

Retail Space For Lease

Cincinnati, OH



FEATURES

- **1,600 SF Available**
- Located in the heart of a highly dense populated area of the city, with very little retail available in the market.
- Great visibility.
- Close proximity to I-75, the Clifton area, and across from Kroger's.
- Near McDonald's, Gold Star Chili, and in the center with Boost Mobile and Family Dollar.
- Landlord plans to update the space upon lease signing
- Lease Rate: \$2,500/month gross (tenant pays utilities and trash)

LOCATION

**4770 Kenard Avenue
Cincinnati, OH 45232**

<u>Demographics:</u>	<u>1 mile</u>	<u>3 mile</u>	<u>5 mile</u>
Population:	6,822	115,041	323,204
Households:	2,875	48,297	140,239
Avg. HH Income:	\$69,646	\$49,552	\$63,150

Traffic Count:

Kenard Avenue at Clifton Avenue = 18,480 2020
W. Mitchell Avenue at Kenard Avenue = 38,358 2020

CONTACT

Karen Duesing

karen.duesing@everestrealstate.com

513/769-2518

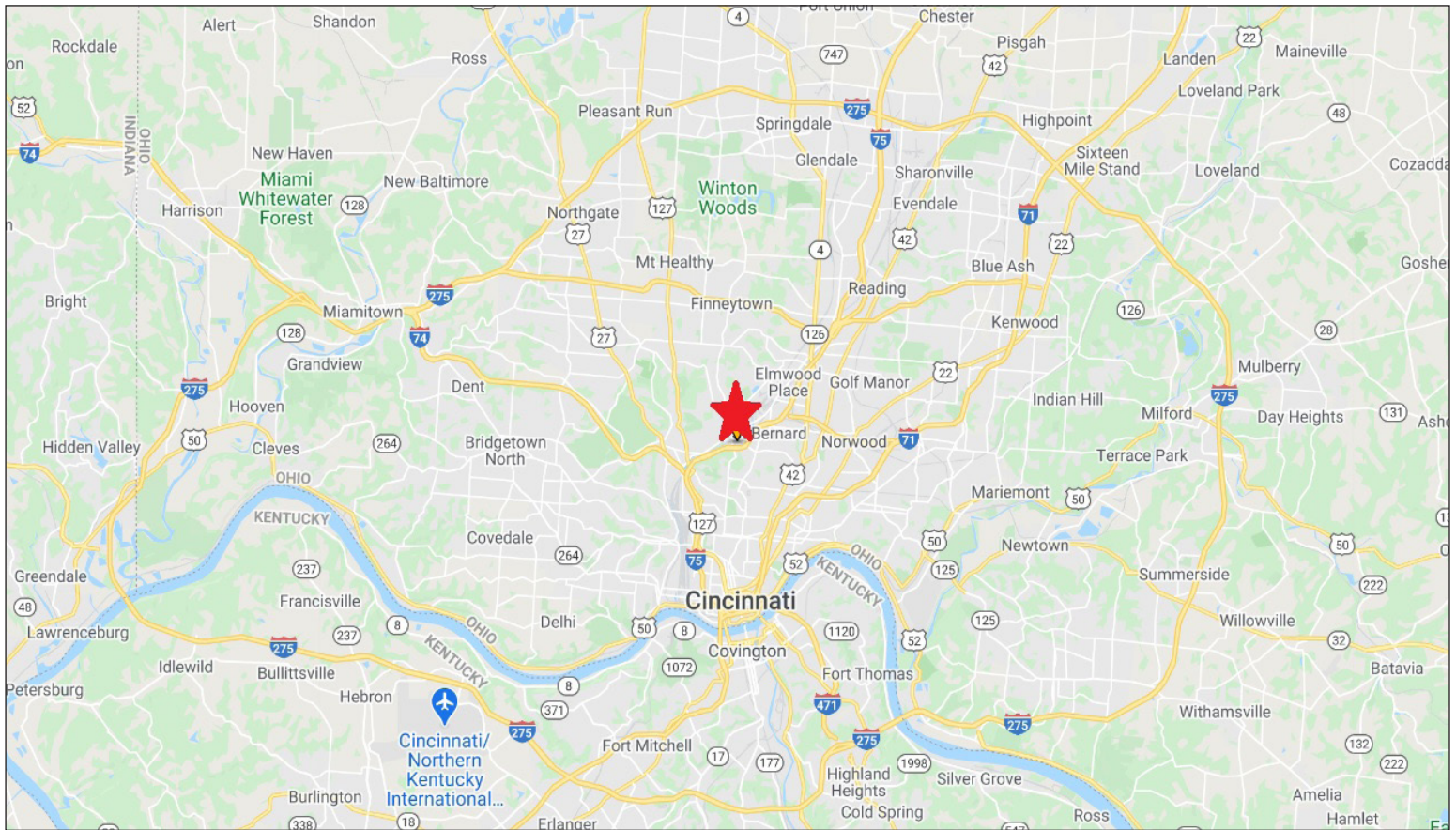
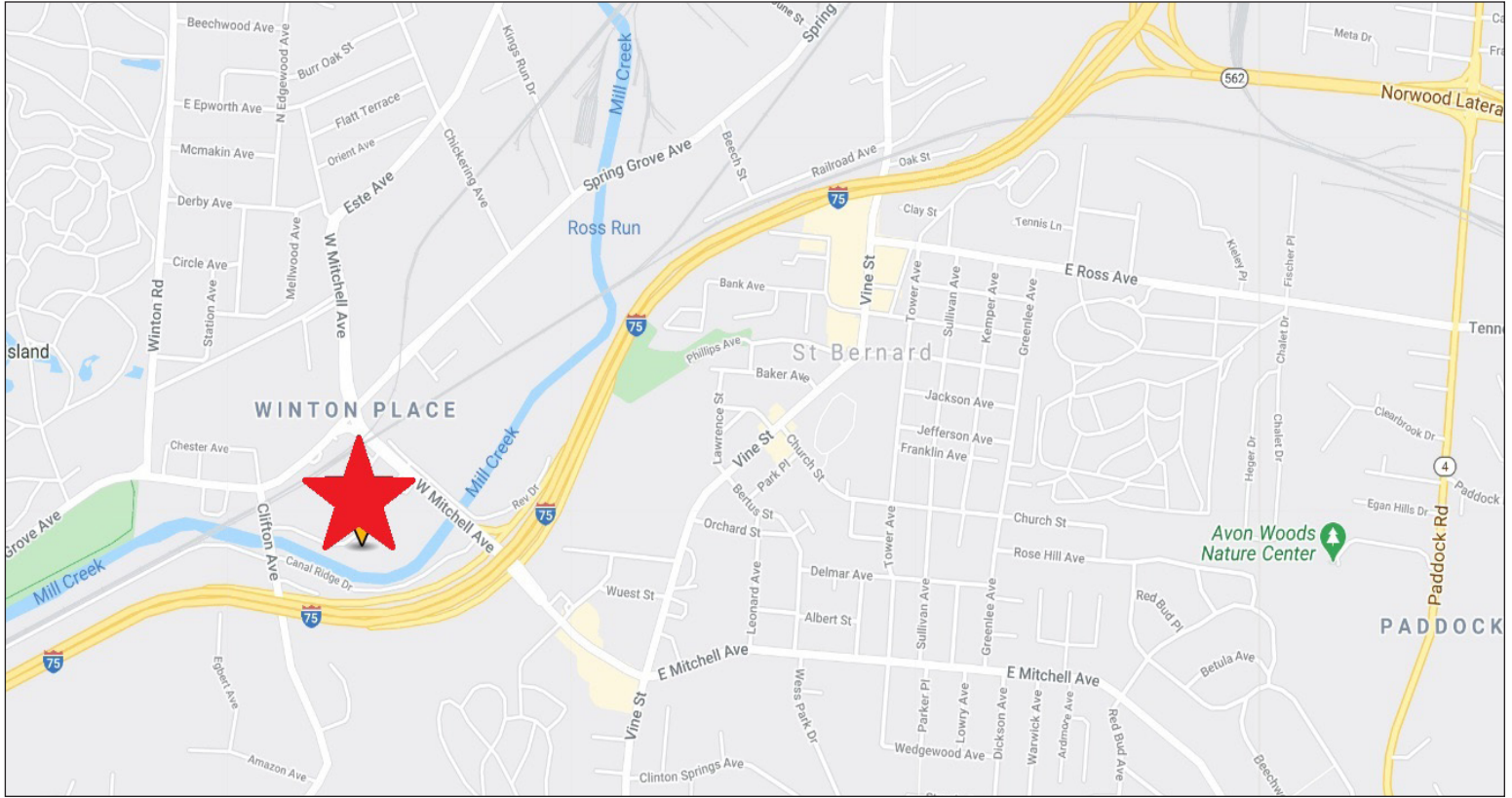


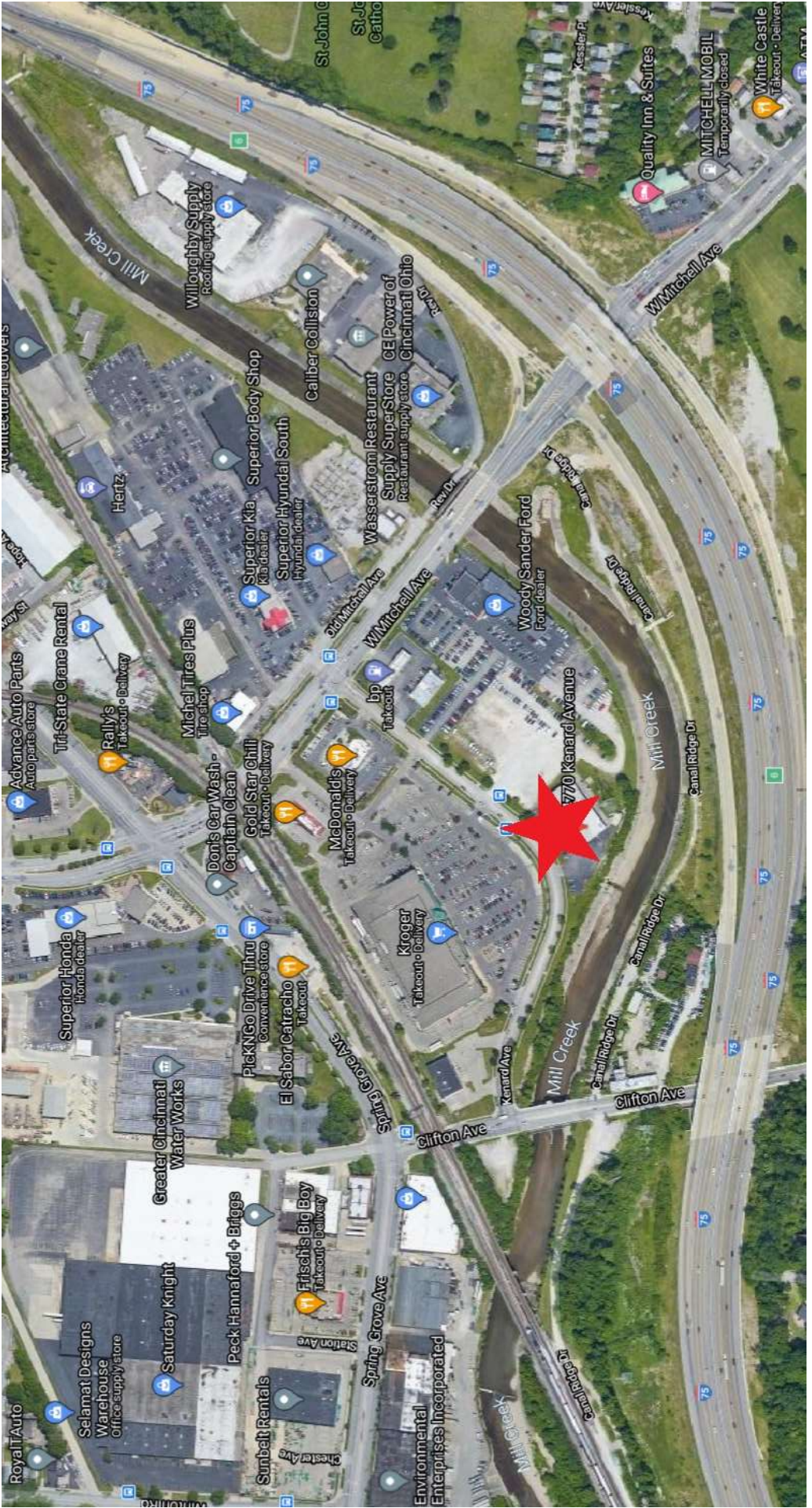
COMMERCIAL REAL ESTATE SERVICES

WEB www.everestrealstate.com TEL 513-769-2500 FAX 513-769-2512

9902 Carver Road, Sycamore Office Park, Suite 105, Cincinnati, Ohio 45242

4770 Kenard Avenue





Demographic Summary Report

Family Dollar 4770 Kenard Ave, Cincinnati, OH 45232

Building Type: **General Retail** Total Available: **0 SF**
 Secondary: - % Leased: **100%**
 GLA: **13,400 SF** Rent/SF/Yr: -
 Year Built: -



Radius	1 Mile		3 Mile		5 Mile	
Population						
2025 Projection	6,815		116,074		326,798	
2020 Estimate	6,822		115,041		323,204	
2010 Census	7,069		112,271		313,287	
Growth 2020 - 2025	-0.10%		0.90%		1.11%	
Growth 2010 - 2020	-3.49%		2.47%		3.17%	
2020 Population by Hispanic Origin	254		3,920		11,718	
2020 Population	6,822		115,041		323,204	
White	3,130	45.88%	48,281	41.97%	161,508	49.97%
Black	3,285	48.15%	58,685	51.01%	143,172	44.30%
Am. Indian & Alaskan	22	0.32%	262	0.23%	936	0.29%
Asian	126	1.85%	4,338	3.77%	8,158	2.52%
Hawaiian & Pacific Island	23	0.34%	131	0.11%	404	0.12%
Other	236	3.46%	3,344	2.91%	9,026	2.79%
U.S. Armed Forces	0		23		53	
Households						
2025 Projection	2,869		48,748		141,838	
2020 Estimate	2,875		48,297		140,239	
2010 Census	2,998		47,568		136,719	
Growth 2020 - 2025	-0.21%		0.93%		1.14%	
Growth 2010 - 2020	-4.10%		1.53%		2.57%	
Owner Occupied	1,437	49.98%	15,854	32.83%	57,304	40.86%
Renter Occupied	1,438	50.02%	32,443	67.17%	82,934	59.14%
2020 Households by HH Income	2,876		48,297		140,239	
Income: <\$25,000	769	26.74%	20,292	42.02%	45,957	32.77%
Income: \$25,000 - \$50,000	754	26.22%	11,919	24.68%	33,460	23.86%
Income: \$50,000 - \$75,000	530	18.43%	6,572	13.61%	22,115	15.77%
Income: \$75,000 - \$100,000	295	10.26%	3,767	7.80%	12,965	9.24%
Income: \$100,000 - \$125,000	163	5.67%	2,240	4.64%	9,593	6.84%
Income: \$125,000 - \$150,000	83	2.89%	1,213	2.51%	5,387	3.84%
Income: \$150,000 - \$200,000	98	3.41%	1,102	2.28%	4,526	3.23%
Income: \$200,000+	184	6.40%	1,192	2.47%	6,236	4.45%
2020 Avg Household Income	\$69,646		\$49,552		\$63,150	
2020 Med Household Income	\$47,310		\$32,000		\$42,627	

