

FOR SALE

FORMER 14,860 SF GROCERY STORE ON 2.76 ACRES



2550 W Galbraith Road, Cincinnati, OH 45239

PROPERTY HIGHLIGHTS

-  Conveniently located to dense population, over 12,000 people in 1 mile!
-  Almost 15,000 SF situated on 2.76 acres, with a recessed truck dock and suitable for a wide variety of uses
-  Very visible, no obstructions and includes two large pylon signs, one on Galbraith Road and the other on Pippin Road
-  Building and Property Maintained to Class "A" Standards
-  **Traffic Counts:**
West Galbraith Road: 15,566 ADT (2012)
Pippin Road: 14,348 ADT (2012)

DEMOGRAPHICS

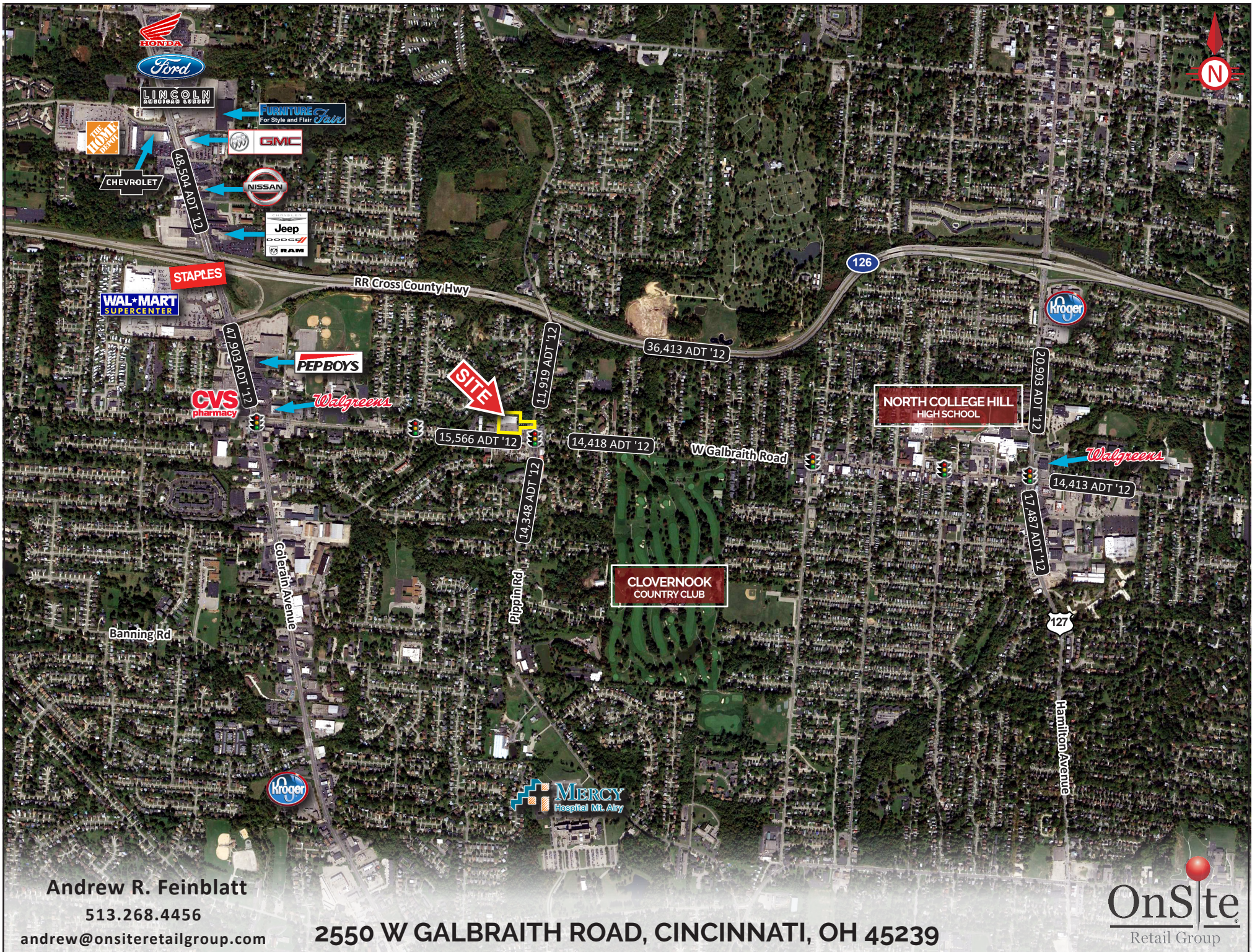
<u>Year 2018</u>	<u>One Mile</u>	<u>Three Mile</u>	<u>Five Mile</u>
Estimated Population	13,196	101,241	187,310
Median Income	\$47,047	\$52,774	\$55,252
Average HH Income	\$60,516	\$68,593	\$72,863
Daytime Population	4,155	25,508	58,074



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FEATURES

- 2.76 acres
- 14,860 SF, Built in 1994
- 98 Parking Spaces
- Recessed truck-well/dock
- 2 Curb Cuts on Galbraith Road
- 1 Curb Cut on Pippin Road
- 2 Pylon Signs:
 - 1 on Galbraith Road
 - 1 on Pippin Road



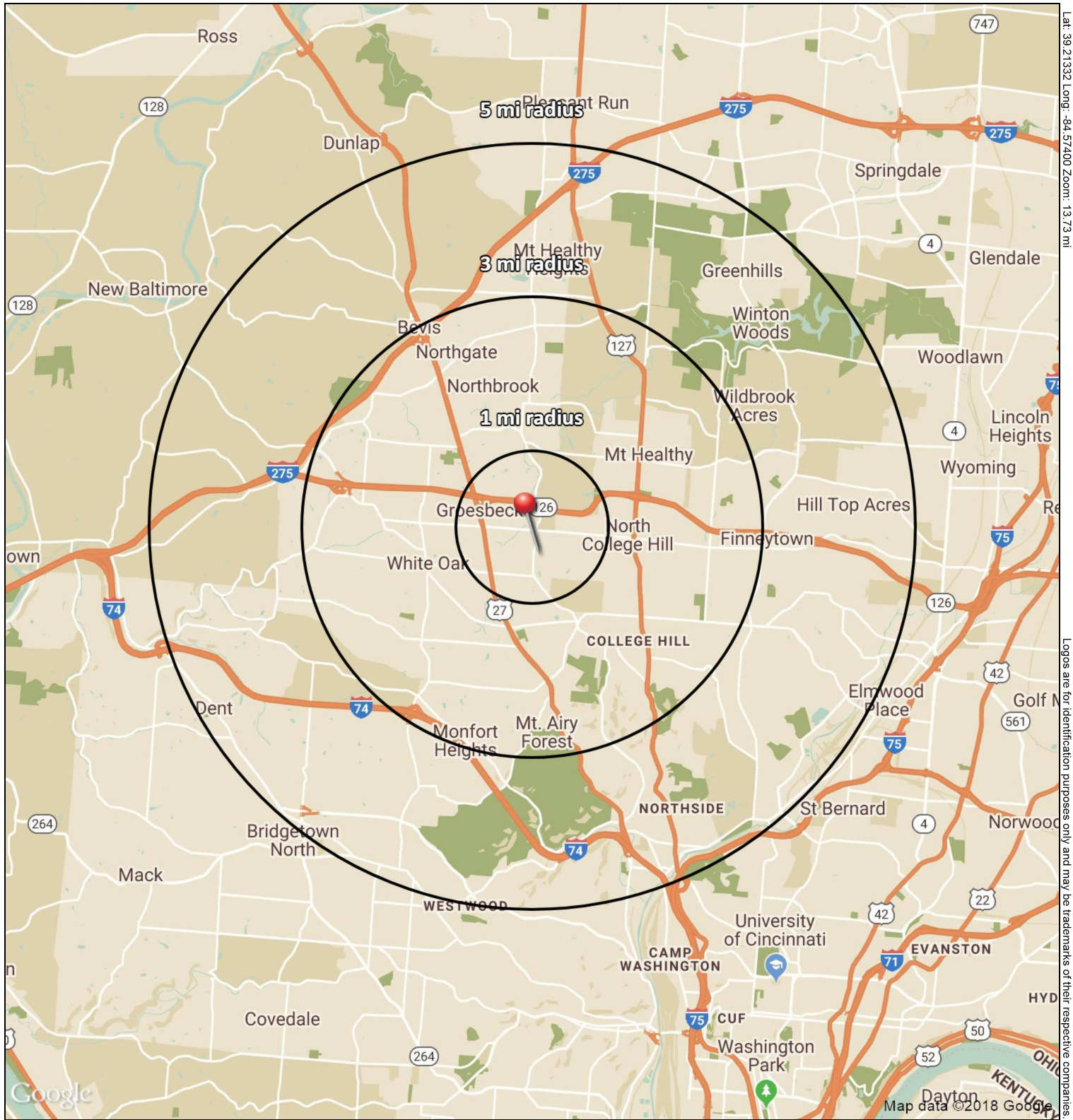
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Lat: 39.21332 Long: -84.57400 Zoom: 13.73 mi
Logos are for identification purposes only and may be trademarks of their respective companies.

2550 W Galbraith Rd

Cincinnati, OH 45239

September 2018



This map was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty

SUMMARY PROFILE

2000-2010 Census, 2018 Estimates with 2023 Projections

Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 39.2199/-84.5740

RS1

2550 W Galbraith Rd Cincinnati, OH 45239		1 mi radius	3 mi radius	5 mi radius
POPULATION	2018 Estimated Population	13,196	101,241	187,310
	2023 Projected Population	12,922	100,100	186,544
	2010 Census Population	13,013	100,895	185,374
	2000 Census Population	13,682	106,145	196,809
	Projected Annual Growth 2018 to 2023	-0.4%	-0.2%	-0.1%
	Historical Annual Growth 2000 to 2018	-0.2%	-0.3%	-0.3%
	2018 Median Age	34.9	37.5	37.8
HOUSEHOLDS	2018 Estimated Households	5,352	42,269	79,338
	2023 Projected Households	5,268	42,017	79,441
	2010 Census Households	5,120	40,899	76,173
	2000 Census Households	5,436	42,318	78,485
	Projected Annual Growth 2018 to 2023	-0.3%	-0.1%	-
	Historical Annual Growth 2000 to 2018	-0.1%	-	0.1%
RACE AND ETHNICITY	2018 Estimated White	58.7%	58.5%	61.4%
	2018 Estimated Black or African American	35.8%	36.3%	33.2%
	2018 Estimated Asian or Pacific Islander	1.1%	1.4%	1.4%
	2018 Estimated American Indian or Native Alaskan	0.2%	0.2%	0.2%
	2018 Estimated Other Races	4.3%	3.6%	3.8%
	2018 Estimated Hispanic	2.4%	2.2%	2.6%
INCOME	2018 Estimated Average Household Income	\$60,516	\$68,593	\$72,863
	2018 Estimated Median Household Income	\$47,047	\$52,774	\$55,252
	2018 Estimated Per Capita Income	\$24,617	\$28,712	\$30,928
EDUCATION (AGE 25+)	2018 Estimated Elementary (Grade Level 0 to 8)	3.8%	2.7%	2.6%
	2018 Estimated Some High School (Grade Level 9 to 11)	8.1%	7.7%	7.2%
	2018 Estimated High School Graduate	36.8%	33.4%	31.4%
	2018 Estimated Some College	23.8%	24.0%	22.5%
	2018 Estimated Associates Degree Only	11.6%	9.5%	9.5%
	2018 Estimated Bachelors Degree Only	11.9%	14.4%	16.8%
BUSINESS	2018 Estimated Graduate Degree	4.0%	8.2%	10.0%
	2018 Estimated Total Businesses	412	2,718	5,361
	2018 Estimated Total Employees	4,155	25,508	58,074
	2018 Estimated Employee Population per Business	10.1	9.4	10.8
	2018 Estimated Residential Population per Business	32.0	37.2	34.9

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