

INVESTMENT



**6470 GLENWAY AVE
CINCINNATI, OH**

Rare offering for a small, three bay multi-tenant retail investment. Located on a primary retail and business corridor in the Cincinnati metro. Glenway Avenue is a well-traveled thoroughfare serving the heart of Western Hills, providing great visibility and consistent consumer traffic. Some nearby tenants include Kroger Marketplace, Target, Home Depot, Chick-fil-a, Chipotle, Starbucks and Planet Fitness. Neighborhood retail center surrounded by high-density single family and multi-family residential and commercial driving stable demand from the local customer base. The site has excellent street presence and benefits from a large pylon street sign. The center's location, visibility, and surrounding demographics provide durable cash flow potential for investors seeking a foothold in a proven submarket. Strong neighborhood retail fundamentals. An exceptional opportunity to acquire a stable neighborhood retail asset in a well-established Cincinnati submarket.

S|K Sudbrack|Kron
Commercial Real Estate Services

HIGHLIGHTS

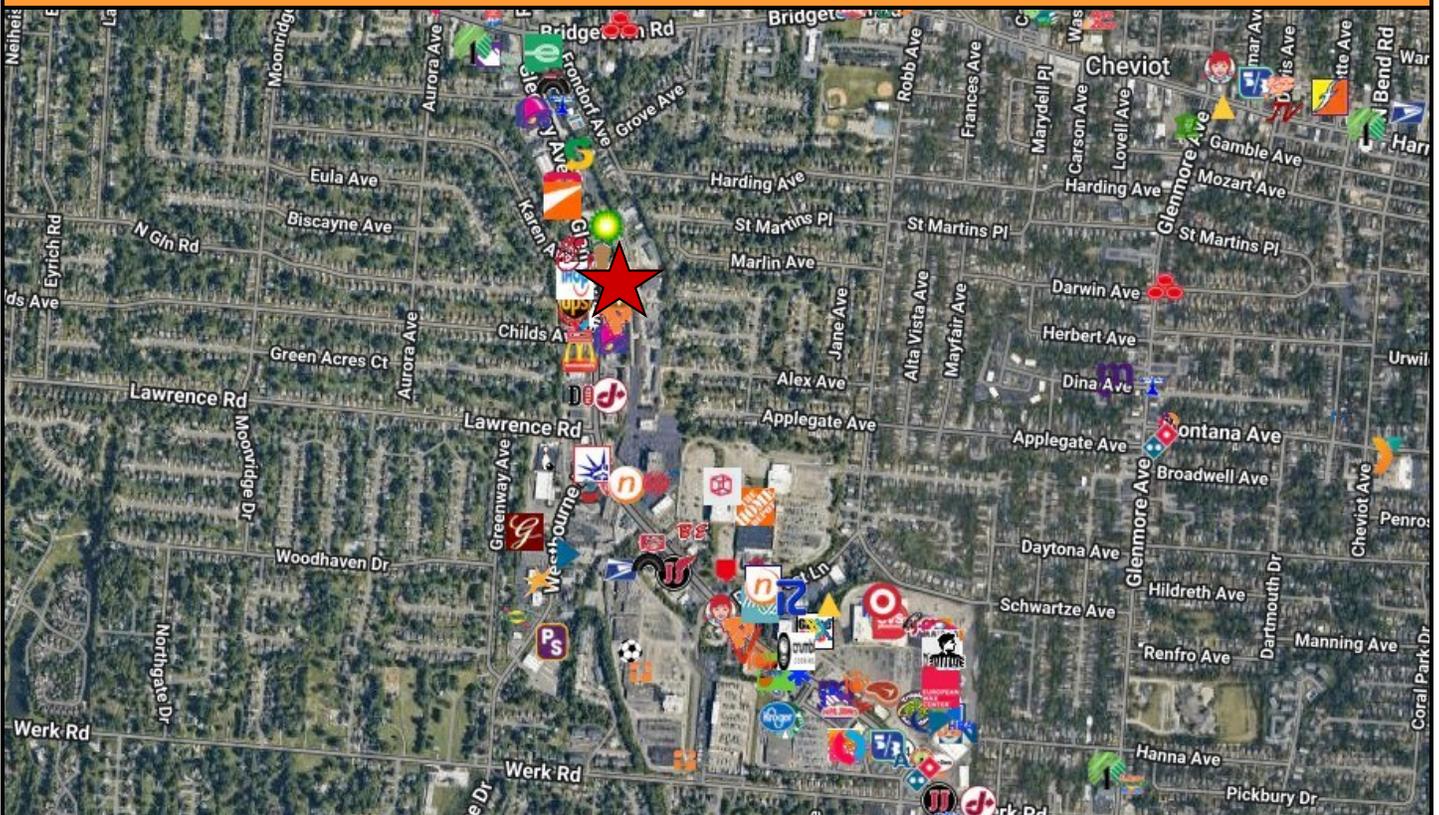
Sale Price: \$1,300,000
Proforma NOI: \$109,237
CAP Rate: 8.40%
GLA: 7,566 SF
Lot Size: 0.497 acres
Parking: 22 surface
Built: 1980
Pop. 3 mile: 87,910
Households 3 mile: 36,262
Income 3 mile: \$80,477
Internet Resistant Tenants
Large Pylon Street Sign
Long term tenants
Traffic: 33,276 vpd
New Roof 2025 (30YR)

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LOCATION



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