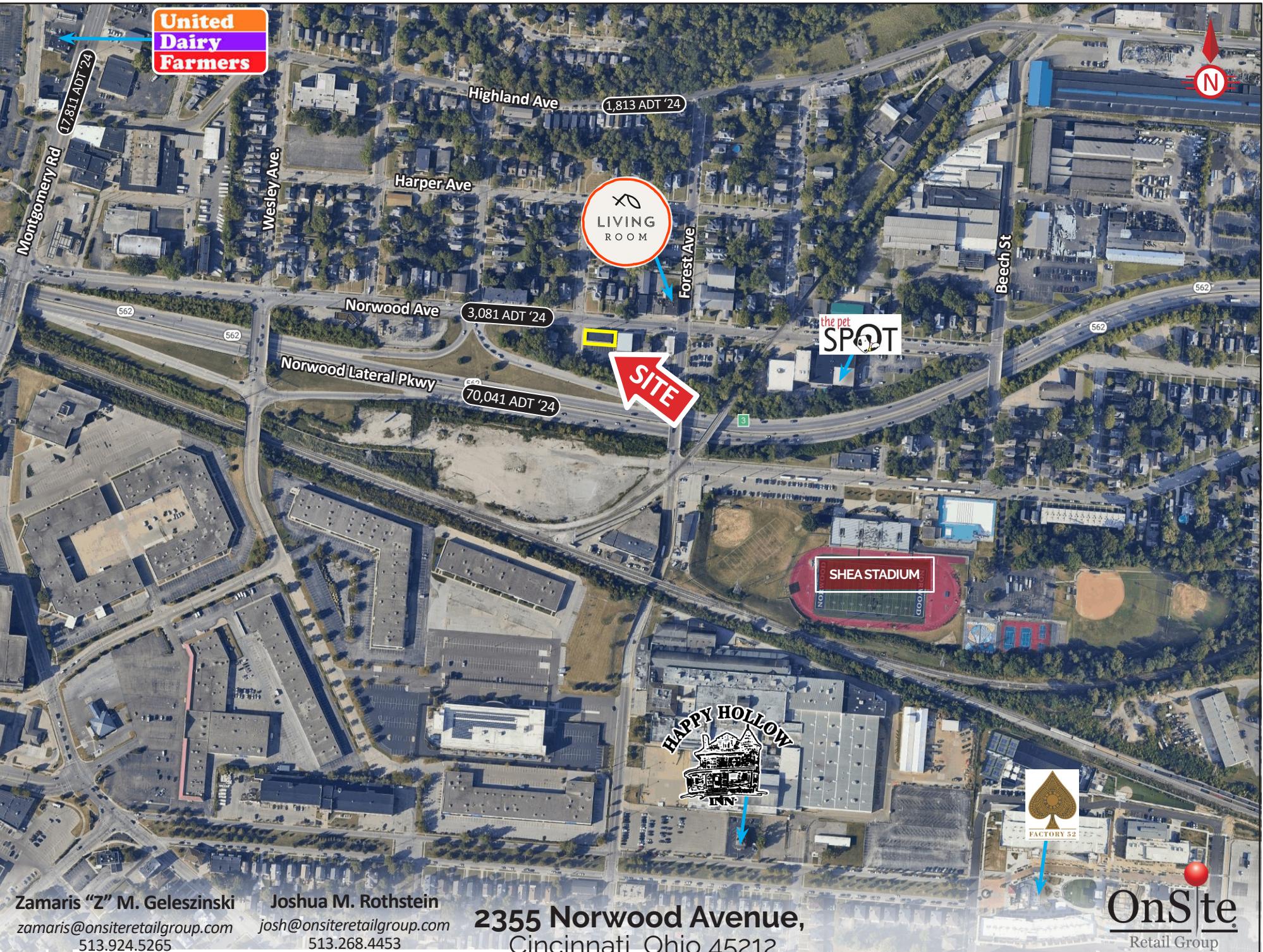
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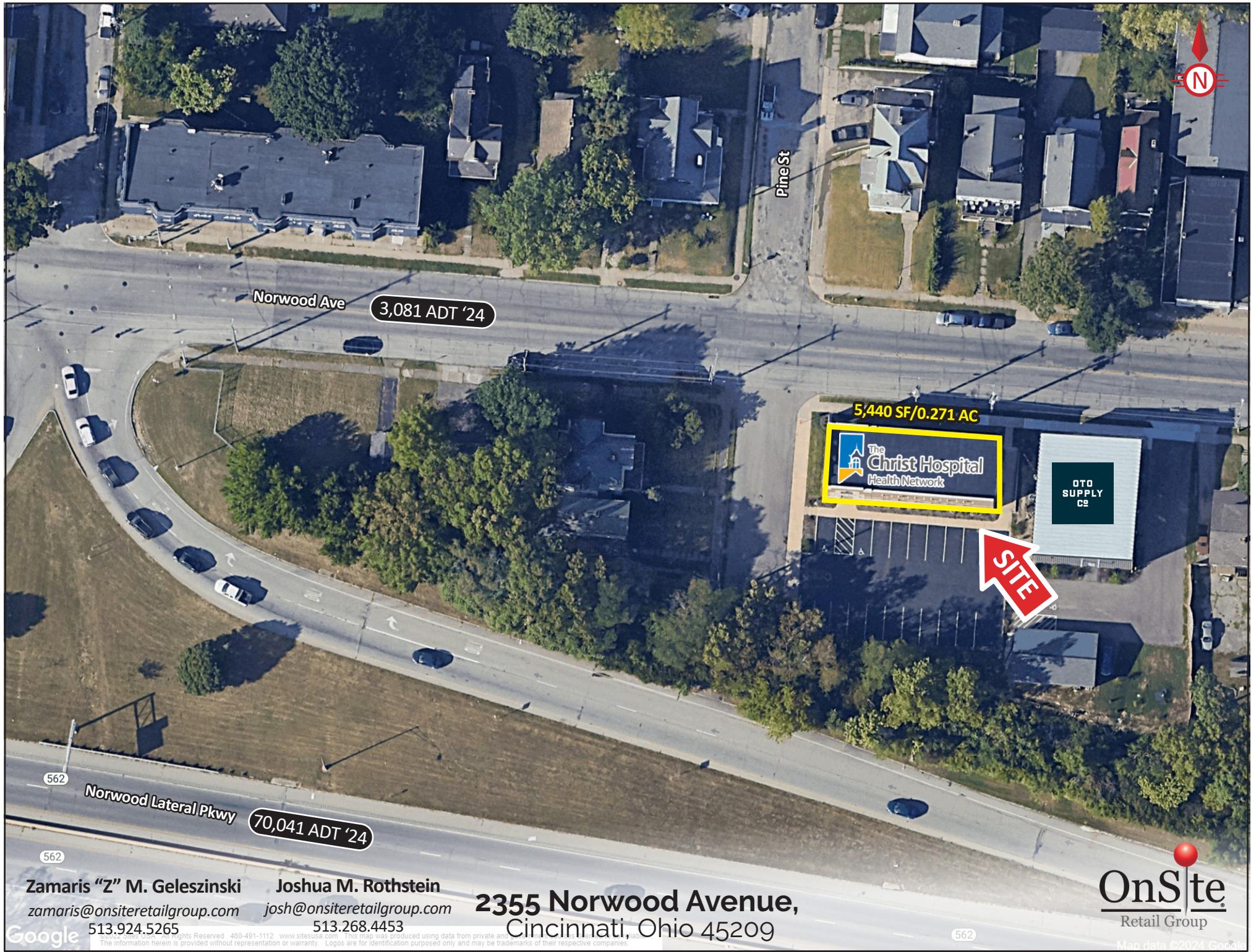
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## Summary Profile

2010-2020 Census, 2024 Estimates with 2029 Projections  
Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 39.164/-84.4474

2351 Norwood Ave Cincinnati, OH 45212	1 mi radius	3 mi radius	5 mi radius
<b>Population</b>			
2024 Estimated Population	16,964	124,306	281,881
2029 Projected Population	16,829	124,427	283,517
2020 Census Population	16,946	124,010	278,379
2010 Census Population	16,943	120,428	266,196
Projected Annual Growth 2024 to 2029	-0.2%	-	0.1%
Historical Annual Growth 2010 to 2024	-	0.2%	0.4%
2024 Median Age	34.2	36.1	35.7
<b>Households</b>			
2024 Estimated Households	8,240	58,763	127,858
2029 Projected Households	8,110	58,517	128,093
2020 Census Households	8,143	57,934	124,540
2010 Census Households	7,807	55,534	119,388
Projected Annual Growth 2024 to 2029	-0.3%	-	-
Historical Annual Growth 2010 to 2024	0.4%	0.4%	0.5%
<b>Race and Ethnicity</b>			
2024 Estimated White	73.3%	57.3%	63.3%
2024 Estimated Black or African American	18.4%	35.5%	28.7%
2024 Estimated Asian or Pacific Islander	1.5%	1.9%	2.9%
2024 Estimated American Indian or Native Alaskan	0.2%	0.1%	0.1%
2024 Estimated Other Races	6.6%	5.2%	5.0%
2024 Estimated Hispanic	5.5%	3.8%	3.5%
<b>Income</b>			
2024 Estimated Average Household Income	\$79,890	\$102,134	\$103,072
2024 Estimated Median Household Income	\$59,536	\$71,555	\$71,448
2024 Estimated Per Capita Income	\$38,910	\$48,583	\$47,125
<b>Education (Age 25+)</b>			
2024 Estimated Elementary (Grade Level 0 to 8)	3.4%	3.0%	2.4%
2024 Estimated Some High School (Grade Level 9 to 11)	6.2%	6.2%	5.7%
2024 Estimated High School Graduate	31.9%	25.4%	25.8%
2024 Estimated Some College	16.8%	15.8%	16.1%
2024 Estimated Associates Degree Only	8.3%	7.6%	7.4%
2024 Estimated Bachelors Degree Only	20.2%	23.1%	24.0%
2024 Estimated Graduate Degree	13.1%	19.0%	18.7%
<b>Business</b>			
2024 Estimated Total Businesses	745	5,114	11,547
2024 Estimated Total Employees	11,882	65,764	162,086
2024 Estimated Employee Population per Business	16.0	12.9	14.0
2024 Estimated Residential Population per Business	22.8	24.3	24.4