

# 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

Jason Gibson 513-784-1106  
jgibson@anchor-associates.com

**Anchor**  
ASSOCIATES



**ANCHOR**  
ASSOCIATES

3825 Edwards Road  
Suite 630  
Cincinnati, OH 45209

513-784-1106

[www.anchor-associates.com](http://www.anchor-associates.com)

A MEMBER OF  
**CHAINLINKS**  
RETAIL ADVISORS







