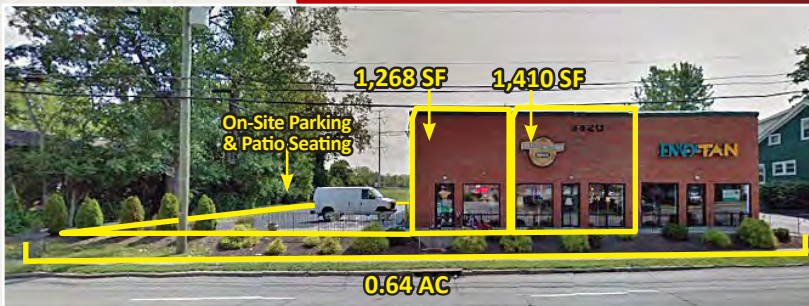


FOR SALE/LEASE

Oakley Commercial Building



4820 Ridge, Cincinnati, Ohio 45209

DEMOGRAPHICS

Year 2019	One Mile	Three Mile	Five Mile
Estimated Population	8,620	107,533	230,008
Median Income	\$65,741	\$67,162	\$62,931
Average HH Income	\$82,219	\$92,951	\$87,044
Daytime Population	12,181	70,859	166,525

PROPERTY HIGHLIGHTS

- For Lease: 1,268 SF + 1,410 SF (Endcap)
- For Sale: 4,200 SF Building on .64 AC
- RARE Oakley Commercial Opportunity
- Ample On-Site Parking
- High Visibility, Directly on Ridge at I-71
- Adjacent to 225,000 SF Retail and 350,000 SF Office at Oakley Station

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OnSite
Retail Group



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Bar Louie
 188 Ambiance
 FINE MEN'S SALON

THE BOULEVARD AT OAKLEY STATION APARTMENTS

CASUAL PINT MOD
 LaSles
 Orangetheory FITNESS
 SUPERCUTS

planet fitness
 PLANNED Q4 2018

HAND & STONE
 MASSAGE | FACIALS | WAXING
 WILD EGGS

- meijer
- TARGET
- PET SMART for the love of pets
- DOLLAR TREE
- CINEMARK
- Kroger Marketplace
- Chick-fil-A
- NovaCare
- Canes
- CRUNCH
- Crossroads
- MIKE'S CARWASH
- Hand & Stone
- Wild Eggs
- planet fitness
- MOD
- LaSles
- Orangetheory Fitness
- Supercuts
- MADTREE

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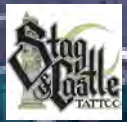


0.64 AC

Available:

1,268 SF

1,410 SF



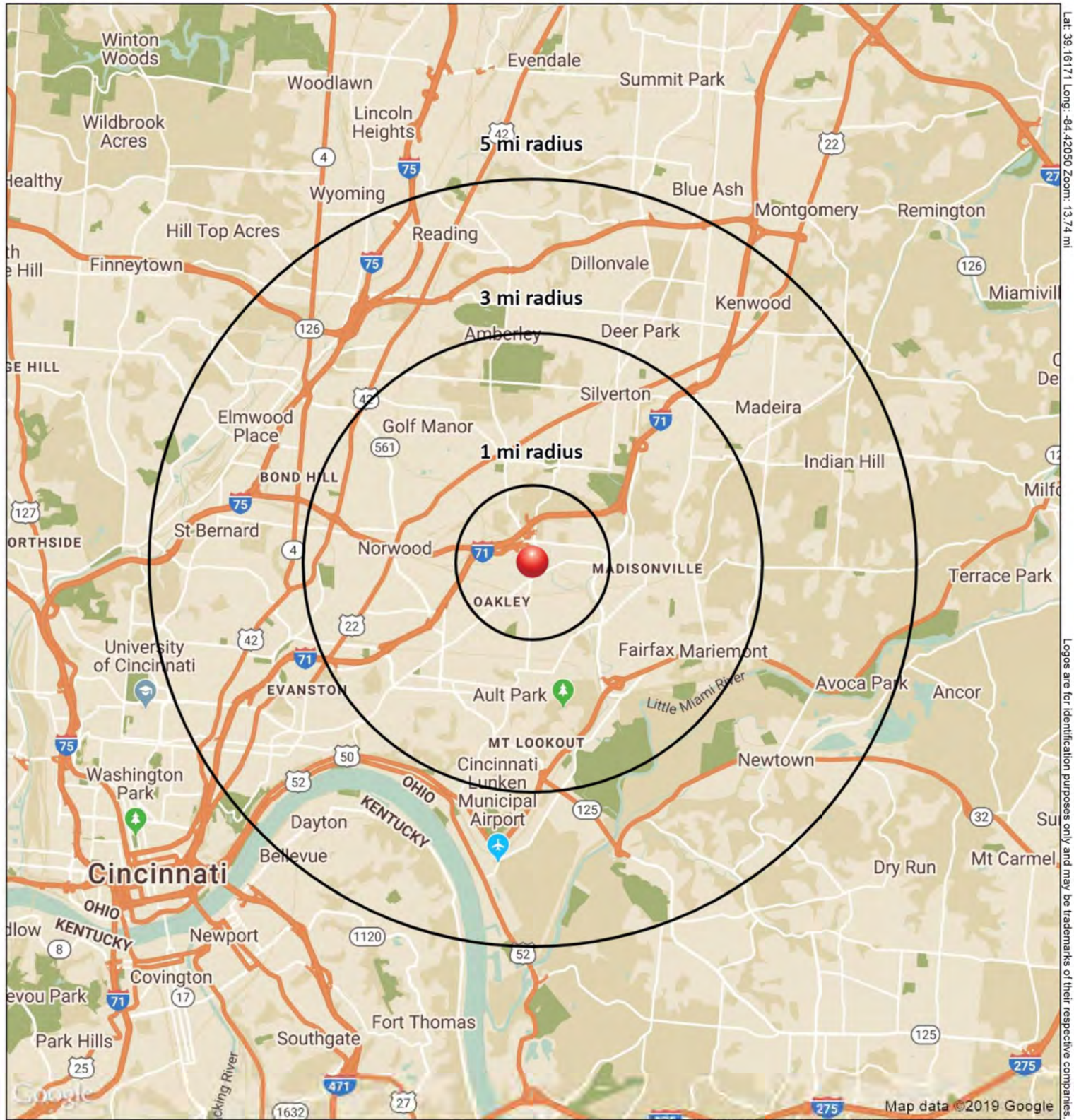
Hive & Haven



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4820 Ridge, Cincinnati, Ohio 45209





Lat: 39.16171 Long: -84.42050 Zoom: 13.74 mi

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4820 Ridge Ave
Cincinnati, OH 45209

November 2019



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SUMMARY PROFILE

2000-2010 Census, 2019 Estimates with 2024 Projections



Lat/Lon: -84.4205/39.1618

RS1

4820 Ridge Ave

Cincinnati, OH 45209

1 mi radius 3 mi radius 5 mi radius

	1 mi radius	3 mi radius	5 mi radius	
POPULATION	2019 Estimated Population	8,620	107,533	230,008
	2024 Projected Population	8,556	107,668	234,183
	2010 Census Population	7,853	107,030	228,504
	2000 Census Population	8,718	117,688	251,624
	Projected Annual Growth 2019 to 2024	-0.1%	-	0.4%
	Historical Annual Growth 2000 to 2019	-	-0.5%	-0.5%
	2019 Median Age	35.5	36.6	37.4
HOUSEHOLDS	2019 Estimated Households	5,047	52,092	108,307
	2024 Projected Households	4,968	51,653	109,271
	2010 Census Households	4,322	49,768	103,129
	2000 Census Households	4,692	53,580	111,171
	Projected Annual Growth 2019 to 2024	-0.3%	-0.2%	0.2%
	Historical Annual Growth 2000 to 2019	0.4%	-0.1%	-0.1%
RACE AND ETHNICITY	2019 Estimated White	69.9%	65.1%	63.6%
	2019 Estimated Black or African American	23.1%	28.3%	29.7%
	2019 Estimated Asian or Pacific Islander	3.3%	2.6%	3.0%
	2019 Estimated American Indian or Native Alaskan	0.2%	0.2%	0.2%
	2019 Estimated Other Races	3.5%	3.8%	3.4%
	2019 Estimated Hispanic	3.8%	3.7%	3.3%
INCOME	2019 Estimated Average Household Income	\$82,219	\$92,951	\$87,044
	2019 Estimated Median Household Income	\$65,741	\$67,162	\$62,931
	2019 Estimated Per Capita Income	\$48,305	\$45,183	\$41,141
EDUCATION (AGE 25+)	2019 Estimated Elementary (Grade Level 0 to 8)	2.3%	2.2%	2.8%
	2019 Estimated Some High School (Grade Level 9 to 11)	4.4%	5.9%	6.6%
	2019 Estimated High School Graduate	15.0%	19.6%	23.2%
	2019 Estimated Some College	16.3%	17.2%	18.4%
	2019 Estimated Associates Degree Only	8.4%	6.9%	7.0%
	2019 Estimated Bachelors Degree Only	32.1%	27.6%	24.2%
	2019 Estimated Graduate Degree	21.5%	20.6%	17.8%
BUSINESS	2019 Estimated Total Businesses	685	4,806	12,678
	2019 Estimated Total Employees	12,181	70,859	166,525
	2019 Estimated Employee Population per Business	17.8	14.7	13.1
	2019 Estimated Residential Population per Business	12.6	22.4	18.1

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