

**GLENWAY AVENUE**  
 6490 & 6496 Glenway Avenue  
 Cincinnati, OH 45211

**FOR SALE**  
*1.37 Acres, 2 Buildings Available*

**HIGHLIGHTS**

- Two Commercial Building Available:
  - +/- 1,300 SF commercial house; currently occupied by Wild Birds on a short term lease
  - 9,200 SF retail strip; 4,600 SF currently occupied by Total Tan
- Great visibility along Glenway Avenue
- Ideally situated in the Western Hills trade area directly across from Chick-Fil-A

**TRAFFIC COUNTS**

- 23,596 VPD north on Glenway Avenue
- 22,220 VPD south on Glenway Avenue

**DEMOGRAPHICS**

2019 Estimates	1 miles	3 miles	5 miles
Population	17,966	88,936	212,200
Households	7,955	38,976	89,785
Average HH Income	\$64,351	\$73,946	\$70,152
Daytime Employees	8,001	24,427	51,163

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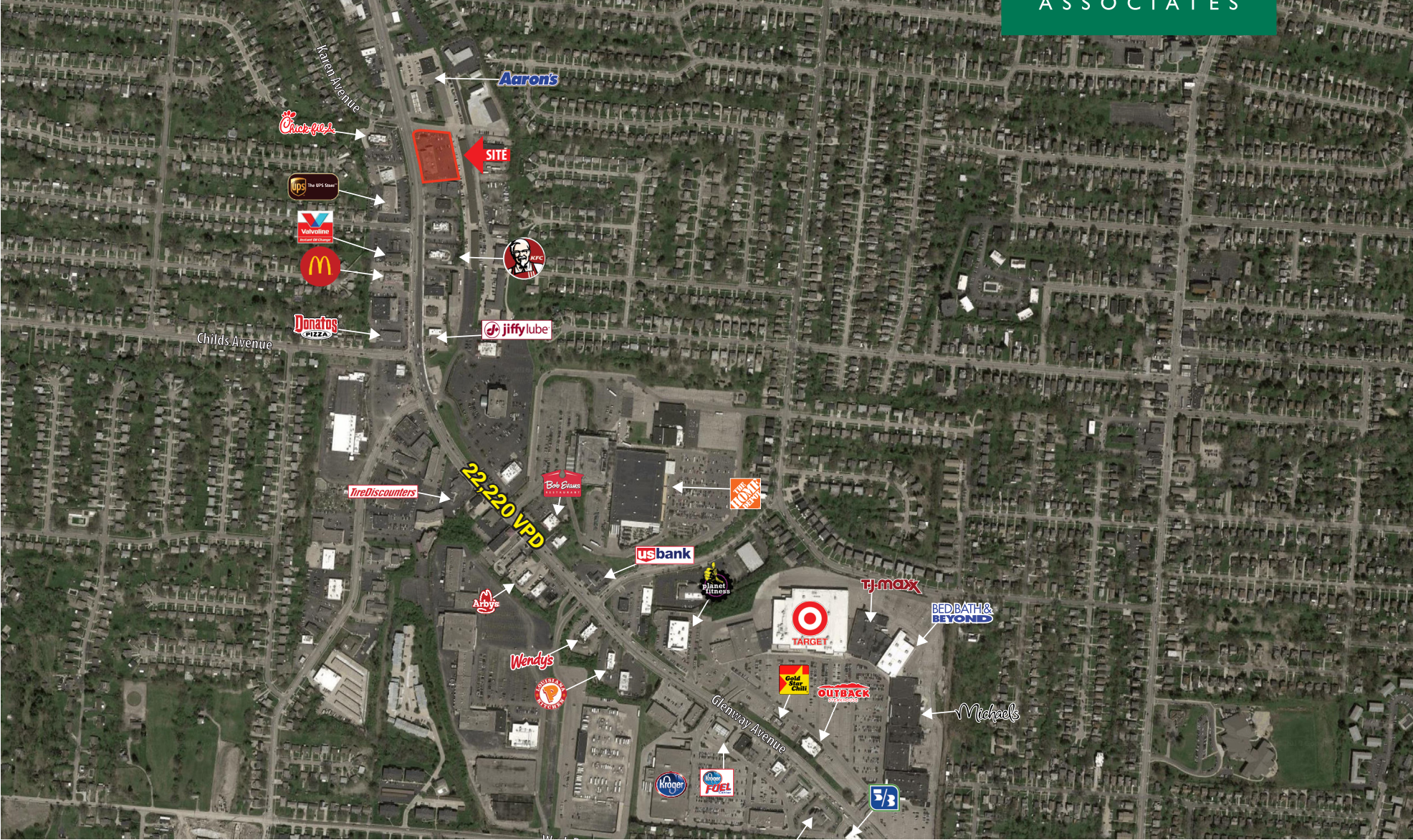
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**CHAINLINKS**  
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