

RETAIL SPACE FOR LEASE

COLUMBIA SQUARE

3545 Columbia Parkway, Cincinnati, OH 45226



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PROPERTY HIGHLIGHTS

FOR LEASE: 2,541SF

PRICING: \$26.00 NNN (+\$10.90)

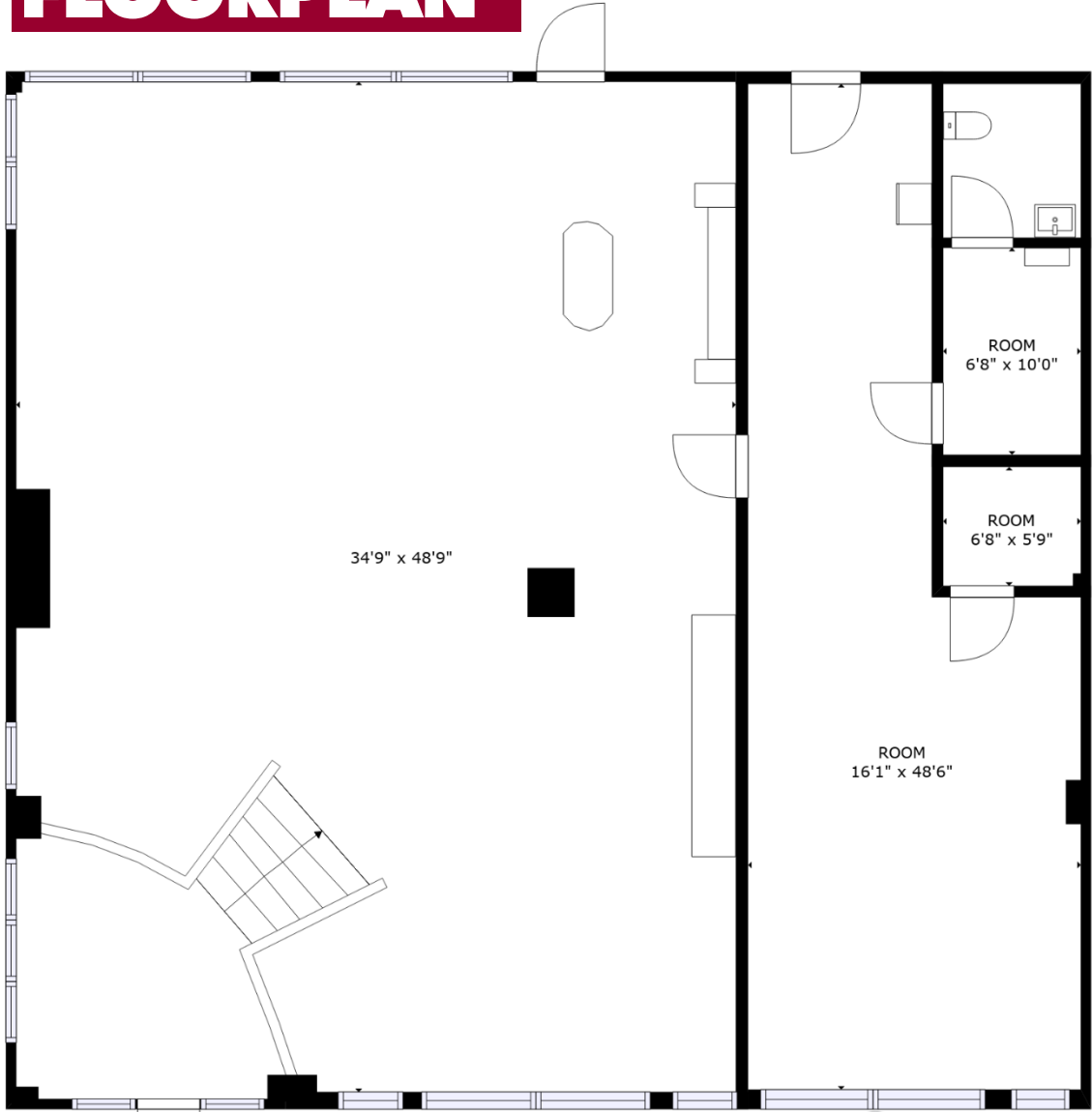
PROPERTY INFORMATION:

- Strong daytime population with 48,000 SF of Class A office space on site
- Numerous walkable amenities
- On Columbia Parkway with prime visibility
- Free parking
- Minutes from downtown

TRAFFIC COUNTS

- Columbia Parkway: 23,917 VPD
- Eastern Avenue: 4,040 VPD
- Delta Avenue: 1,436 VPD
- Stanley Avenue: 9,157 VPD

FLOORPLAN



COLUMBIA SQUARE

TAGLIO BAR + PIZZERIA | **Forcht Bank** Happier Banking | **EMBRA**
ANOTHER NINE FUDY PARK + CANTINA | **BANDITO** | **ANYTIME FITNESS**

INTERIORS BY **Kurlinitis**

Forcht Bank
Happier Banking
ATM

SITE

BRUEGGER'S BAGELS
EST. 1980
AUTHENTIC NEW YORK STYLE

Pearl's
EST. 1988
CLASSIC RESTAURANT

TAPACO
GRILL
OPEN-ROASTED BAR

23,917 VPD

ALLYNS

simptech
SOLUTIONS

Columbia Parkway

JUNIOR LEAGUE OF CINCINNATI

Abbey Park PRECINCT
1981

DELTA flats
76 Units

FOUR23 | HOGE
62 Units

11,828 VPD

Delta Avenue

Kellogg Avenue
10,754 VPD

Eastern Avenue

COLUMBIA SQUARE

HYDE PARK SQUARE

HYDE PARK EAST

O'BRYONVILLE

COLUMBIA PARKWAY
RIVERSIDE DRIVE

52 50

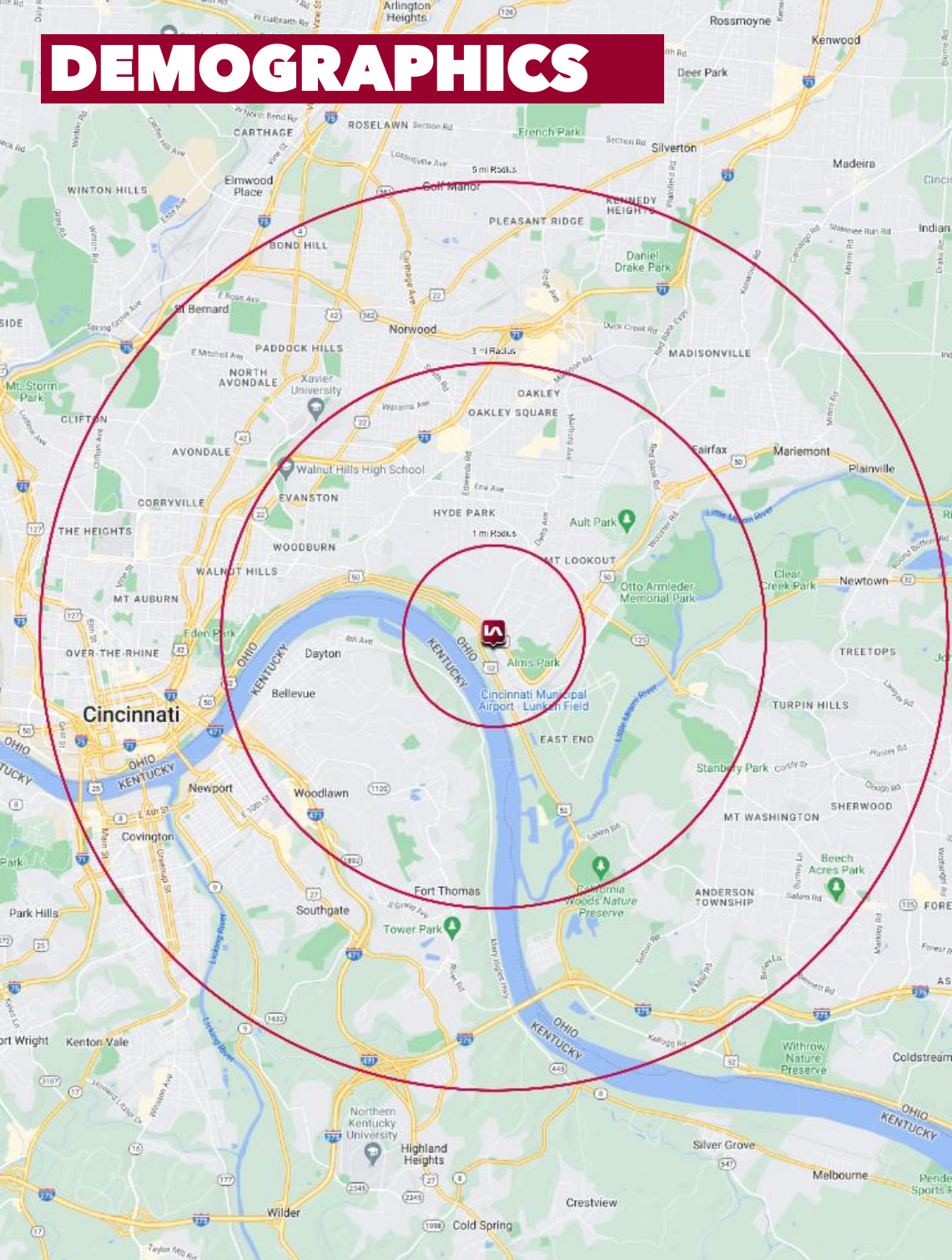
8,828 VPD
23,917 VPD

DELTA AVENUE 11,828 VPD



COLUMBIA SQUARE

DEMOGRAPHICS



	1 MI RADIUS	3 MI RADIUS	5 MI RADIUS
POPULATION			
2023 Estimated Population	6,448	83,173	276,142
2028 Projected Population	6,552	83,957	281,958
2020 Census Population	6,320	83,533	276,446
2010 Census Population	5,807	80,453	267,319
Projected Annual Growth 2023 to 2028	0.3%	0.2%	0.4%
Historical Annual Growth 2010 to 2023	0.8%	0.3%	0.3%
HOUSEHOLDS			
2023 Estimated Households	3,216	40,269	126,557
2028 Projected Households	3,205	40,053	128,002
2020 Census Households	3,115	40,027	125,208
2010 Census Households	2,862	38,081	118,666
Projected Annual Growth 2023 to 2028	-	-0.1%	0.2%
Historical Annual Growth 2010 to 2023	1.0%	0.4%	0.5%
AGE			
2023 Est. Population Under 10 Years	9.9%	10.8%	10.9%
2023 Est. Population 10 to 19 Years	7.9%	9.6%	12.4%
2023 Est. Population 20 to 29 Years	20.3%	18.3%	18.8%
2023 Est. Population 30 to 44 Years	25.8%	22.9%	21.1%
2023 Est. Population 45 to 59 Years	15.5%	16.4%	16.4%
2023 Est. Population 60 to 74 Years	15.9%	15.9%	15.1%
2023 Est. Population 75 Years or Over	4.8%	6.1%	5.4%
2023 Est. Median Age	34.9	36.2	35.2
MARITAL STATUS & GENDER			
2023 Est. Male Population	50.1%	48.6%	49.7%
2023 Est. Female Population	49.9%	51.4%	50.3%
2023 Est. Never Married	40.7%	40.9%	47.6%
2023 Est. Now Married	43.0%	42.2%	33.7%
2023 Est. Separated or Divorced	14.1%	12.6%	14.2%
2023 Est. Widowed	2.2%	4.2%	4.6%
INCOME			
2023 Est. HH Income \$200,000 or More	24.9%	17.9%	13.0%
2023 Est. HH Income \$150,000 to \$199,999	13.3%	10.5%	8.1%
2023 Est. HH Income \$100,000 to \$149,999	13.4%	15.8%	13.7%
2023 Est. HH Income \$75,000 to \$99,999	13.7%	10.6%	10.8%
2023 Est. HH Income \$50,000 to \$74,999	10.9%	12.9%	13.9%
2023 Est. HH Income \$35,000 to \$49,999	10.8%	9.8%	10.4%
2023 Est. HH Income \$25,000 to \$34,999	5.9%	6.1%	8.0%
2023 Est. HH Income \$15,000 to \$24,999	2.8%	6.4%	7.8%
2023 Est. HH Income Under \$15,000	4.4%	9.9%	14.3%
2023 Est. Average Household Income	\$180,341	\$138,488	\$111,182
2023 Est. Median Household Income	\$113,632	\$95,472	\$76,536
2023 Est. Per Capita Income	\$89,960	\$67,149	\$51,372
2023 Est. Total Businesses	360	3,852	13,728
2023 Est. Total Employees	4,133	38,263	187,278