

# Restaurant For Sale or Lease

# former Grand China Restaurant



## FEATURES:

- **4,300 SF on .9 acres**
- High exposure retail in area of limited opportunity.
- Located on busy Glenway Avenue with over 170 feet of frontage.
- Pylon sign
- Across from Western Hills Plaza with new Super Target.
- Restaurant equipment and liquor license are negotiable.
- Lease rate: \$22 PSF NNN, \$7,883/month plus utilities.
- Sale price: \$895,000

## LOCATION:

**former Grand China Restaurant**  
**6211 Glenway Avenue**  
**Cincinnati, OH 45211**

## CONTACT:

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<b>Demographics:</b>	<b>1-Mile</b>	<b>3-Mile</b>	<b>5-Mile</b>
Total Population:	16,487	95,573	213,587
Households:	7,438	40,822	86,554
Avg. HH Income:	\$61,265	\$65,563	\$63,604

### Traffic Counts:



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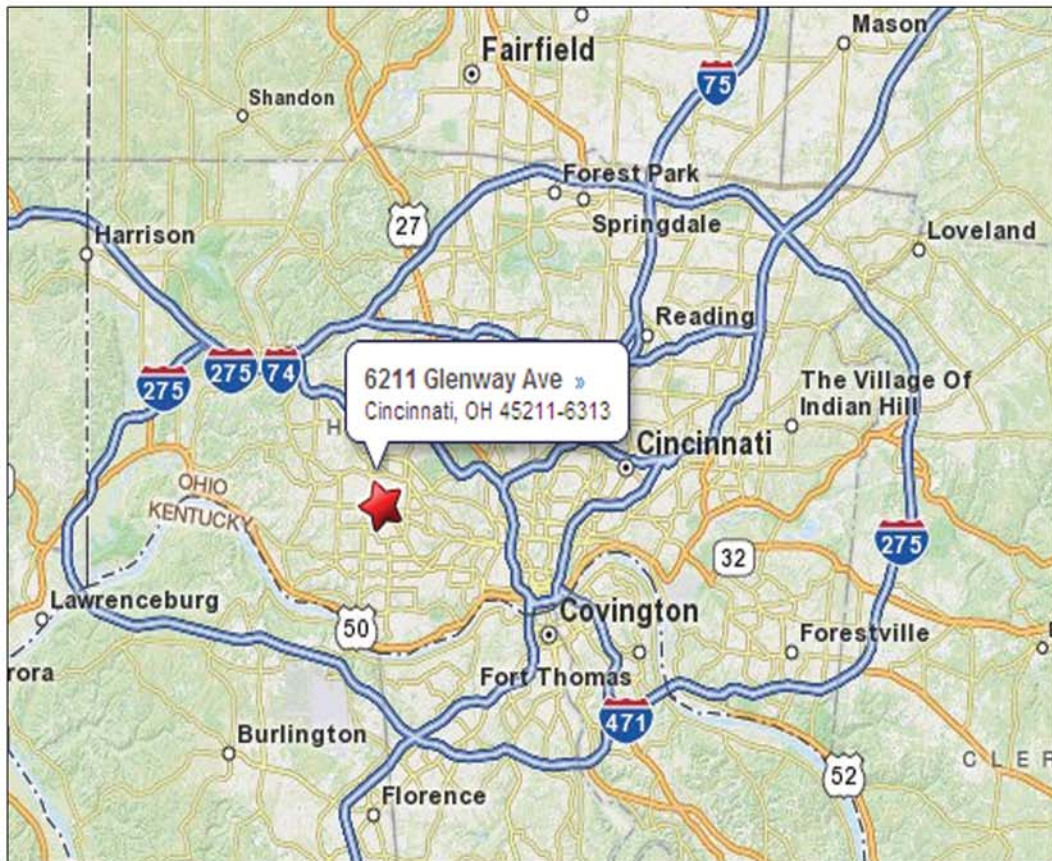
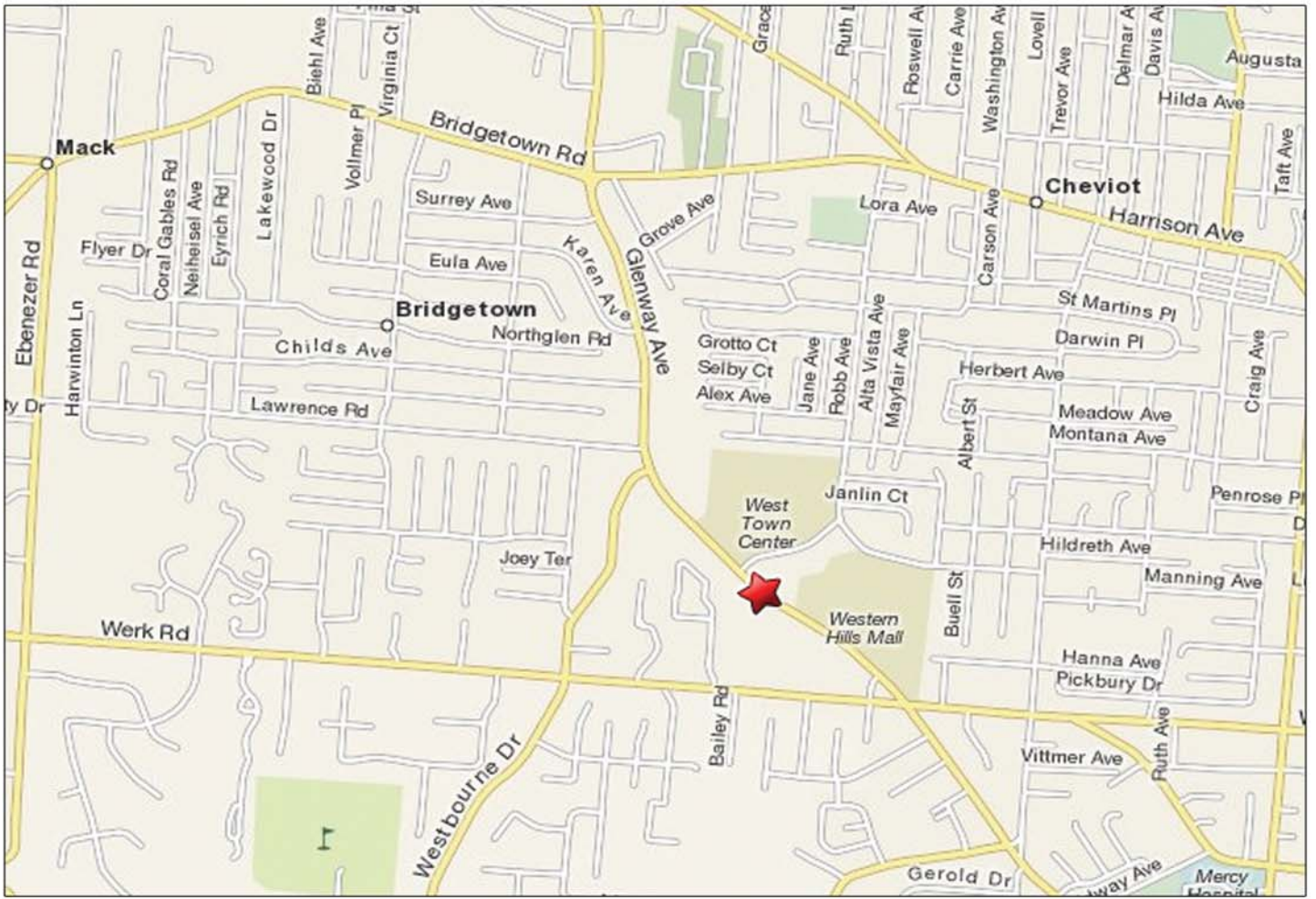
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6211 Glenway Ave, Cincinnati, OH, 45211

Site Type: Ring

	Radius: 1 Miles	Radius: 3 Miles	Radius: 5 Miles
<b>Median Household Income</b>			
1990 Median HH Income	\$29,581	\$30,579	\$28,072
2000 Median HH Income	\$39,509	\$40,679	\$38,374
2009 Median HH Income	\$50,023	\$51,700	\$49,827
2014 Median HH Income	\$53,205	\$54,556	\$52,946
1990-2000 Annual Rate	2.94%	2.9%	3.18%
2000-2009 Annual Rate	2.58%	2.63%	2.86%
2009-2014 Annual Rate	1.24%	1.08%	1.22%
<b>Per Capita Income</b>			
1990 Per Capita Income	\$14,632	\$14,928	\$13,170
2000 Per Capita Income	\$22,533	\$22,236	\$20,298
2009 Per Capita Income	\$27,830	\$27,961	\$25,985
2014 Per Capita Income	\$29,058	\$29,204	\$27,213
1990-2000 Annual Rate	4.41%	4.07%	4.42%
2000-2009 Annual Rate	2.31%	2.51%	2.71%
2009-2014 Annual Rate	0.87%	0.87%	0.93%
<b>Average Household Income</b>			
1990 Average Household Income	\$33,811	\$36,784	\$34,129
2000 Average Household Income	\$49,884	\$52,759	\$50,484
2009 Average HH Income	\$61,265	\$65,563	\$63,604
2014 Average HH Income	\$63,517	\$68,012	\$66,177
1990-2000 Annual Rate	3.97%	3.67%	3.99%
2000-2009 Annual Rate	2.25%	2.38%	2.53%
2009-2014 Annual Rate	0.72%	0.74%	0.8%

**Households by Income**

Current median household income is \$49,827 in the market area, compared to \$54,719 for all U.S. households. Median household income is projected to be \$52,946 in five years. In 2000, median household income was \$38,374, compared to \$28,072 in 1990.

Current average household income is \$63,604 in this market area, compared to \$71,437 for all U.S. households. Average household income is projected to be \$66,177 in five years. In 2000, average household income was \$50,484, compared to \$34,129 in 1990.

Current per capita income is \$25,985 in the market area, compared to the U.S. per capita income of \$27,277. The per capita income is projected to be \$27,213 in five years. In 2000, the per capita income was \$20,298, compared to \$13,170 in 1990.

**Population by Employment**

Total Businesses	670	2,288	5,197
Total Employees	7,436	21,685	60,091

Currently, 90.6 percent of the civilian labor force in the identified market area is employed and 9.4 percent are unemployed. In comparison, 89.4 percent of the U.S. civilian labor force is employed, and 10.6 percent are unemployed. In five years the rate of employment in the market area will be 93.8 percent of the civilian labor force, and unemployment will be 6.2 percent. The percentage of the U.S. civilian labor force that will be employed in five years is 92.9 percent, and 7.1 percent will be unemployed. In 2000, 65.6 percent of the population aged 16 years or older in the market area participated in the labor force, and 0.0 percent were in the Armed Forces.

In the current year, the occupational distribution of the employed population is:

- 63.2 percent in white collar jobs (compared to 61.5 percent of U.S. employment)
- 18.7 percent in service jobs (compared to 17.1 percent of U.S. employment)
- 18.1 percent in blue collar jobs (compared to 21.4 percent of U.S. employment)

In 2000, 78.4 percent of the market area population drove alone to work, and 2.0 percent worked at home. The average travel time to work in 2000 was 24.7 minutes in the market area, compared to the U.S. average of 25.5 minutes.

**Population by Education**

In 2009, the educational attainment of the population aged 25 years or older in the market area was distributed as follows:

- 15.1 percent had not earned a high school diploma (16.2 percent in the U.S.)
- 33.3 percent were high school graduates only (29.8 percent in the U.S.)
- 8.2 percent had completed an Associate degree (7.2 percent in the U.S.)
- 16.5 percent had a Bachelor's degree (17.0 percent in the U.S.)
- 7.8 percent had earned a Master's/Professional/Doctorate Degree (9.8 percent in the U.S.)