

GLEN ESTE WITHAMSVILLE CENTER

RETAIL FOR LEASE

4476 GLEN ESTE-WITHAMSVILLE ROAD
CINCINNATI, OH 45245



LAURI STEFANOU (SULLIVAN)
SENIOR VICE PRESIDENT

MOBILE 513.604.1414 | **DIRECT** 513.842.9504
LSTEFANOU@EQUITY.NET

equity | brokerage

The information contained herein has been obtained from the property owner or other sources that we deem reliable. Although we have no reason to doubt its accuracy, no representation or warranty is made regarding the information, and the property is offered "as is". The submission may be modified or withdrawn at any time by the property owner.

PROPERTY HIGHLIGHTS

GLEN ESTE WITHAMSVILLE CENTER

4476 GLEN ESTE - WITHAMSVILLE ROAD
CINCINNATI, OH 45245

- 1,562 SF SF available (Suite 135)
- Join Co-Tenants; El Rancho Grande, The Armed Forces Service Center & Cricket Wireless
- Close proximity to Meijer, Hannoush Jewelers, Chick-fil-A, City BBQ, Panera Bread, and many other traffic drivers
- Immediate occupancy available
- Perfect for retail, fast casual dining, medical, office, etc.
- \$23.00 SF Modified Gross + Utilities



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PROPERTY PHOTOS

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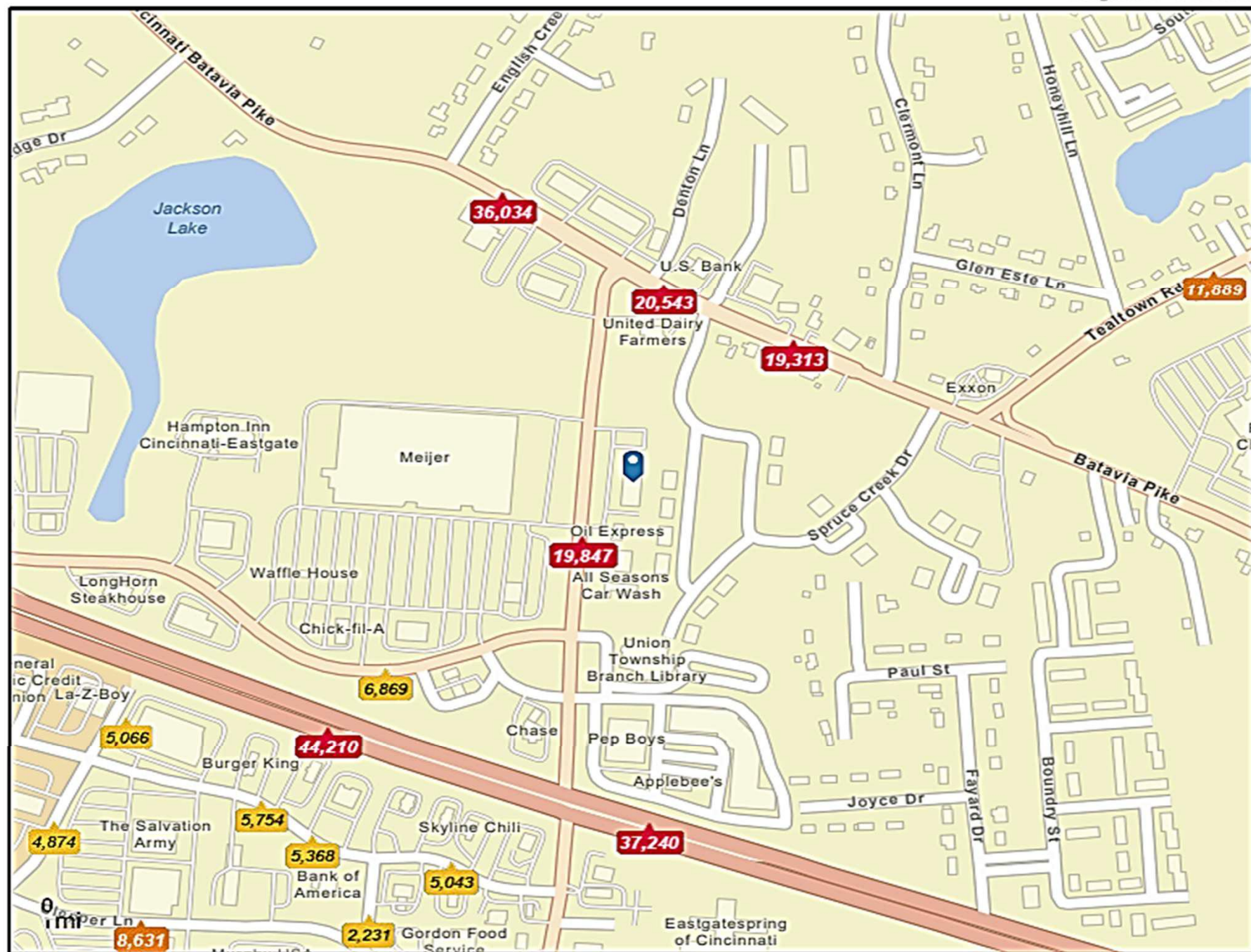
SITE AERIAL



Traffic Count Map - Close Up

4476 Glen Este Withamsville Rd, Cincinnati, Ohio, 45245
Ring bands: 0-1, 1-3, 3-5 mile radii

Prepared by Esri
Latitude: 39.09824
Longitude: -84.26223



1-MILE RADIUS DEMOS

KEY FACTS

6,577

Population



2.28

Average
Household Size



41.5

Median Age

\$71,581

Median Household Income

BUSINESS



434

Total Businesses



7,915

Total Employees

EDUCATION



6.3%

No High School
Diploma



34.2%

High School
Graduate



33.6%

Some
College



26%

Bachelor's/Grad/Prof
Degree

HOUSING STATS



\$213,934

Median
Home Value



\$11,915

Average
Spent on
Mortgage
& Basics



\$3,387

Median
Contract
Rent



\$91,093

2023 Average
Household Income



\$36,655

2023 Per Capita
Income

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3-MILE RADIUS DEMOS

KEY FACTS

44,068

Population



2.35

Average
Household Size



38.0

Median Age

\$65,690

Median Household Income

BUSINESS



1,043

Total Businesses



12,725

Total Employees

EDUCATION



5.3%

No High School
Diploma



32.4%

High School
Graduate



30%

Some
College



32.3%

Bachelor's/Grad/Prof
Degree

HOUSING STATS



\$239,143

Median
Home Value



\$11,296

Average
Spent on
Mortgage
& Basics



\$6,146

Median
Contract
Rent



\$96,258

2023 Average
Household Income



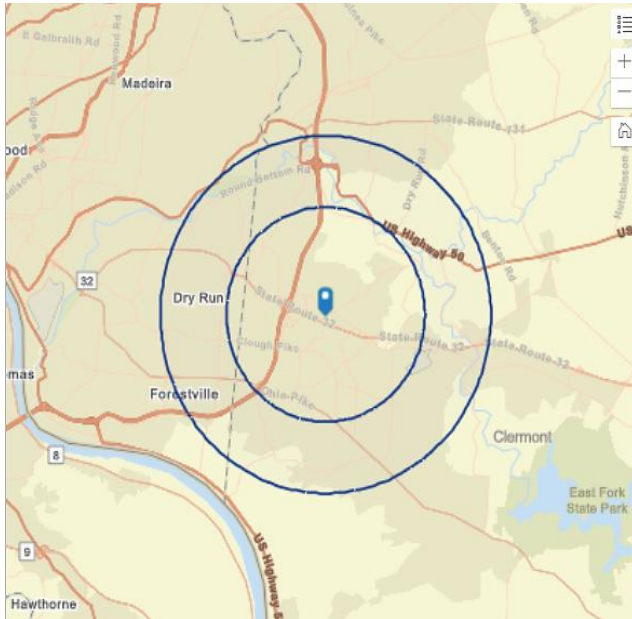
\$40,703

2023 Per Capita
Income

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5-MILE RADIUS DEMOS



equity | brokerage

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KEY FACTS

49,312

Population



2.55

Average
Household Size



41.4

Median Age

\$85,071

Median Household Income

BUSINESS



1,872

Total Businesses



28,050

Total Employees

EDUCATION



5.7%

No High School
Diploma



22%

High School
Graduate



26.2%

Some
College



46.1%

Bachelor's/Grad/Prof
Degree

HOUSING STATS



\$275,521

Median
Home Value



\$15,755

Average
Spent on
Mortgage
& Basics



\$5,891

Median
Contract
Rent



\$84,694

2023 Average
Household Income



\$37,410

2023 Per Capita
Income