



4704 Ridge Avenue, Cincinnati, Ohio 45209

**PROPERTY HIGHLIGHTS**

- Corner Property along Oakley's Most Underdeveloped Commercial Stretch
- Prime Visibility at Signalized Intersection of Ridge & Ibsen
- Incredible Position along Ridge Rd.'s High-Traffic Corridor
- At the Gateway to Oakley Station/Center of Cincinnati
- Direct Access to I-71 & OH-562/Norwood Lateral
- 0.222 AC Site + 784 SF House & Detached Garage
- Traffic Count:  
10,000 ADT (Ridge Avenue)

**DEMOGRAPHICS**

<u>Year 2019</u>	<u>One Mile</u>	<u>Three Mile</u>	<u>Five Mile</u>
Estimated Population	9,245	106,783	231,677
Median Income	\$66,664	\$66,924	\$63,343
Average HH Income	\$85,293	\$93,089	\$87,277
Daytime Population	12,198	70,862	166,106



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**OnSite**  
 Retail Group

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Ridge Ave

10,000 ADT '19

Ridge Ave

**SITE**  
**0.222 AC**

**784 SF**



n Ave

Ibsen Ave

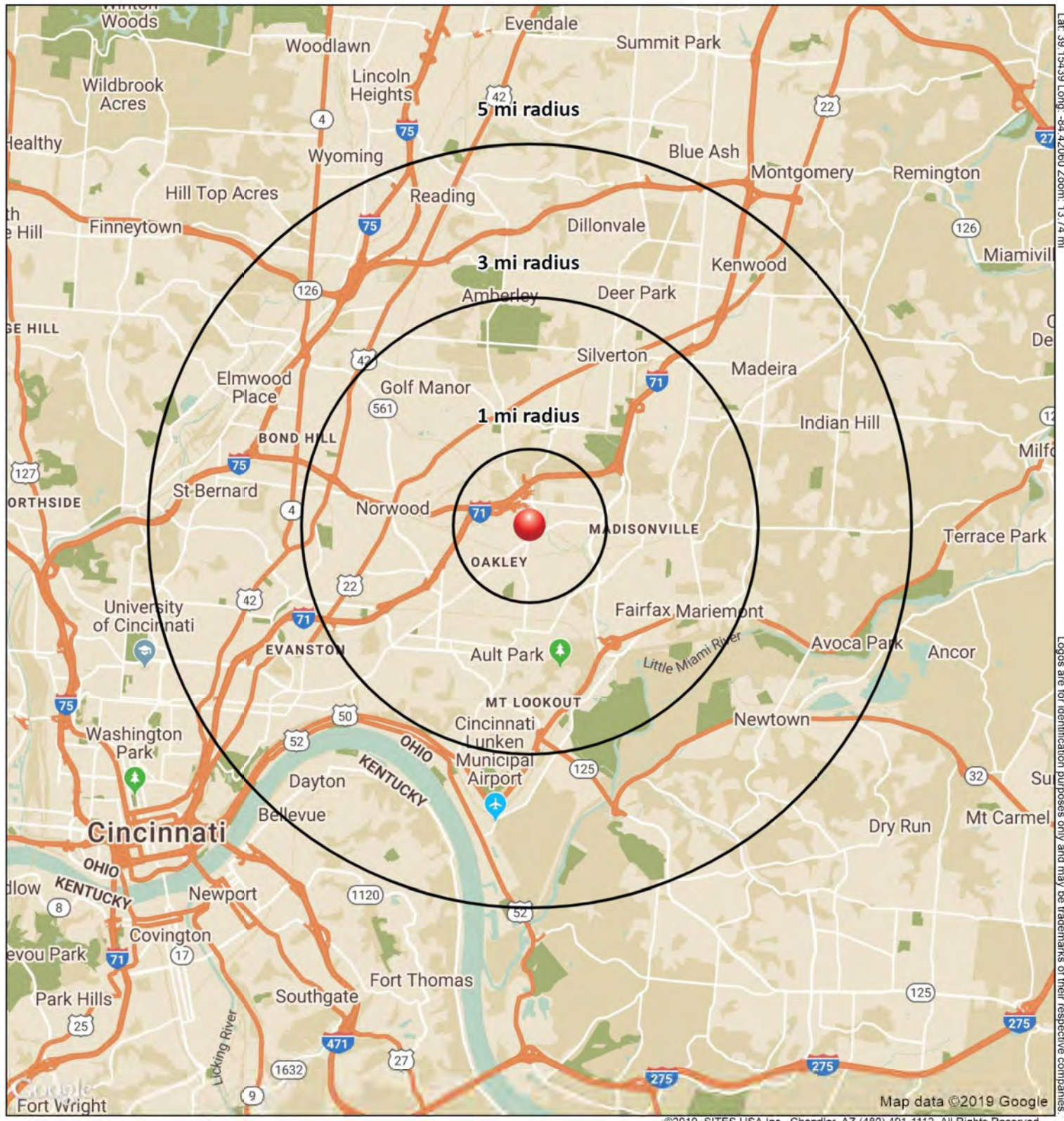
Ibsen Ave

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Lat: 39.15439 Long: -84.42060 Zoom: 13.74 mi  
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**4704 Ridge Ave**  
**Cincinnati, OH 45209**

*November 2019*



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# SUMMARY PROFILE

2000-2010 Census, 2019 Estimates with 2024 Projections



Lat/Lon: -84.4206/39.161

RS1

## 4704 Ridge Ave

## Cincinnati, OH 45209

		1 mi radius	3 mi radius	5 mi radius
<b>POPULATION</b>	2019 Estimated Population	9,245	106,783	231,677
	2024 Projected Population	9,173	106,974	235,905
	2010 Census Population	8,539	106,289	230,116
	2000 Census Population	9,314	117,030	253,252
	Projected Annual Growth 2019 to 2024	-0.2%	-	0.4%
	Historical Annual Growth 2000 to 2019	-	-0.5%	-0.4%
	2019 Median Age	35.1	36.5	37.4
<b>HOUSEHOLDS</b>	2019 Estimated Households	5,469	51,865	109,004
	2024 Projected Households	5,375	51,450	109,985
	2010 Census Households	4,744	49,552	103,762
	2000 Census Households	5,023	53,365	111,775
	Projected Annual Growth 2019 to 2024	-0.3%	-0.2%	0.2%
	Historical Annual Growth 2000 to 2019	0.5%	-0.1%	-0.1%
<b>RACE AND ETHNICITY</b>	2019 Estimated White	71.4%	64.8%	63.9%
	2019 Estimated Black or African American	21.3%	28.5%	29.5%
	2019 Estimated Asian or Pacific Islander	3.6%	2.6%	3.0%
	2019 Estimated American Indian or Native Alaskan	0.2%	0.2%	0.2%
	2019 Estimated Other Races	3.5%	3.8%	3.4%
	2019 Estimated Hispanic	3.9%	3.7%	3.2%
<b>INCOME</b>	2019 Estimated Average Household Income	\$85,293	\$93,089	\$87,277
	2019 Estimated Median Household Income	\$66,664	\$66,924	\$63,343
	2019 Estimated Per Capita Income	\$50,609	\$45,370	\$41,215
<b>EDUCATION (AGE 25+)</b>	2019 Estimated Elementary (Grade Level 0 to 8)	2.1%	2.2%	2.7%
	2019 Estimated Some High School (Grade Level 9 to 11)	4.2%	5.9%	6.6%
	2019 Estimated High School Graduate	14.8%	19.5%	23.1%
	2019 Estimated Some College	15.8%	17.2%	18.3%
	2019 Estimated Associates Degree Only	8.1%	6.9%	7.0%
	2019 Estimated Bachelors Degree Only	33.0%	27.7%	24.3%
	2019 Estimated Graduate Degree	22.0%	20.6%	18.0%
<b>BUSINESS</b>	2019 Estimated Total Businesses	688	4,808	12,670
	2019 Estimated Total Employees	12,198	70,862	166,106
	2019 Estimated Employee Population per Business	17.7	14.7	13.1
	2019 Estimated Residential Population per Business	13.4	22.2	18.3

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