

Retail Shopping Center For Sale

Investment Cincinnati, OH



FEATURES

- **10,265 Total SF**
- 100% occupied
- Very stable existing tenants
- Excellent visibility
- High traffic counts
- Very dense market
- **Strong 12.62% CAP Rate Return**
- Sale price: \$999,000

LOCATION

Western Hills Retail Center
5301 Glenway Avenue
Cincinnati, OH 45238

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This neighborhood center is located in the heart of one of Cincinnati's busiest retail corridors. The property's corner location and outstanding visibility make it a very attractive location for retail tenants. The mature and very dense market make new retail development difficult.

If the buyer desires Wing Optical and Visionary Marketing & Management will sign a new lease at closing. The rental rate is shown on the rent roll. The term will be negotiated.

If the buyer prefers, Visionary Marketing & Management and/or Wing Optical will vacate the space within 90 days of closing.

Demographics:	1-Mile	3-Mile	5-Mile
Total Population:	17,534	123,514	235,971
Total Households:	8,371	51,549	97,944
Avg. HH Income:	\$56,749	\$57,694	\$59,387

Traffic Counts:

Glenway Ave. W of Ferguson Road = 28,100 AADT 2000
 Glenway Ave. E of Crookshank Road = 22,942 AADT 2004



COMMERCIAL REAL ESTATE SERVICES

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