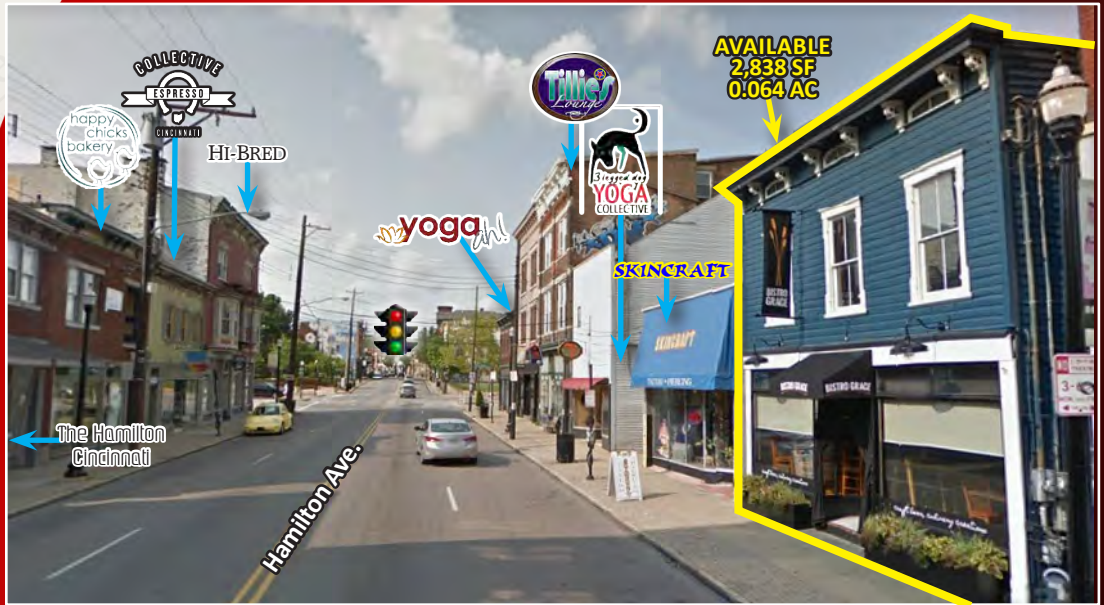








# FOR SALE

## Historic Northside Restaurant



4034 Hamilton Avenue, Cincinnati, OH 45223

### PROPERTY HIGHLIGHTS

-  In the Heart of Northside's Emerging Business District
-  Turnkey Restaurant with D5, D6 Liquor License Included
-  Former Home of Boca, Honey & Bistro Grace
-  Freestanding Building + Outdoor Seating & Adjacent Parking Lot
-  Renovated Apartment on 2nd Floor Producing Income
-  Eclectic Mix of National Retailers & One of a Kind, Unique Shops, Restaurants & Boutiques

### DEMOGRAPHICS

<u>Year 2019</u>	<u>One Mile</u>	<u>Three Mile</u>	<u>Five Mile</u>
Estimated Population	9,612	104,528	332,335
Median Income	\$48,476	\$35,441	\$45,091
Average HH Income	\$73,116	\$48,674	\$60,190
Daytime Population	5,870	77,481	295,135

Avg Daily Traffic Count: 17,300 (2018)



**Joshua M. Rothstein**

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College Hill 3 MI

PARKER WOODS  
MONTISSIOR SCHOOL

Strauch Island

17K ADT 1.8

W Fork Rd

Virginia Ave

Colerain Ave

Beekman St

Hamilton Ave

Spring Grove Ave

Mill Creek

74

75

NORTH SIDE  
FARMERS MARKET

United Dairy  
Farmers

PICKLE  
NORTH SIDE

HUMBLE HORN

PNC  
Chameleon Pizza  
Spring Grove

NS  
MEYER

12  
SITE

building  
value

ARCAD  
LEGACY

Elmore St

74

75

Camp Washington  
2 MI

Downtown 5 MI

Clifton 2 MI

Clifton Hills

Cincinnati State

Central Pkwy

Ludlow Ave

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**HISTORIC NORTHSIDE RESTAURANT**  
4034 Hamilton Avenue, Cincinnati OH 45223

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NORTH SIDE FARMERS MARKET

College Hill 3 MI

GANTRY APARTMENTS



Rock St

10K ADT '18

Blue Rock St

yoga

HI-BRED

Vandalia Ave

17K ADT '18



Joseph Clark Gallery

SKINCRAFT

SITE

Apple St

Cluxton Alley

Cluxton Alley

127

Hamilton Ave.

Hogans Alley

Spring Grove Ave

The Hamilton Cincinnati

Cosby St

Hogans Alley

Spring Grove Ave



Gulow St

Downtown 5 MI

Clifton 2 MI

Hoffner St

Camp Washington 2 MI

Cluxton Alley

127

Hoffner St

Spring Grove Ave

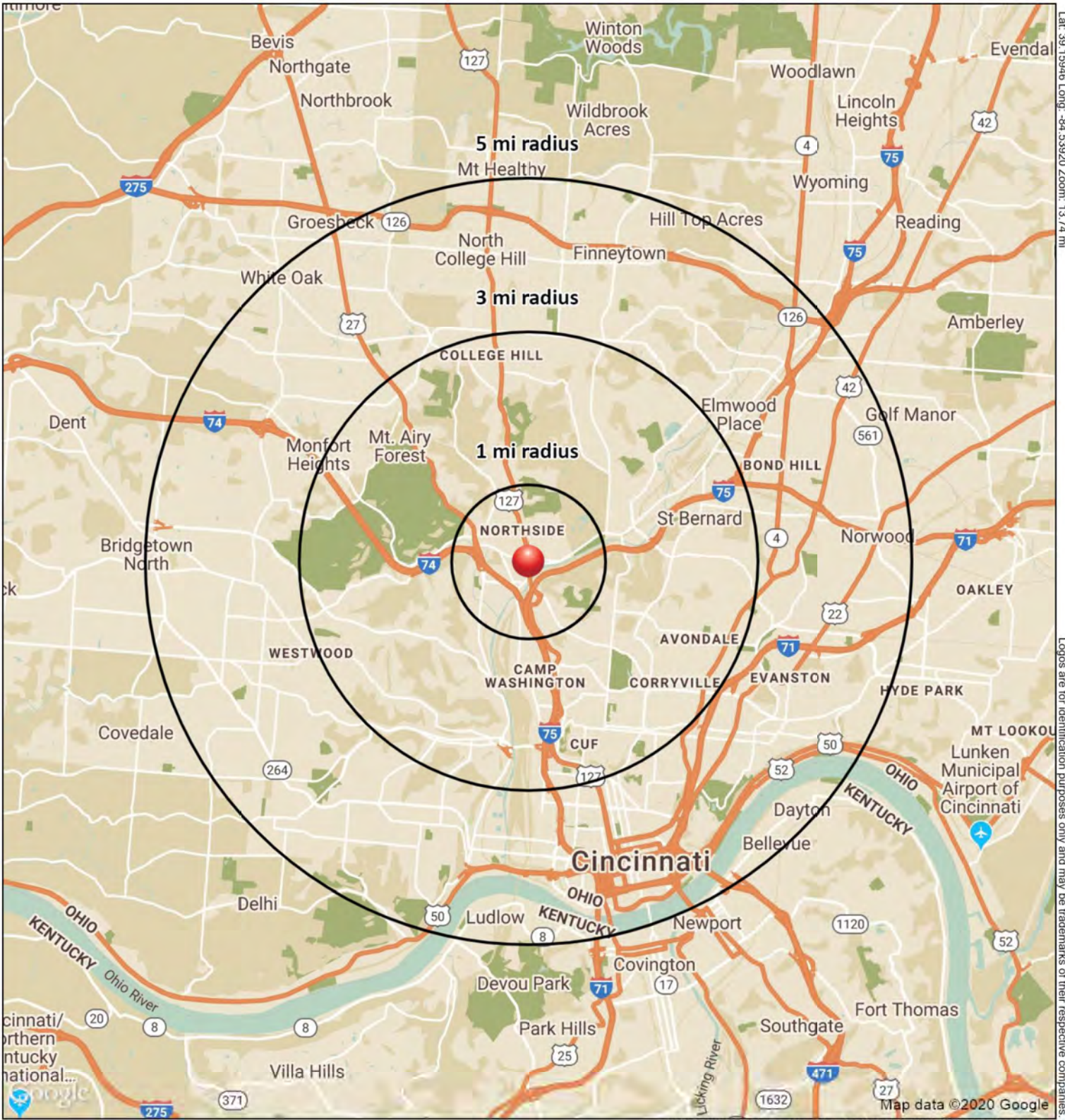
Spring Grove Ave

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**4034 Hamilton Ave**  
**Cincinnati, OH 45223**

*January 2020*



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# SUMMARY PROFILE

2000-2010 Census, 2019 Estimates with 2024 Projections



Lat/Lon: -84.5392/39.1595

RS1

## 4034 Hamilton Ave

## Cincinnati, OH 45223

		1 mi radius	3 mi radius	5 mi radius
<b>POPULATION</b>	2019 Estimated Population	9,612	104,528	332,335
	2024 Projected Population	10,099	109,546	344,076
	2010 Census Population	9,049	101,442	324,751
	2000 Census Population	10,992	116,514	360,159
	Projected Annual Growth 2019 to 2024	1.0%	1.0%	0.7%
	Historical Annual Growth 2000 to 2019	-0.7%	-0.5%	-0.4%
	2019 Median Age	38.7	31.5	34.3
<b>HOUSEHOLDS</b>	2019 Estimated Households	4,745	45,743	148,721
	2024 Projected Households	4,931	47,724	153,007
	2010 Census Households	4,310	43,190	139,472
	2000 Census Households	4,826	49,577	154,451
	Projected Annual Growth 2019 to 2024	0.8%	0.9%	0.6%
	Historical Annual Growth 2000 to 2019	-	-0.4%	-0.2%
<b>RACE AND ETHNICITY</b>	2019 Estimated White	57.8%	39.8%	52.5%
	2019 Estimated Black or African American	35.9%	52.0%	40.6%
	2019 Estimated Asian or Pacific Islander	2.1%	3.9%	2.4%
	2019 Estimated American Indian or Native Alaskan	0.3%	0.2%	0.3%
	2019 Estimated Other Races	3.9%	4.1%	4.3%
	2019 Estimated Hispanic	3.0%	3.0%	3.5%
<b>INCOME</b>	2019 Estimated Average Household Income	\$73,116	\$48,674	\$60,190
	2019 Estimated Median Household Income	\$48,476	\$35,441	\$45,091
	2019 Estimated Per Capita Income	\$36,179	\$21,753	\$27,321
<b>EDUCATION (AGE 25+)</b>	2019 Estimated Elementary (Grade Level 0 to 8)	3.3%	3.6%	3.4%
	2019 Estimated Some High School (Grade Level 9 to 11)	6.5%	10.5%	9.2%
	2019 Estimated High School Graduate	21.0%	27.0%	28.8%
	2019 Estimated Some College	16.7%	20.5%	20.5%
	2019 Estimated Associates Degree Only	6.8%	7.4%	8.1%
	2019 Estimated Bachelors Degree Only	23.4%	16.8%	17.7%
	2019 Estimated Graduate Degree	22.2%	14.2%	12.3%
<b>BUSINESS</b>	2019 Estimated Total Businesses	460	5,112	16,453
	2019 Estimated Total Employees	5,870	77,481	295,135
	2019 Estimated Employee Population per Business	12.8	15.2	17.9
	2019 Estimated Residential Population per Business	20.9	20.4	20.2

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