

# FOR SALE







## Former Bank with Office Space



3002 Harrison Avenue, Cincinnati, OH 45211

### PROPERTY HIGHLIGHTS

#### PRICE REDUCED

-  Price Reduced – now \$300,000
-  6,535 Square Feet w/Drive-thru on 0.66 Acre
-  Two Additional Separate Office Suites for Rental Income
-  Great Exposure to Traffic on Harrison Avenue
-  Full Access to Montana Avenue
-  Large Parking Lot with 44 Spaces

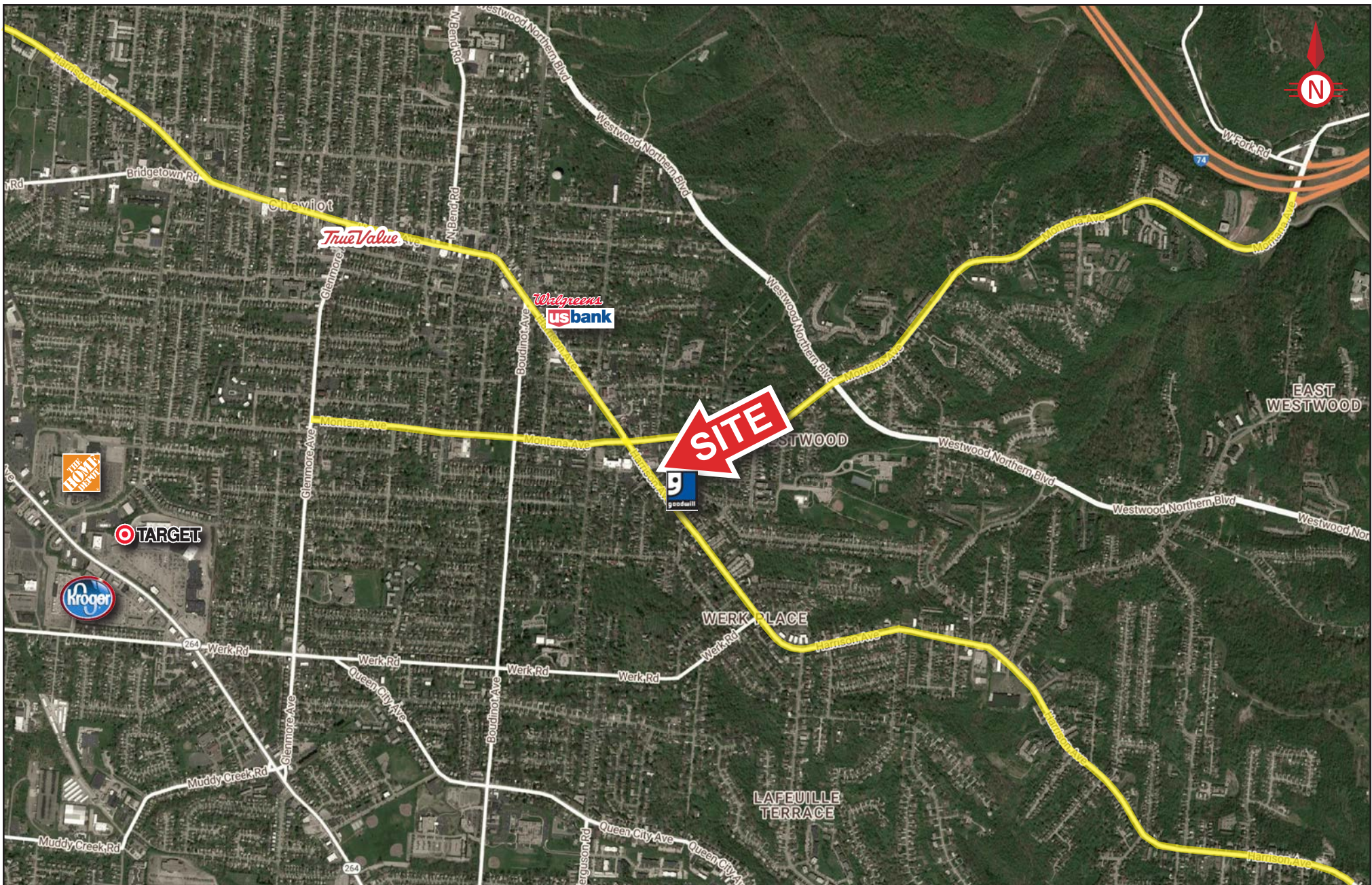
### DEMOGRAPHICS

Year 2017	1 Mile	3 Mile	5 Mile
Estimated Population	16,582	108,545	258,784
Median Income	\$39,005	\$45,557	\$48,787
Average HH Income	\$56,311	\$62,026	\$65,523
Daytime Population	3,529	29,096	89,555



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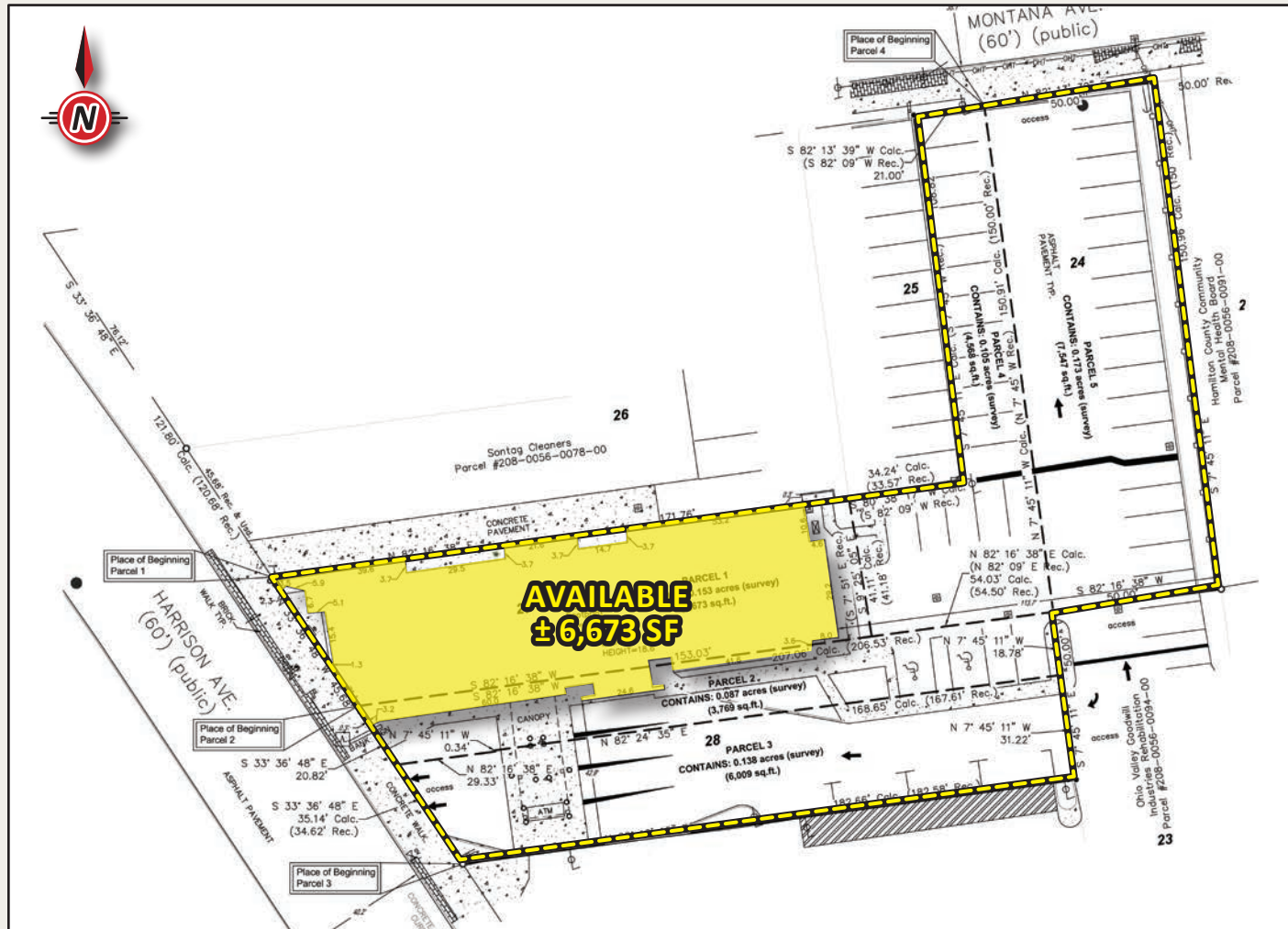




**3002 Harrison Avenue, Cincinnati, OH 45211**

**OnSite**  
Retail Group

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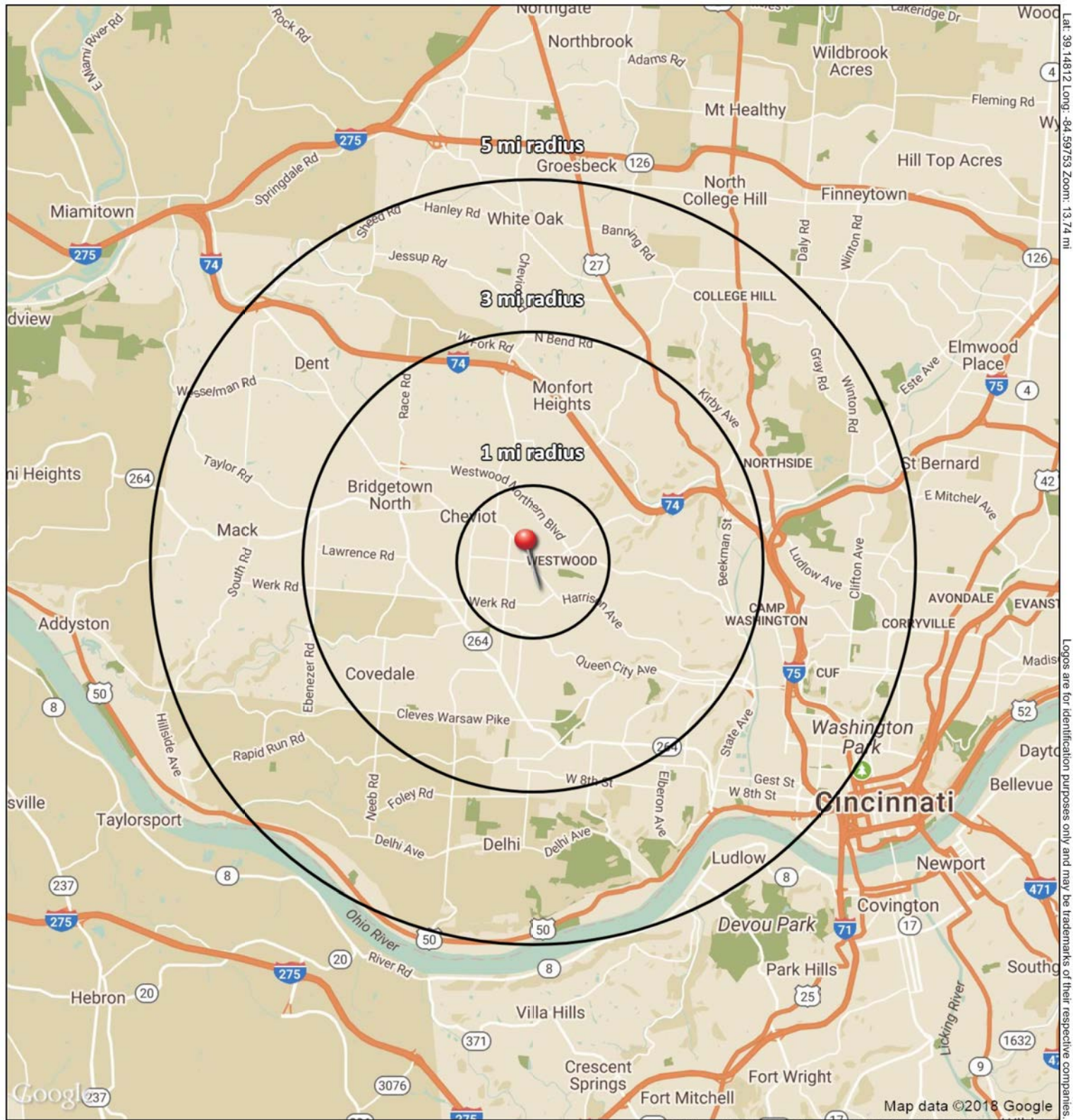
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**3002 Harrison Avenue**

**Cincinnati, OH 45211**

*February 2018*



# SUMMARY PROFILE

2000-2010 Census, 2017 Estimates with 2022 Projections

Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 39.1482/-84.5975

RS1

3002 Harrison Avenue Cincinnati, OH 45211		1 mi radius	3 mi radius	5 mi radius
POPULATION	2017 Estimated Population	16,582	108,545	258,784
	2022 Projected Population	16,957	112,145	266,973
	2010 Census Population	17,066	109,282	256,267
	2000 Census Population	17,969	119,600	275,109
	Projected Annual Growth 2017 to 2022	0.5%	0.7%	0.6%
	Historical Annual Growth 2000 to 2017	-0.5%	-0.5%	-0.3%
	2017 Median Age	33.7	34.2	34.7
HOUSEHOLDS	2017 Estimated Households	7,697	46,031	107,552
	2022 Projected Households	7,917	47,857	111,959
	2010 Census Households	7,746	45,309	104,844
	2000 Census Households	8,296	49,869	112,735
	Projected Annual Growth 2017 to 2022	0.6%	0.8%	0.8%
	Historical Annual Growth 2000 to 2017	-0.4%	-0.5%	-0.3%
RACE AND ETHNICITY	2017 Estimated White	57.7%	62.0%	65.2%
	2017 Estimated Black or African American	37.0%	32.5%	28.7%
	2017 Estimated Asian or Pacific Islander	1.3%	1.4%	2.2%
	2017 Estimated American Indian or Native Alaskan	0.2%	0.2%	0.2%
	2017 Estimated Other Races	3.9%	4.0%	3.6%
	2017 Estimated Hispanic	2.5%	3.0%	2.8%
INCOME	2017 Estimated Average Household Income	\$56,311	\$62,026	\$65,523
	2017 Estimated Median Household Income	\$39,005	\$45,557	\$48,787
	2017 Estimated Per Capita Income	\$26,234	\$26,396	\$27,483
EDUCATION (AGE 25+)	2017 Estimated Elementary (Grade Level 0 to 8)	2.9%	3.6%	3.2%
	2017 Estimated Some High School (Grade Level 9 to 11)	9.2%	9.9%	9.0%
	2017 Estimated High School Graduate	28.9%	33.6%	30.4%
	2017 Estimated Some College	23.0%	21.8%	21.0%
	2017 Estimated Associates Degree Only	10.7%	8.5%	8.5%
	2017 Estimated Bachelors Degree Only	16.1%	15.3%	17.8%
	2017 Estimated Graduate Degree	9.0%	7.4%	10.2%
BUSINESS	2017 Estimated Total Businesses	446	3,018	7,883
	2017 Estimated Total Employees	3,529	29,096	89,555
	2017 Estimated Employee Population per Business	7.9	9.6	11.4
	2017 Estimated Residential Population per Business	37.2	36.0	32.8

This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.