



3931 Edwards Rd., Norwood, OH 45209

DEMOGRAPHICS

Year 2023	One Mile	Three Mile	Five Mile
Estimated Population	19,244	120,377	279,916
Median Income	\$94,900	\$80,743	\$77,470
Average HH Income	\$140,160	\$116,624	\$111,611
Daytime Population	12,400	64,549	184,749

PROPERTY HIGHLIGHTS

- Dynamite Location in Highly Sought After Trade Area
- 2,792 SF Storefront Space with Two, 1,056 SF Apartments
- Directly Off I-71 at Hyde Park/Norwood/Oakley's Exit
- Surrounded by Top Area Retailers and Restaurants
- Great Visibility
- Tight Market with Minimal Vacancy
- Traffic Counts: 18,665 ADT Edwards Rd.

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[CLICK HERE TO VIEW OUR OTHER LISTINGS!](#)



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SITE

THE FRESH MARKET

Sleepy Bee

Baba India

DEEPER ROOTS COFFEE

Aglaia's Bras SINCE 1988

MERCYHEALTH

ROOKWOOD COMMONS

- FIVE GUYS
- MATTRESS FIRM
- yagööt
- GameStop
- claire's
- QDOBA MEXICAN EATS
- DSW
- ULTA
- OLD NAVY
- WHOLE FOODS MARKET
- carhartt
- GAP
- Bath & Body Works
- REI
- verizon
- BUFFALO BEVERAGE

ROOKWOOD PAVILION

- LONGHORN STEAKHOUSE
- JB
- First Watch The Daytime Cafe
- DONATOS PIZZA SUBS SALADS
- NORDSTROM
- rack
- SIERRA
- RALLY HOUSE
- SEPHORA
- SHOE CARNIVAL
- TJ-maxx
- HomeGoods
- Ford's GARAGE
- Starbucks
- BUCKEYE BUCKET

HYDE PARK PLAZA

- Jersey Mike's SUBS
- FUSIAN
- Starbucks
- Panera BREAD
- Staples
- ACE Hardware
- SERVATII
- BRUEGGER'S BAKED FRESH
- Marshalls
- CLOTHES MENTOR
- COSMO PROF
- JOANN

Withrow High School

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THE
CAPITAL
GRILLE

Seasons
FRESH GRILL

COURTYARD
Marriott

Agave & Rye
EPIC TACOS
Tequila & Bourbon Hall



THE VITAMIN SHOPPE

Ambiance
NAIL SALON & SPA



TASTE OF BELGIUM



Gaiana
Thai and Sushi

PILOT
Inn
BEER FOOD WHISKEY

4,904 SF/0.70 AC



Edwards Rd

18,665 ADT '23

Dacey Ave

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Summary Profile

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



Lat/Lon: 39.1507/-84.4426

3921 Edwards Rd	1 mi	3 mi	5 mi
Cincinnati, OH 45209	radius	radius	radius
Population			
2023 Estimated Population	19,244	120,377	279,916
2028 Projected Population	18,802	120,723	286,636
2020 Census Population	19,579	120,020	275,752
2010 Census Population	18,589	116,405	265,088
Projected Annual Growth 2023 to 2028	-0.5%	-	0.5%
Historical Annual Growth 2010 to 2023	0.3%	0.3%	0.4%
2023 Median Age	33.9	36.7	35.9
Households			
2023 Estimated Households	10,204	57,237	128,549
2028 Projected Households	9,768	56,564	130,135
2020 Census Households	10,470	56,701	124,293
2010 Census Households	9,711	54,453	118,683
Projected Annual Growth 2023 to 2028	-0.9%	-0.2%	0.2%
Historical Annual Growth 2010 to 2023	0.4%	0.4%	0.6%
Race and Ethnicity			
2023 Estimated White	83.3%	56.7%	59.0%
2023 Estimated Black or African American	8.3%	34.6%	30.0%
2023 Estimated Asian or Pacific Islander	2.9%	3.7%	5.9%
2023 Estimated American Indian or Native Alaskan	0.2%	0.2%	0.2%
2023 Estimated Other Races	5.3%	4.9%	5.0%
2023 Estimated Hispanic	4.4%	3.7%	3.8%
Income			
2023 Estimated Average Household Income	\$140,160	\$116,624	\$111,661
2023 Estimated Median Household Income	\$94,900	\$80,743	\$77,470
2023 Estimated Per Capita Income	\$74,386	\$55,702	\$51,688
Education (Age 25+)			
2023 Estimated Elementary (Grade Level 0 to 8)	1.8%	2.4%	2.2%
2023 Estimated Some High School (Grade Level 9 to 11)	2.5%	5.4%	5.4%
2023 Estimated High School Graduate	13.5%	20.8%	21.0%
2023 Estimated Some College	12.1%	15.0%	15.9%
2023 Estimated Associates Degree Only	4.9%	7.5%	7.2%
2023 Estimated Bachelors Degree Only	37.3%	27.6%	27.8%
2023 Estimated Graduate Degree	28.1%	21.2%	20.5%
Business			
2023 Estimated Total Businesses	1,220	5,008	13,080
2023 Estimated Total Employees	12,400	64,549	184,749
2023 Estimated Employee Population per Business	10.2	12.9	14.1
2023 Estimated Residential Population per Business	15.8	24.0	21.4