

## WEST TOWN CENTRE - GROUND FLOOR RETAIL

6290 Glenway Avenue, Cincinnati, OH 45211

20,000 - 40,000 SF Available For LEASE



### Property Details:

- Ground floor of former Dillards in Western Hills available for lease.
- Building recently renovated.
- Located in the heart of the Western Hills retail corridor.

- Area retailers include:



### Demographics:

2024 Estimates	1 Mile	3 Mile	5 Mile
Population	17,147	93,400	211,998
Households	7,393	39,599	88,331
Average Household Income	\$75,420	\$88,675	\$86,132
Total Number of Employees	5,282	18,047	46,549

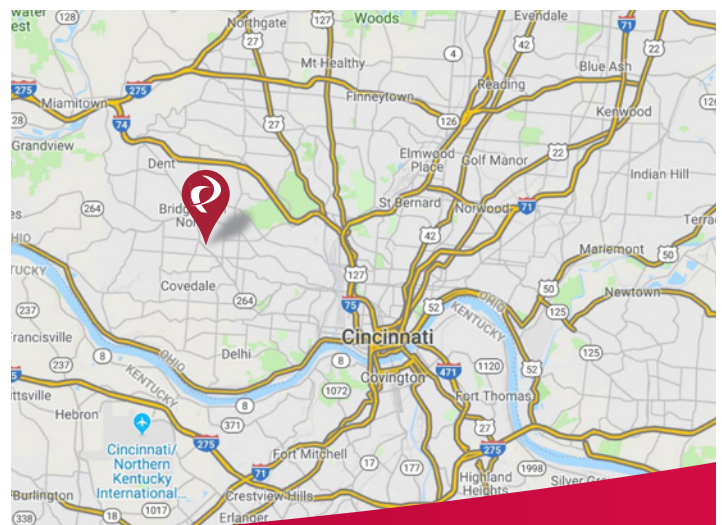
### Traffic Counts:

Inrix 2022	ADT
Glenway Avenue	27,261

### Contact:

**Zachary Schunn**

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128 East Second Street | Suite B | Covington, KY 41011 | 513.489.3343 | edgegp.com

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Market Aerial



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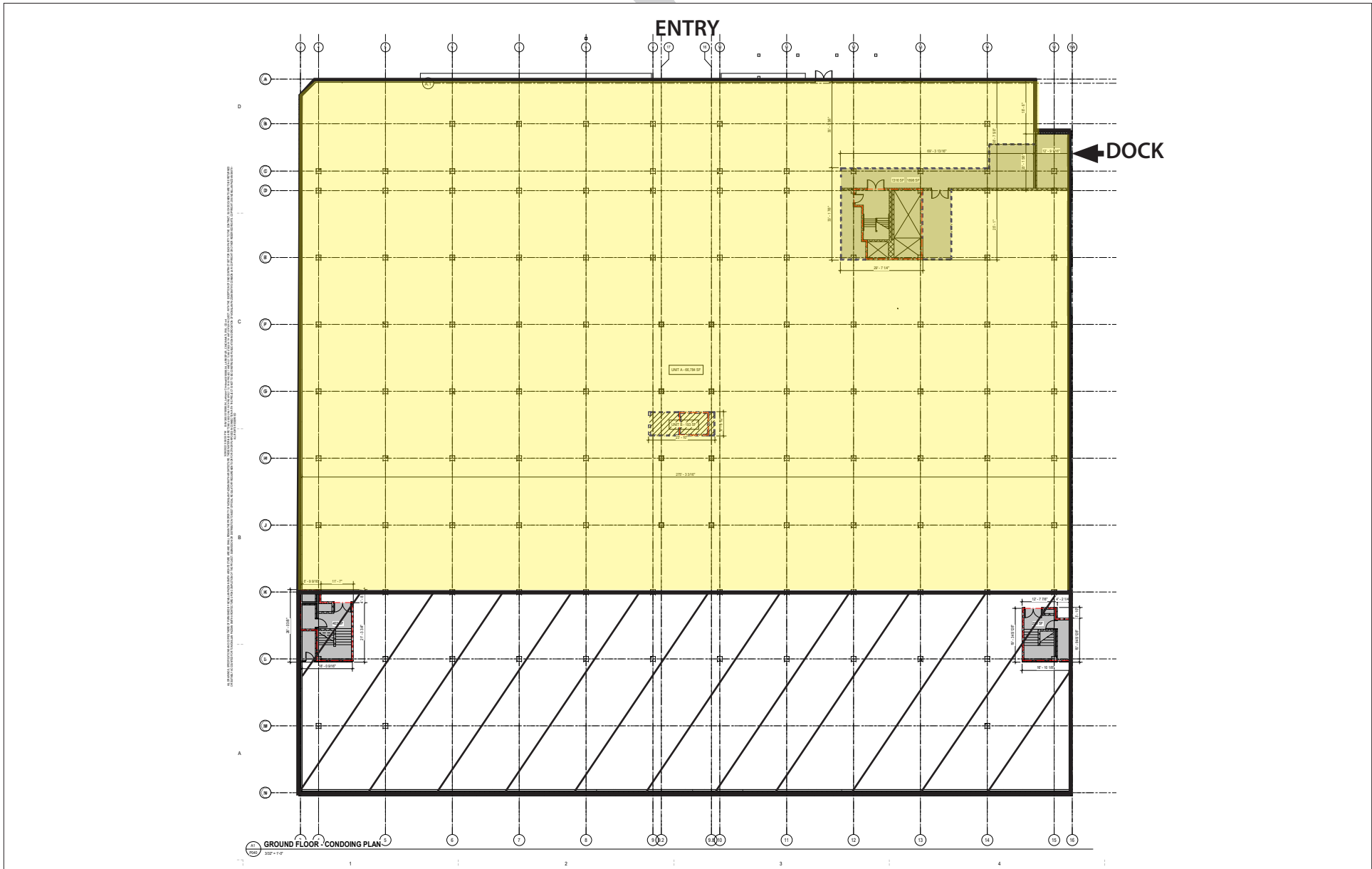
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Potential Demise Plan



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## Summary Profile

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



Lat/Lon: 39.1477/-84.6247

6290 Glenway Ave Cincinnati, OH 45211	1 mi radius	2 mi radius	3 mi radius	5 mi radius
<b>Population</b>				
2024 Estimated Population	17,147	49,812	93,400	211,998
2029 Projected Population	16,902	48,995	92,132	210,184
2020 Census Population	17,902	51,014	94,901	213,052
2010 Census Population	17,267	49,543	92,521	210,709
Projected Annual Growth 2024 to 2029	-0.3%	-0.3%	-0.3%	-0.2%
Historical Annual Growth 2010 to 2024	-	-	-	-
2024 Median Age	37.5	38.0	38.9	37.8
<b>Households</b>				
2024 Estimated Households	7,393	21,705	39,599	88,331
2029 Projected Households	7,228	21,188	38,778	86,979
2020 Census Households	7,683	22,099	39,734	86,959
2010 Census Households	7,365	21,281	38,416	85,095
Projected Annual Growth 2024 to 2029	-0.4%	-0.5%	-0.4%	-0.3%
Historical Annual Growth 2010 to 2024	-	0.1%	0.2%	0.3%
<b>Race and Ethnicity</b>				
2024 Estimated White	65.1%	65.4%	65.5%	65.9%
2024 Estimated Black or African American	27.6%	27.0%	26.6%	25.9%
2024 Estimated Asian or Pacific Islander	2.4%	2.1%	2.6%	2.5%
2024 Estimated American Indian or Native Alaskan	0.1%	0.1%	0.1%	0.2%
2024 Estimated Other Races	4.9%	5.3%	5.1%	5.5%
2024 Estimated Hispanic	3.9%	4.1%	3.9%	4.4%
<b>Income</b>				
2024 Estimated Average Household Income	\$75,420	\$85,568	\$88,675	\$86,132
2024 Estimated Median Household Income	\$63,756	\$67,246	\$67,854	\$65,142
2024 Estimated Per Capita Income	\$32,564	\$37,384	\$37,716	\$36,022
<b>Education (Age 25+)</b>				
2024 Estimated Elementary (Grade Level 0 to 8)	3.8%	2.9%	3.4%	3.6%
2024 Estimated Some High School (Grade Level 9 to 11)	5.5%	4.8%	5.3%	6.4%
2024 Estimated High School Graduate	35.1%	34.3%	34.2%	34.0%
2024 Estimated Some College	19.3%	18.4%	18.5%	19.0%
2024 Estimated Associates Degree Only	9.1%	9.3%	9.2%	8.9%
2024 Estimated Bachelors Degree Only	20.2%	20.0%	19.1%	18.2%
2024 Estimated Graduate Degree	7.0%	10.3%	10.3%	9.9%
<b>Business</b>				
2024 Estimated Total Businesses	694	1,572	2,242	5,119
2024 Estimated Total Employees	5,282	12,417	18,047	46,549
2024 Estimated Employee Population per Business	7.6	7.9	8.0	9.1
2024 Estimated Residential Population per Business	24.7	31.7	41.7	41.4

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<b>CUBESMART</b> self storage
<b>TENANT 1</b>
<b>TENANT 2</b>



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