GLENWAY AVENUE

6490 & 6496 Glenway Avenue Cincinnati, OH 45211

FOR SALE 1.07 Acres, 2 Buildings Available

HIGHLIGHTS

- Two commercial buildings available for redevelopment
- +/- 1,300 SF commercial house
- 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
- High barriers to entry along the Glenway Avenue corridor

TRAFFIC COUNTS

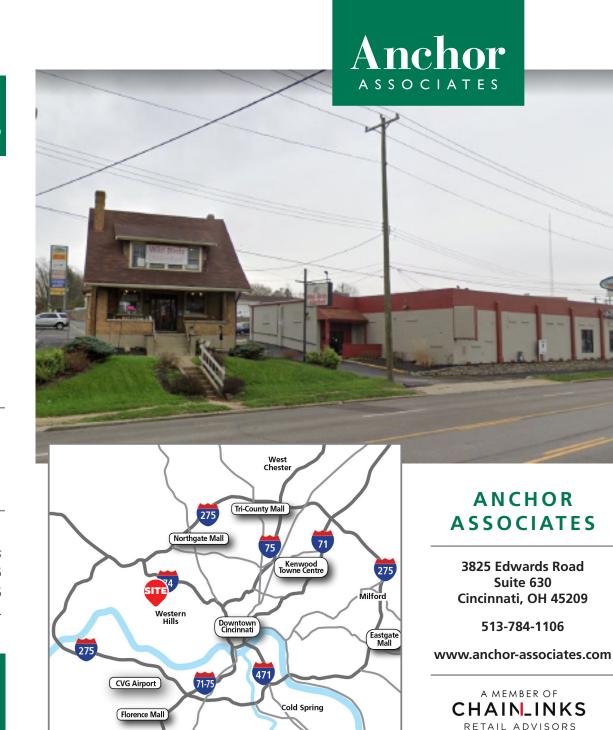
- 23,832 VPD north on Glenway Avenue
- 22,442 VPD south on Glenway Avenue

DEMOGRAPHICS

2020 Estimates	1 miles	3 miles	5 miles
Population	18,067	88,476	212,486
Households	7,969	38,481	89,486
Average HH Income	\$69,812	\$77,165	\$73,634
Daytime Employees	7,968	24,430	51,511

CONTACT

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The information herein is not guaranteed. Although obtained from reliable sources, it is subject to errors, omissions and withdrawal from the market without notice.

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Ex. Utility Pole			
Ex. Guy Wire			
Ex. Electric Meter			
Ex. A.C. Unit			
Ex. Sign			
Ex. Bollard			
Ex. Mailbox			
Ex. Fire Hydrant			
Ex. Water Valve			
Ex. Water Meter			
Ex. Water Manhole			
Ex. Gas Box			
Ex. Gas Meter			
Ex. 1' Contour Line			
Ex. 5' Contour Line			
Ex. Easement Line			
Ex. Watermain			
Ex. Gas Line			
Ex. Gas Valve			
Ex. Clean Out			
Ex. Sanitary Sewer Manhole			
Ex. Storm Sewer Manhole			
Ex. Catch Basin			
Ex. Double Gutter Inlet			
Ex. Single Gutter Inlet			
Ex. Guardrail			

EXISTING UNDERGROUND UTILITIES REPRESENTED ON THIS DIPAINING ARE APPROXIMATE LOCATION ONLY BASED ON FIELD OBSERVATIONS AND ANNIABLE RECORDS. CONTACT THE LOCAL UTILITY PROTECTION SERVICES AN AGENCIES PRIOR TO ANY EXCAVATION, CONSTRUCTION OR DESIGN.

ELEVATION DATUM SHOWN IS RELATIVE TO NAVO 88 BASED ON VRS GPS OBSERVATIONS.

Area Summary
1.2496 Acres 46,878 Sq. Ft. (Gross)
-0.1735 Acres 7,556 Sq. Ft. (R/W)
1.0761 Acres 39,322 Sq. Ft. (Net)