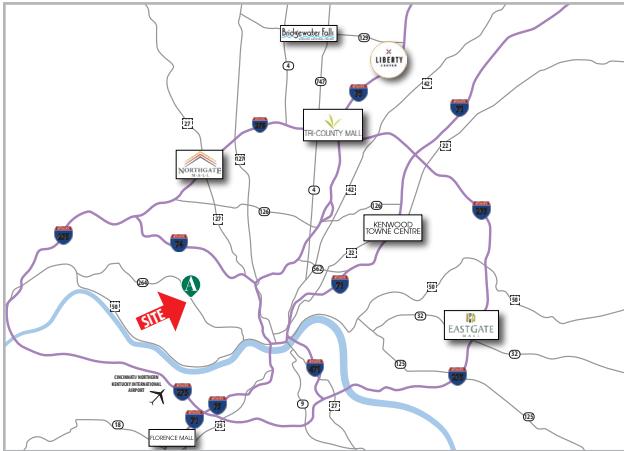


6490 & 6496 Glenway Avenue
Cincinnati, OH 45211

1.37 ACRES AVAILABLE FOR SALE
2 COMMERCIAL BUILDINGS
ASKING PRICE: \$1,250,000

PRICE REDUCED



LOCATION

Western Hills | Cincinnati, OH 45211

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
- Strong traffic counts of 25,318 VPD on Glenway Avenue
- Over 212,000 people within a 5 mile radius

DEMOGRAPHICS

2017 Estimate	1 Mile	3 Miles	5 Miles
Population	18,077	88,546	212,126
Households	7,801	37,653	87,392
Average HH Income	\$66,846	\$75,656	\$72,269
Daytime Employees	8,392	25,741	54,918

CONTACT

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Website • www.anchor-associates.com

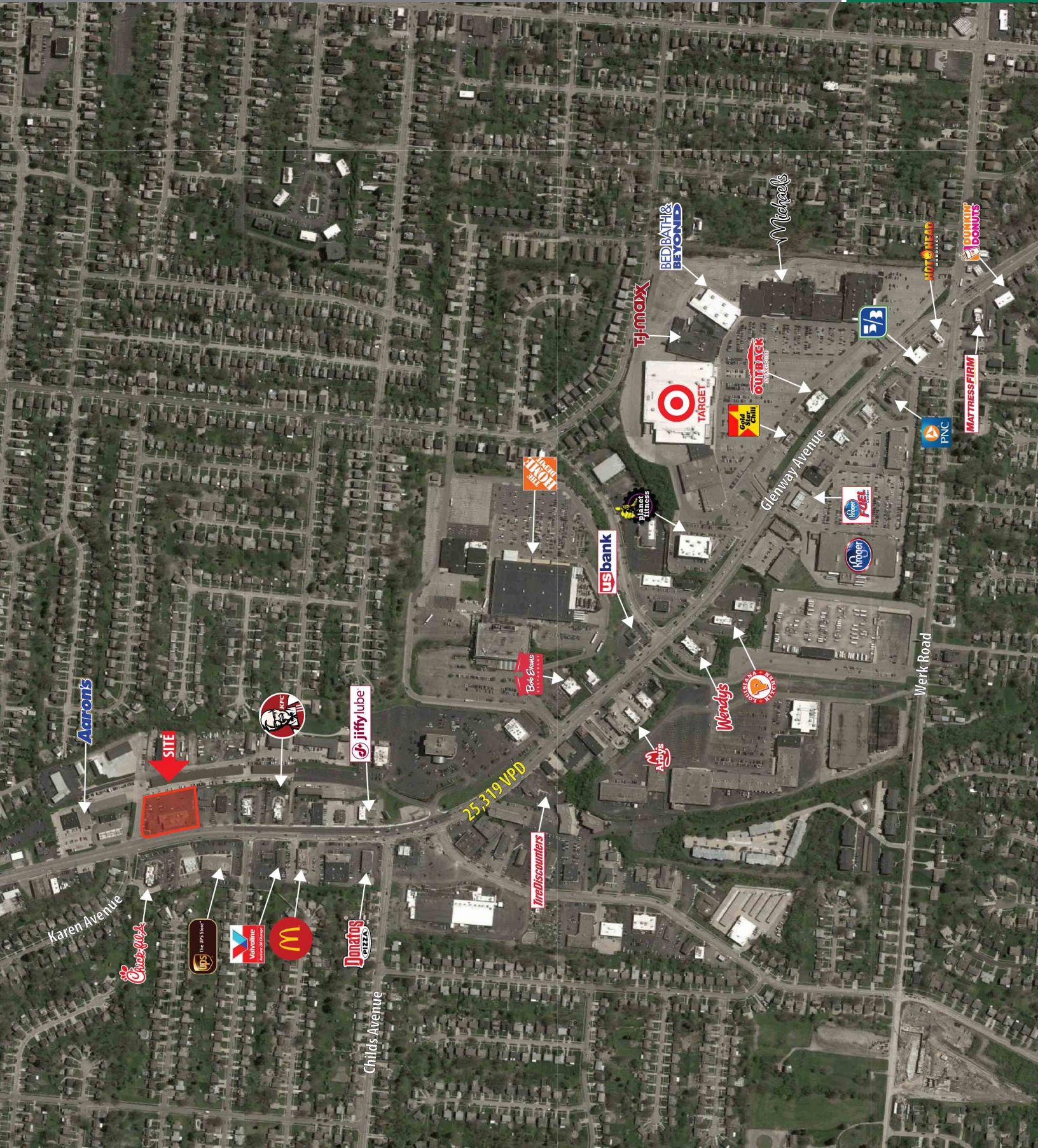
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RETAIL ADVISORS

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Cincinnati, OH 45211

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ASSOCIATES



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