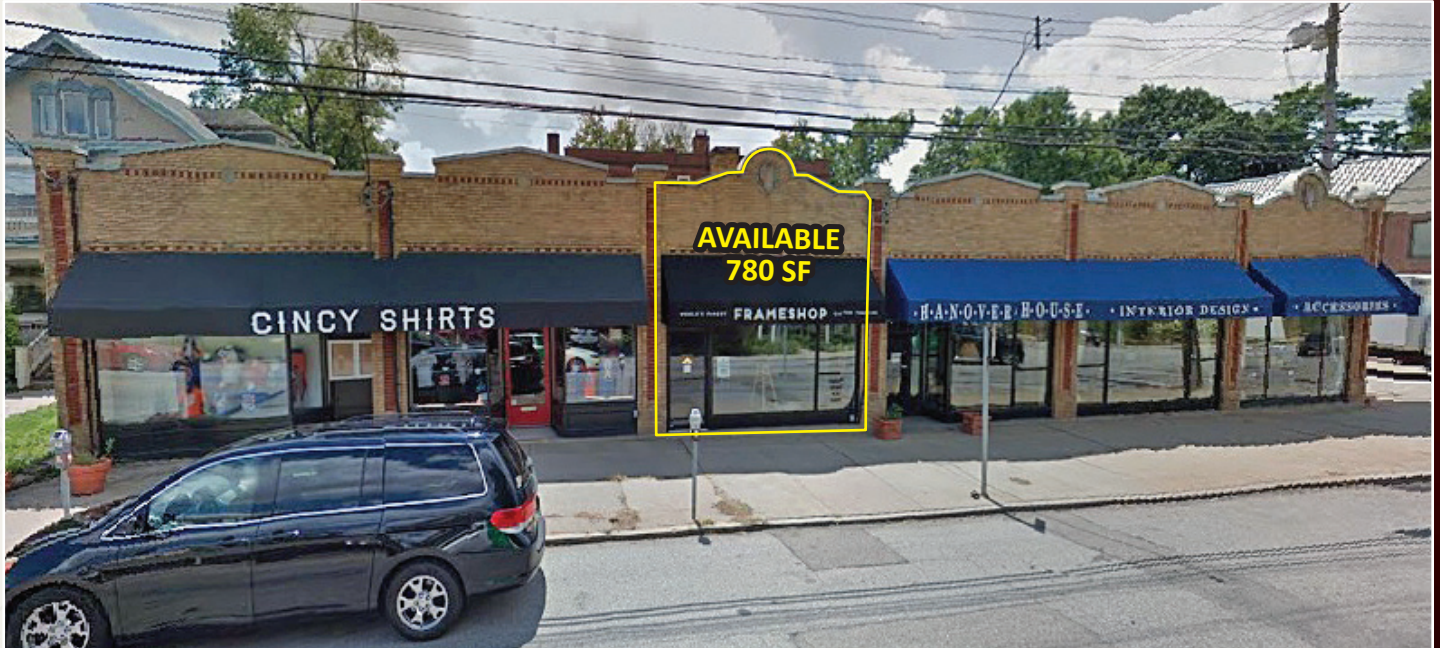







FOR LEASE

Prime Hyde Park Space



2709 Observatory Avenue, Cincinnati, Ohio 45208

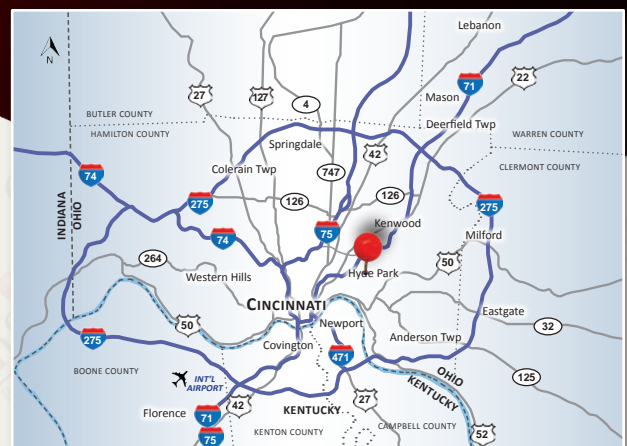
PROPERTY HIGHLIGHTS

-  780 SF Retail/Office Space.
-  At the Gateway to Hyde Park Square
-  Convenient On-Site Parking Available
-  Outstanding Visibility, High Density and High Income
-  **TRAFFIC COUNTS:** 19,000 Observatory Avenue, 5,000 Edwards Road ADT

Joshua M. Rothstein
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DEMOGRAPHICS

Year 2018	One Mile	Three Mile	Five Mile
Estimated Population	14,732	106,163	278,664
Median HH Income	\$80,640	\$55,877	\$54,993
Average HH Income	\$131,344	\$86,482	\$79,419
Daytime Population	9,001	75,952	326,279





ROOKWOOD EXCHANGE

- KLING
- Jason's deli
- Seams
- THE CAPITAL
- Vitamin Shoppe

OAKLEY SQUARE

- 20TH CENTURY THEATER
- DEWEY'S
- CVS pharmacy
- SUBWAY
- Habits Cafe
- OAKLEY FOR GIRL

ROOKWOOD PAVILION & COMMONS

- BED BATH & BEYOND
- Charming CHARLES
- Stain Mart
- Buffalo Wild Wings
- Planet Fitness
- ANN TAYLOR
- OLD NAVY
- Don Pablos
- Walgreens
- Talbots
- TJ-maxx
- J. ALEXANDER'S
- HomeGoods
- AREI
- Coldwater Creek
- Max & Erma's
- BANANA REPUBLIC
- NORDSTROM
- RACK
- FirstWatch
- DSW
- WHOLE FOODS
- GAP
- Starbucks
- Donatos
- Longhorn
- FIVE GUYS
- PF CHANGS

DUNKIN' DONUTS

HYDE PARK CENTER

- BONEFISH GRILL
- Ambiance
- Hyde Park Wine & Spirit
- Hyde Park Hitching Post

FRAME & SAVE

- Green Papaya
- verizon
- noodles

HYDE PARK PLAZA

- Ronk's
- Chipotle
- Michael's
- noodles
- JO-ANN
- STAPLES
- Walgreens
- Panera
- Starbucks
- Kroger
- ACE Hardware

HYDE PARK STATION

- PENN STATION
- currito
- PetPeople
- Alacatlan's eatery

HYDE PARK SQUARE

- ARTHUR'S
- Echo
- Quaker's
- Teller's
- UNWIND
- Club Ball Public House

PROPOSED WASSON WAY
7.6 mile mix use trail

SITE

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2709 Observatory Avenue | Cincinnati, OH 4508

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Retail Group



HYDE PARK SQUARE

- ARTHUR'S
- Echo
- UNWIND
- KeyBank

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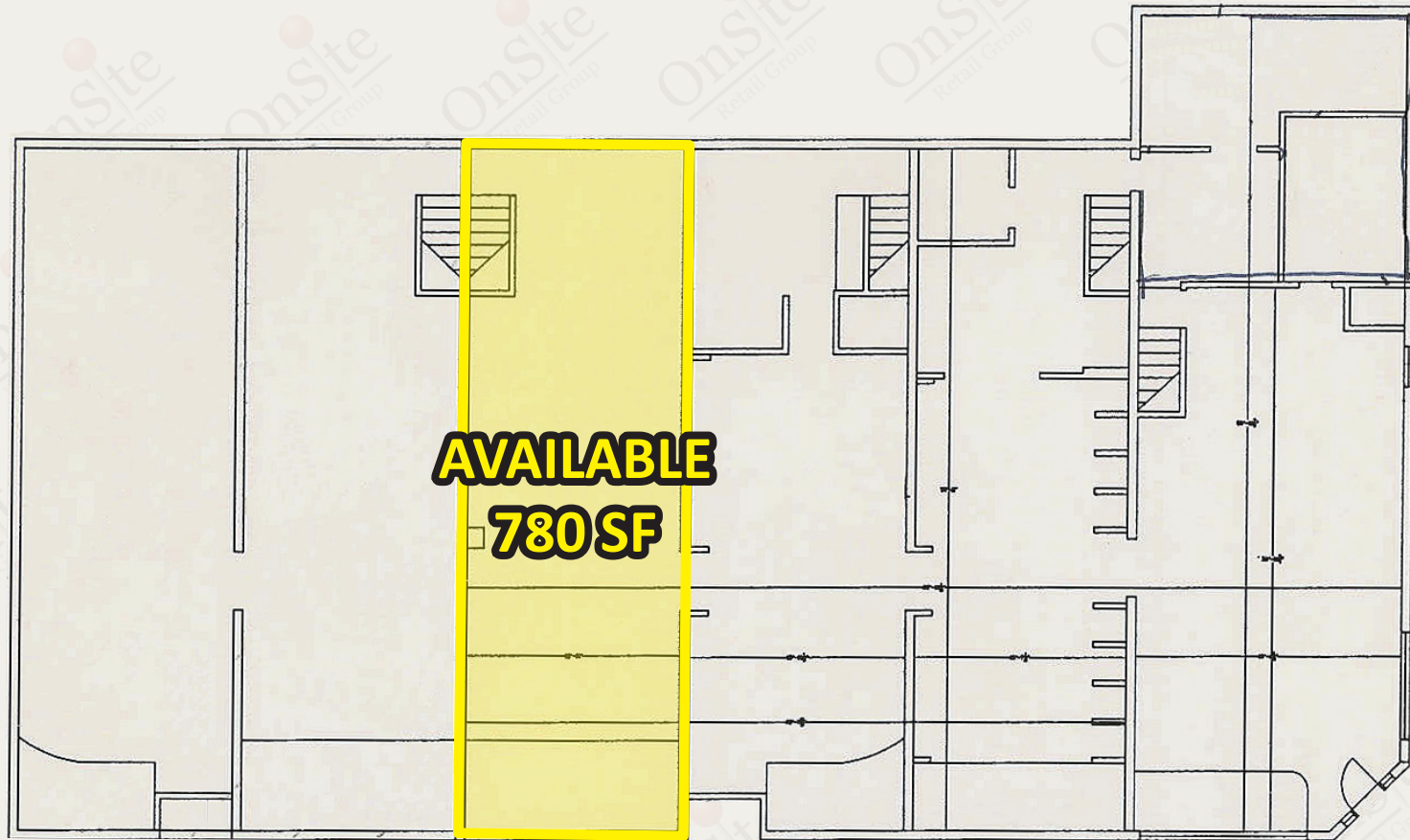
2709 Observatory Avenue
Cincinnati, OH 45208



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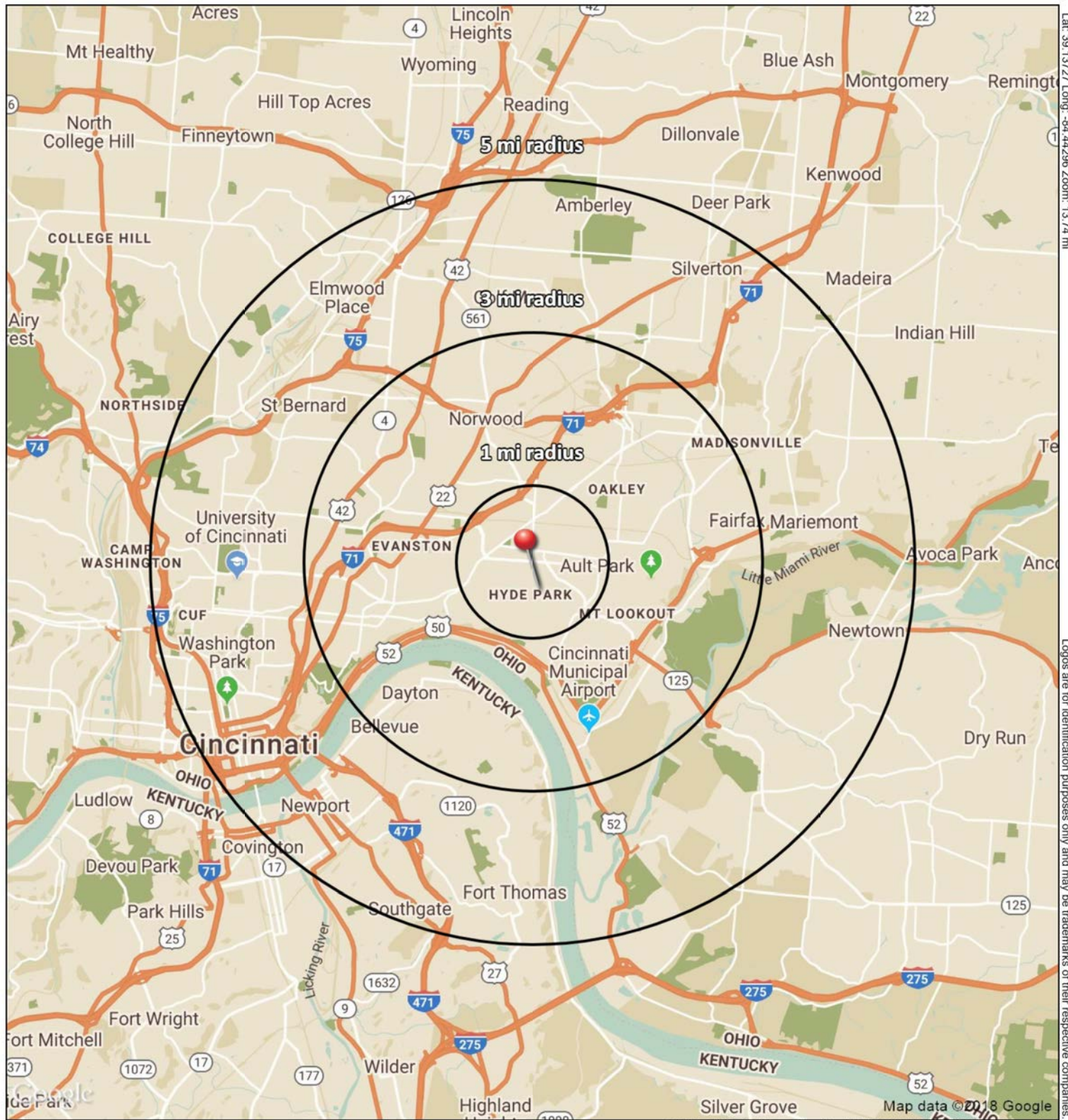


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2711 Observatory Avenue

Cincinnati, OH 45208

August 2018



SUMMARY PROFILE

2000-2010 Census, 2018 Estimates with 2023 Projections

Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 39.1373/-84.4429

RS1

2711 Observatory Avenue

Cincinnati, OH 45208

1 mi radius 3 mi radius 5 mi radius

	1 mi radius	3 mi radius	5 mi radius	
POPULATION	2018 Estimated Population	14,732	106,163	278,664
	2023 Projected Population	14,493	108,826	285,808
	2010 Census Population	15,217	105,594	274,095
	2000 Census Population	16,088	117,973	298,300
	Projected Annual Growth 2018 to 2023	-0.3%	0.5%	0.5%
	Historical Annual Growth 2000 to 2018	-0.5%	-0.6%	-0.4%
	2018 Median Age	35.1	35.3	35.5
HOUSEHOLDS	2018 Estimated Households	7,890	51,181	129,443
	2023 Projected Households	7,759	52,593	133,599
	2010 Census Households	7,875	49,395	123,353
	2000 Census Households	8,383	53,581	133,349
	Projected Annual Growth 2018 to 2023	-0.3%	0.6%	0.6%
	Historical Annual Growth 2000 to 2018	-0.3%	-0.2%	-0.2%
RACE AND ETHNICITY	2018 Estimated White	84.6%	62.6%	61.5%
	2018 Estimated Black or African American	8.5%	31.4%	31.8%
	2018 Estimated Asian or Pacific Islander	3.6%	2.2%	2.9%
	2018 Estimated American Indian or Native Alaskan	0.2%	0.2%	0.2%
	2018 Estimated Other Races	3.1%	3.5%	3.6%
	2018 Estimated Hispanic	2.9%	3.4%	3.3%
INCOME	2018 Estimated Average Household Income	\$131,344	\$86,482	\$79,419
	2018 Estimated Median Household Income	\$80,640	\$55,877	\$54,993
	2018 Estimated Per Capita Income	\$70,406	\$41,890	\$37,317
EDUCATION (AGE 25+)	2018 Estimated Elementary (Grade Level 0 to 8)	1.4%	3.1%	3.0%
	2018 Estimated Some High School (Grade Level 9 to 11)	2.4%	7.8%	8.0%
	2018 Estimated High School Graduate	9.8%	22.1%	22.6%
	2018 Estimated Some College	11.1%	17.4%	18.5%
	2018 Estimated Associates Degree Only	3.2%	6.3%	6.8%
	2018 Estimated Bachelors Degree Only	39.4%	25.4%	23.8%
2018 Estimated Graduate Degree	32.7%	17.9%	17.3%	
BUSINESS	2018 Estimated Total Businesses	875	5,246	17,042
	2018 Estimated Total Employees	9,001	75,952	326,279
	2018 Estimated Employee Population per Business	10.3	14.5	19.1
	2018 Estimated Residential Population per Business	16.8	20.2	16.4

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