








AVAILABLE

East Walnut Hills Retail/Restaurant Space



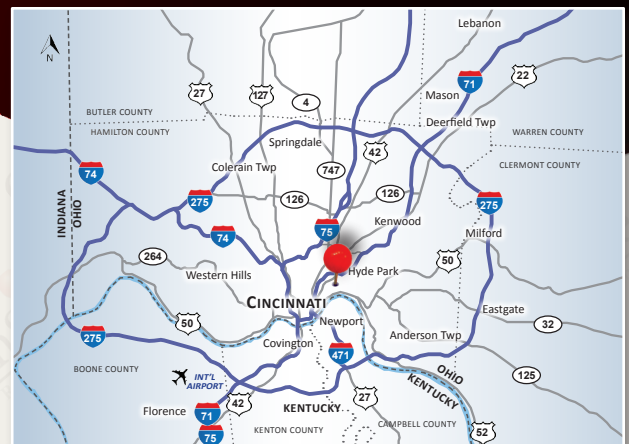
2724 Woodburn Ave, Cincinnati, Ohio 45206

PROPERTY HIGHLIGHTS

-  RARE Patio & Rooftop Opportunity in E. Walnut Hills' Booming Neighborhood
-  Unique & Versatile Storefront along Woodburn Ave.
-  3,320 SF with Garage Door Open to Walkable District
-  Adjacent Parking Lot with Ample Parking
-  Several Developments within Walking Distance
-  Community Entertainment District Designation Offering Discounted Liquor Licenses
-  **TRAFFIC COUNTS:** 19,000 ADT (Madison Rd) 9,000 ADT (Woodburn Ave)

DEMOGRAPHICS

Year 2019	One Mile	Three Mile	Five Mile
Estimated Population	15,426	152,797	297,090
Median HH Income	\$45,038	\$54,009	\$51,544
Average HH Income	\$78,423	\$78,544	\$71,555
Daytime Population	7,442	234,055	332,820



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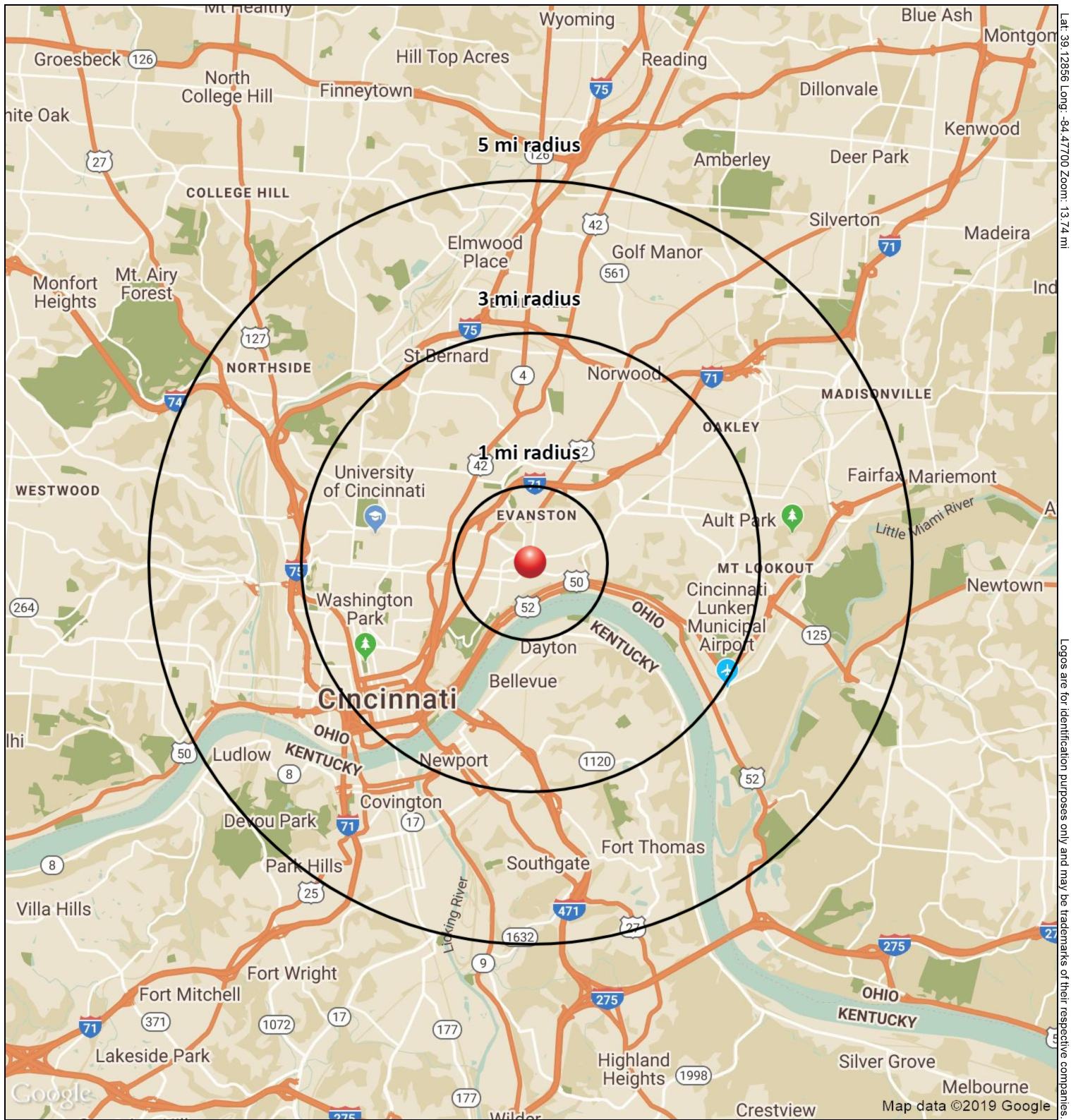


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Lat: 39.12856 Long: -84.47700 Zoom: 13.74 mi
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2724 Woodburn Ave
Cincinnati, OH 45206

November 2019



SUMMARY PROFILE

2000-2010 Census, 2019 Estimates with 2024 Projections



Lat/Lon: -84.477/39.1286

RS1

2724 Woodburn Ave

Cincinnati, OH 45206

		1 mi radius	3 mi radius	5 mi radius
POPULATION	2019 Estimated Population	15,426	152,797	297,090
	2024 Projected Population	16,894	160,076	309,892
	2010 Census Population	15,015	145,794	289,616
	2000 Census Population	17,839	160,379	321,819
	Projected Annual Growth 2019 to 2024	1.9%	1.0%	0.9%
	Historical Annual Growth 2000 to 2019	-0.7%	-0.2%	-0.4%
	2019 Median Age	36.2	33.3	34.4
HOUSEHOLDS	2019 Estimated Households	7,978	71,049	137,945
	2024 Projected Households	8,586	73,951	142,810
	2010 Census Households	7,393	65,263	129,041
	2000 Census Households	8,296	71,918	141,807
	Projected Annual Growth 2019 to 2024	1.5%	0.8%	0.7%
	Historical Annual Growth 2000 to 2019	-0.2%	-	-0.1%
RACE AND ETHNICITY	2019 Estimated White	34.9%	60.0%	60.0%
	2019 Estimated Black or African American	60.4%	32.7%	33.0%
	2019 Estimated Asian or Pacific Islander	1.6%	3.5%	2.6%
	2019 Estimated American Indian or Native Alaskan	0.2%	0.2%	0.3%
	2019 Estimated Other Races	3.0%	3.5%	4.2%
	2019 Estimated Hispanic	2.3%	3.3%	3.8%
INCOME	2019 Estimated Average Household Income	\$78,423	\$78,544	\$71,555
	2019 Estimated Median Household Income	\$45,038	\$54,009	\$51,544
	2019 Estimated Per Capita Income	\$40,788	\$37,232	\$33,705
EDUCATION (AGE 25+)	2019 Estimated Elementary (Grade Level 0 to 8)	2.8%	2.7%	3.4%
	2019 Estimated Some High School (Grade Level 9 to 11)	9.8%	7.5%	8.4%
	2019 Estimated High School Graduate	22.5%	21.6%	24.0%
	2019 Estimated Some College	20.7%	17.4%	18.7%
	2019 Estimated Associates Degree Only	6.7%	6.1%	7.0%
	2019 Estimated Bachelors Degree Only	21.4%	24.9%	22.3%
	2019 Estimated Graduate Degree	15.9%	19.9%	16.2%
BUSINESS	2019 Estimated Total Businesses	775	11,752	18,640
	2019 Estimated Total Employees	7,442	234,055	332,820
	2019 Estimated Employee Population per Business	9.6	19.9	17.9
	2019 Estimated Residential Population per Business	19.9	13.0	15.9

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